



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

Your ref  
DC/26/0817

Our ref  
DSA000054914

Date  
18<sup>th</sup> June 2026

Contact  
Tel 0330 303 0119

Dear Sir/Madam,

**Proposal:** Demolition of an agricultural building, partial demolition of a stable building, and erection of a dwelling. (Alternative to Prior Approval DC/24/0084).

**Site address:** Amiesmill Farm Kerves Lane Horsham West Sussex

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.

Proposed works involve demolition:

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

Proposed Disposal to ground from package treatment plant:

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.



Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal. Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.

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](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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### Map Title: SW Print

Printed By: Isaac.Vowles  
 Date Printed: 18/06/2026  
 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.*



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