



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

Your ref
DC/26/0016

Our ref
DSA000050673

Date
26th January 2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Erection of a two-storey side extension, erection of a front porch, alterations to fenestration, and associated alterations to access and landscaping.

Site: 24 Burns Close, Horsham, West Sussex, RH12 5PF.

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

Existing Southern Water Assets – General within boundary but no tree, buildings, assets within standoff distance (approximate)

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit;

https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf.

For information on required stand-off distances from public sewers please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue.

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.

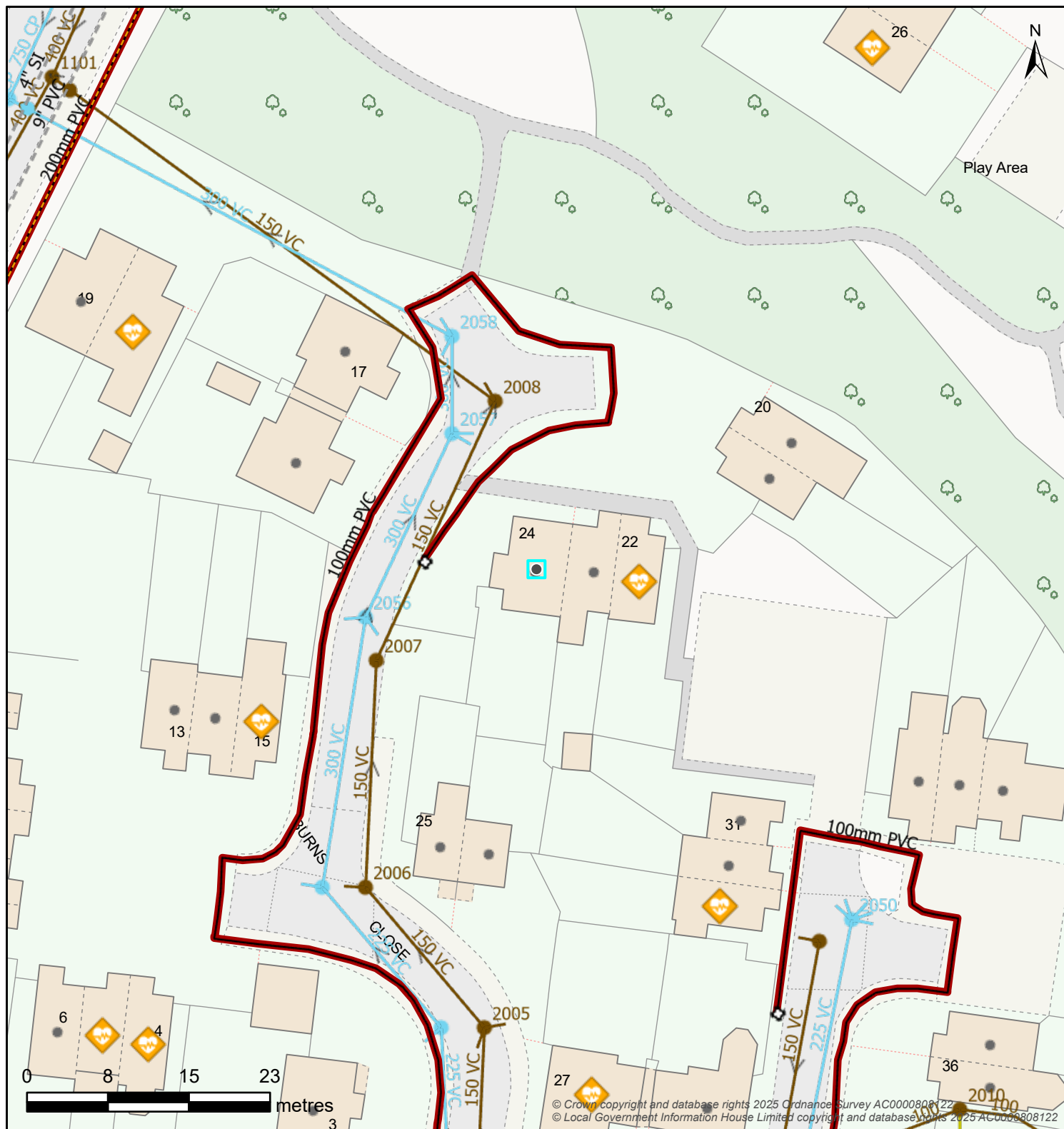
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

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



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		Wastewater Site											
 Sewer Level Monitor		 Storm Tank		 Tidal Storage Tank		 Treatment Works		 Weir		 Wastewater Site									
Wastewater Pipe				Wastewater Use				Developer Services											
 Culverted Water Course				 Syphon				 Foul				 Build Over Agreement				 Section 104			
 Drain				 Tank Sewer				 Combined				 Catchment				 Sub-Catchment			
 Outfall				 Trunk Sewer				 Sludge											
 Overflow				 Vacuum Main				 Treated Effluent											
 Rising Main				 Decommissioned Pipe				 Surface Water											
 Sewer								 Private											

Map Title: SW Print

Printed By: Anne.McFarlane2

Date Printed: 26/01/2026

Map Scale: 500

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.

