



Directorate of Planning
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Your ref
DC/23/0057

Our ref
DSA000020255

Date
15/02/2023

Contact
[REDACTED]

Dear Sir/Madam,

Proposal: Demolition of 1no. agricultural building and the erection of 2no. dwellings with associated works.

Site: DC/23/0057: - Plot 1 Steel Framed Barn Oaklands Coltstaple Lane, Horsham, West Sussex RH13 9BB.

Thank you for your letter dated 26/01/2023.

The Environment Agency should be consulted directly by the applicant regarding the use of a private wastewater treatment works which disposes of effluent to sub-soil irrigation.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Southern Water has noted that the applicant has submitted a Water Neutrality report which we understand the Local Planning Authority will be working in conjunction with Natural England on reviewing the developers proposals. We would not comment on the developers proposals directly, however if the LPA have any specific questions, they can be forwarded to us for a direct response.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.



For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,
West Sussex, BN13 3NX [REDACTED]

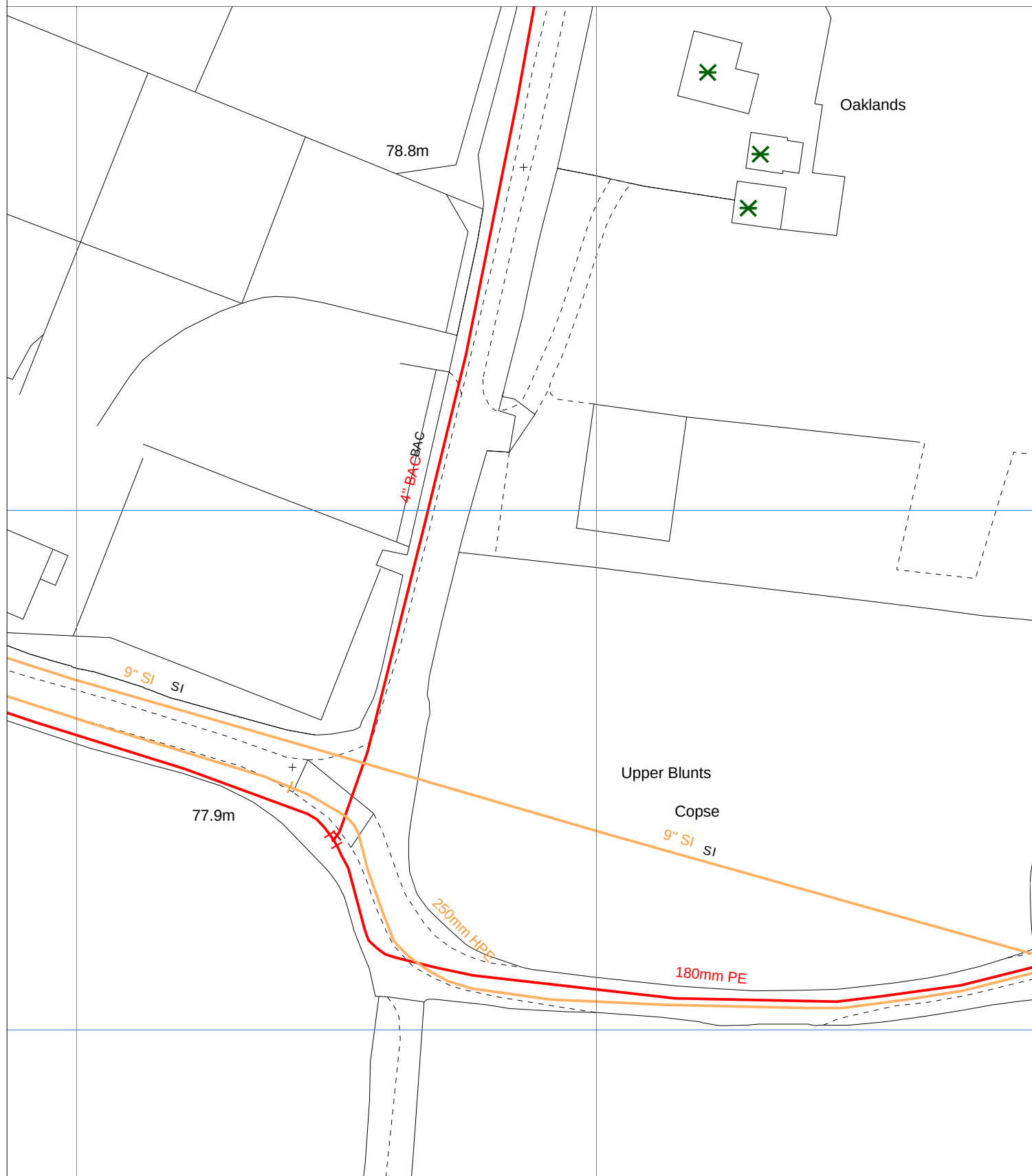
[REDACTED]

Yours faithfully,

Future Growth Planning Team
Developer Services

southernwater.co.uk/developing-building/planning-your-development

SOUTHERN WATER



The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site.

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O.S. REF: TQ1627NE

Scale: 1:1000

Screen Print

WARNING: BAC pipes are constructed of Bonded Asbestos Cement

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement



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Date: 10-2-2023

Southern Water MapGuide Browser

Requested By:

