

TO:	Horsham District Council – Planning Dept
LOCATION:	Approval of details reserved by condition 2, 3, 4, 5, 7, 8, 9 to approved application DC/25/0982.
DESCRIPTION:	Land At 514777 135669 Marches Road Warnham West Sussex
REFERENCE:	DISC/26/0062
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: Drainage Document, including 'Surface and Foul Water Drainage Strategy - Proposed Layout' Rev: P1, Dated: 01/07/26, Author: Meridian Civil Engineering Consultancy Ownership of ditch – unconfirmed Connectivity of ditch to wider watercourse network – unconfirmed Make/ Model/ Capacity of Treatment Unit – unconfirmed (a note on the strategy acknowledged: 'NEW PACKAGE TREATMENT PLANT INSTALLED AS PER GEORGE WHITE PLANNING DOCUMENT REF DC/25/0982' but HDC Drainage officer unable to locate this document, so applicant to confirm please.) As such, HDC Drainage request more information to determine that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and Policy 38.	
MAIN COMMENTS: - The Applicant must confirm: - Ownership of ditch - Make/ Model/ Capacity of Treatment Unit - Connectivity of ditch to wider watercourse network (see below) - If a ditch and/or watercourse is present on site, an assessment of each feature must be provided, to identify whether the feature is expected... - to contain flowing water throughout the year (unless there is a drought or an unusually long period of dry weather). The range of expected water levels should be provided. - to seasonally dry up - to stay dry for most of the year. - If a ditch and/or watercourse is present on site, context must be provided regarding the connectivity of the ditch and/or watercourse to waterways within in the wider landscape, as well as influences which might affect water levels in the feature, both upstream and downstream.	

- If a ditch and/or watercourse is present on site, the applicant must demonstrate that a visual inspection of the ditch and/or watercourse has been undertaken, providing a detailed summary of site conditions on the day of assessment with supporting photographs.
- If a ditch and/or watercourse is present on site or along the boundary of the site, the applicant must demonstrate ownership of the ditch/ watercourse.
- If a ditch and/or watercourse is to be the intended outfall location for surface water and/or treated effluent from a Package Treatment Plant (PTP) / Sewage Treatment Plants System, the applicant must obtain permission from the landowner for use of that feature.

Advisory notes:

- In addition to Planning Permission, the applicant may additionally require a permit to discharge treated foul water to a water body or to ground from the Environment Agency, where non-mains foul drainage is proposed. Please be advised, if the infiltration rate is acknowledged to be poor on site (following BRE365 infiltration testing at the location and depth of the proposed devices) Percolation Testing (BS6297) is advised, as this will be a requirement of the Environment Agency should the applicant need to apply for an environmental permit.
- Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development, for non-potable use.

ANY RECOMMENDED CONDITIONS:

NA

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	03/08/2026