



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

Your ref
DC/26/0695

Our ref
DSA000054138

Date
22/05/2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Change of Use of an existing building from commercial use (Use Class E) to a single residential dwelling (Use Class C3) at the Cow Shed Studio.

Site address: Hammes Barn Washington Road Steyning West Sussex BN44 3DA

Insufficient Information provided:

Condition:

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

Proposed soakaways:

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. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No Soakaways should be connected to the public surface water sewer.

No existing public sewer in vicinity:

The nearest public sewer is 1,526 metres away from the proposed development. Under New Connections Charging it is the responsibility of the developer to provide the sewerage infrastructure up to the point of practical connection. The applicant is advised to investigate the feasibility of this connection or examine alternative means of foul sewage disposal in consultation with the appropriate authorities.

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

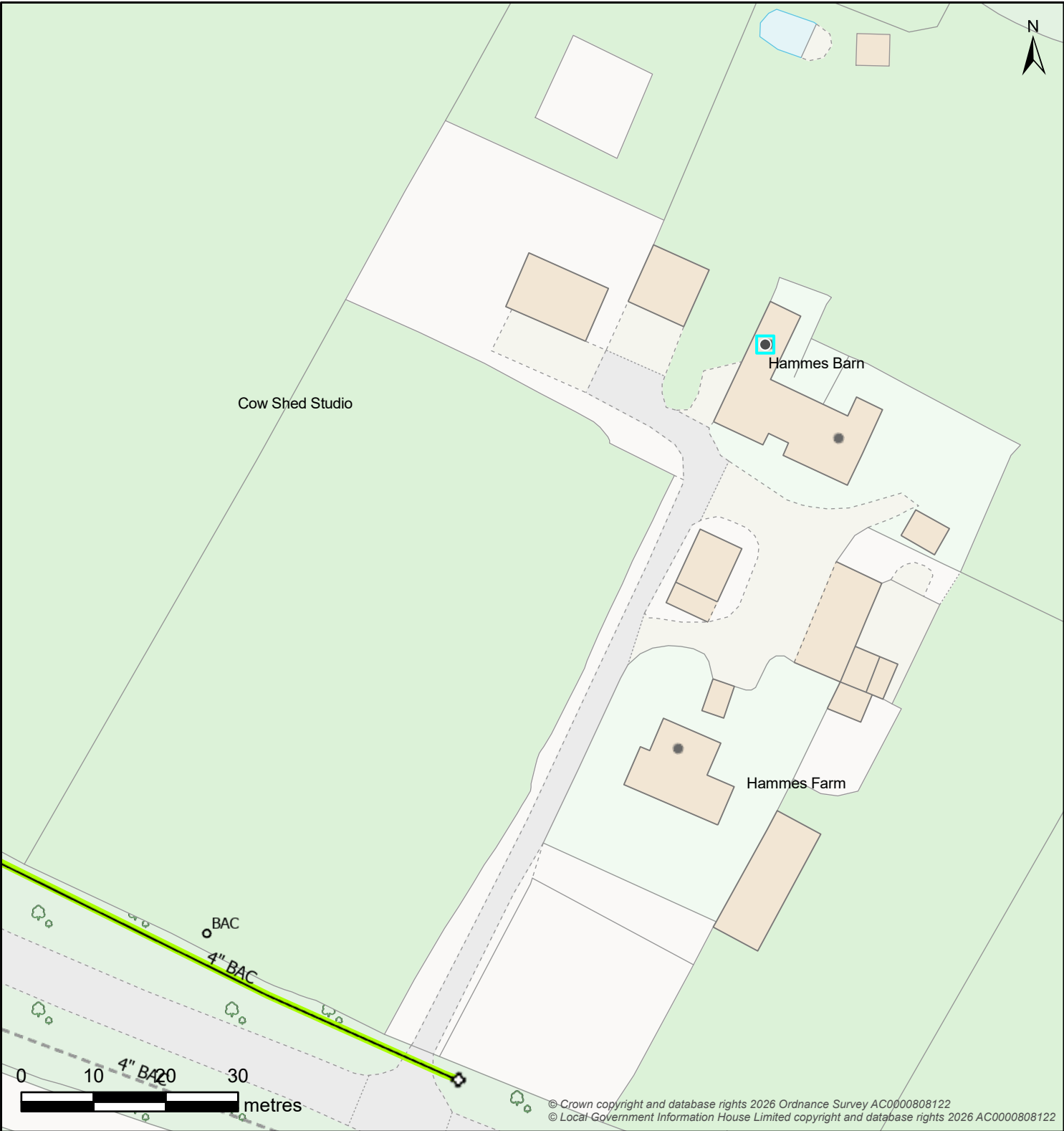


be required to ascertain its ownership before any further works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119.

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team southernwater.co.uk/developing-building/planning-your-development



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Boundary Box	Break Pressure Tank	Capped End	Hydrant		
Boundary Box	Break Pressure Tank	Capped End	Emptying Plug	Fire Hydrant	Washout Hydrant
Pressure Monitoring	Service Reservoir	Meter	Valve - Controllable		
Logger	Covered	Tower	Meter	Open Valve	Closed Valve
Stop Tap					
Site		Valve - Flow			
Abstraction Point	Supply Works	Air Valve	Non-Return Valve	Washout Empty Valve	
Booster Station	Transfer Station				
Surface Reservoir	Underground Source				
		Valve - Pressure		Pipe Bridge	
		Pressure Reducing Valve	Pressure Sustaining Valve	Pipe Bridge	
Water Pipe		Water Area			
Communication	Trunk	Decommissioned	Water Supply Zone	District Meter Area	
Distribution	Raw	Discolouration			
Non-Potable	Private				

Map Title: SW Print

Printed By: Isaac.Vowles

Date Printed: 22/05/2026

Map Scale: 750

The information provided is believed to be correct but is provided on an 'as is' basis and without any warranty or condition express or implied, statutory or otherwise as to its quality or fitness for purpose. Actual positions of assets should always be determined on site.

