Horsham District Council

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Strood Park Farm House

Address Line 1

Strood Lane

Address Line 2

Address Line 3

West Sussex

Town/city

Warnham

Postcode

RH12 3PF

Description of site location must be completed if postcode is not known:

Easting (x)

514213

Northing (y)

133112

Description

Applicant Details

Name/Company

Title

Mr

First name

Simon

Surname

Parker-Smith

Company Name

Address

Address line 1

Strood Park Farm House

Address line 2

Strood Lane

Address line 3

Warnham

Town/City

County

Country

United Kingdom

Postcode

RH12 3PF

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Mr Simon Parker-Smith
Strood Park Farm House
Strood Lane
Warnham
West Sussex
RH12 3PF
Application Number: DC/24/1663
TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015
On behalf of:
In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:
Erection of a replacement dwelling.
Strood Park Farm House Strood Lane Warnham West Sussex
to be carried out in accordance with Application No. DC/24/1663 submitted to the Council on 01/11/2024 and subject to compliance with the plans/documents and conditions specified hereunder.
Emma Parkes
Head of Development and Building Control

Reference number

DC/24/1663

Date of decision (date must be pre-application submission)

17/01/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Policy 38 of the Horsham District Planning Framework (2015).

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Drainage Strategy for Foul and Surface Water for a Single Dwelling

This drainage strategy outlines the approach to managing both foul and surface water drainage for the new dwelling at the above address, incorporating a septic tank for foul water management and Sustainable Drainage Systems (SuDS) for surface water management. The aim is to ensure compliance with environmental standards, reduce flood risk, and maintain water quality in the surrounding environment.

2. Foul Water Drainage:
Foul water generated by the dwelling will be managed through a septic tank system. This system is chosen due to its suitability for locations where connection to the public sewer system is not available or practical.
See attached document supplied by digdat that there are no ‘assets’ within the area.

The septic tank will be constructed with durable, watertight materials to prevent leakage.
The tank will include two compartments to ensure proper settlement of solids and allow for anaerobic digestion of organic matter.
An appropriate venting system will be installed to allow for gas escape.

2.2 Soakaway for Effluent Disposal:

The septic tank will discharge treated effluent into a suitable soakaway system. The soakaway will be designed to allow the effluent to percolate into the surrounding ground, where it will undergo further treatment through natural filtration.

A percolation test will be conducted to determine the suitability of the ground for soakaway. The soakaway will be designed according to the test results.
3. Surface Water Drainage:

To manage surface water runoff, Sustainable Drainage Systems (SuDS) will be employed to mimic natural drainage processes and reduce the impact of surface water on the surrounding environment.

3.1 SuDS Features:

Permeable Paving: Hardstanding areas such as driveways or parking areas will be constructed with permeable paving materials to allow surface water to infiltrate into the ground. This will reduce runoff and promote groundwater recharge.
3.2 Surface Water Management Principles:
Water Quality: Surface water drainage systems will be designed to include measures such as silt traps or oil separators to prevent pollutants from entering watercourses. These measures will ensure that surface water runoff meets environmental quality standards.
4. Maintenance and Monitoring:
To ensure the ongoing effectiveness of the drainage strategy, regular maintenance and monitoring will be carried out:

5. Conclusion:
This drainage strategy provides an effective and sustainable solution for the management of both foul and surface water at the proposed dwelling. By integrating a septic tank for foul water management and SuDS features for surface water management, the development will mitigate flood risk, reduce environmental impact, and comply with best practice drainage principles. Regular maintenance will ensure the long-term performance of the system, promoting sustainability and water quality protection.
ENDS

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Simon Parker-Smith

Date

30/01/2025