



Horsham District Council  
Parkside  
Chart Way  
Horsham  
West Sussex  
RH12 1RL

Your ref  
DC/25/1994

Our ref  
DSA000050025

Date  
5th January 2026

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Conversion of cattery building to form a 3-x bedroom dwelling.

**Site:** Chancton Down, Horsham Road, Steyning, West Sussex, BN44 3AA.

Thank you for your correspondence. Please see our comments below regarding the above planning consultation application.

### **Insufficient Information provided**

#### **Condition**

Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

#### **Tree planting**

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" ([https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1\\_nwm.pdf](https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf)) and the Sewerage Sector Guidance (<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

#### **Condition**

In order to protect public apparatus, Southern Water requests that if consent is granted, the following pre commencement condition is attached to the planning permission; The developer must advise the local authority (in consultation with Southern Water) of the landscaping proposals in proximity of



public apparatus in order to protect it in accordance with Southern Water's guidance, prior to the commencement of the development.

### **S106 Connection application**

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. Please note that, where there are separate systems available Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: [southernwater.co.uk](https://southernwater.co.uk) or by email at: [SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

Yours faithfully,  
Future Growth Planning Team  
[southernwater.co.uk/developing-building/planning-your-development](https://southernwater.co.uk/developing-building/planning-your-development)



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<b>Controllable Valve</b>		<b>Flow Control</b>		<b>Inlet-Outfall</b>	
Damboards	Penstock	Valve	Anti Flood Device	Pumped Anti Flood Device	Reflux Valve
<b>Manhole</b>					
BIF Bifurcation	Cascade	CP Catchpit	Head Of Public Sewer	IC Interceptor Chamber	Manhole
Soakaway	WO Washout				
<b>Outfall Headworks</b>		<b>Overflow Chamber</b>		<b>Pipe Bridge</b>	
Outfall Headworks	CSO Combined Sewer Overflow	EMO Emergency Overflow	Pipe Bridge	Micro Pumping Station	Pumping Station
<b>Sewer Level Monitor</b>		<b>Storage</b>		<b>Treatment Works</b>	
Sewer Level Monitor	Storm Tank	Tidal Storage Tank	Treatment Works	Weir	Wastewater Site
<b>Wastewater Pipe</b>		<b>Wastewater Use</b>		<b>Developer Services</b>	
Culverted Water Course	Syphon	Foul	Build Over Agreement	Section 104	
Drain	Tank Sewer	Combined	<b>Wastewater Area</b>		
Outfall	Trunk Sewer	Sludge	Catchment		
Overflow	Vacuum Main	Treated Effluent	Sub-Catchment		
Rising Main	Decommissioned Pipe	Surface Water			
Sewer		Private			

**Map Title: SW Print**

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