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Environment Agency

Horsham District Council - Development Control
NORTH STREET, HORSHAM, RH12 1RL

Reference: PA-0015423/01
Customer reference: DC/26/1676
18 November 2026

Outline Application for redevelopment of the site to provide up to 16 dwellings, ancillary parking and landscaping with all matters reserved

Wilderness Farm Broadwater Lane Copsale RH13 6QW

Dear Planning Officer,

Thank you for consulting the Environment Agency on the above application.

We have reviewed the information as submitted and set out our position and comments below.

Environment Agency position

We have **no objection to the proposed development as submitted, provided that the following condition be attached** to any planning permission granted, and that the details in relation to this condition be submitted and approved by the Local Planning Authority.

Condition 1 – Foul water drainage scheme

The development hereby permitted shall not commence until a foul water drainage scheme has been submitted to and approved in writing by the LPA. The scheme shall be implemented as approved and completed prior to the development being brought into use.

Reasons

To ensure that the proposed non-mains drainage system does not harm groundwater resources in line with paragraph P3(1-2) of the NPPF.

The proposed development may require non-mains drainage for foul water and is situated in a Secondary A Aquifer.

An environmental permit may be required for this development. The permit will restrict the type and location of the non-mains drainage system to be employed on-site. In order to ensure that the planning permission complements the requirements of the environmental permit, the above planning condition should be included.

Advice to Applicants

No foul drainage assessment submitted

The Building Regulations 2010 and Government Guidance contained within the PPG for Water Supply, Wastewater and Water Quality (paragraph 020 ID: 34-020-20140306) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Connection to a private sewer that drains to a public sewer
3. Package sewage treatment plant or septic tank
4. Cesspool

Foul drainage should be connected to the main sewer whenever it is feasible to do so. Where this is not possible, under the Environmental Permitting (England and Wales) Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to either comply with General Binding Rules for Small Sewage Discharges or comply with a permit issued by the Environment Agency, additional to any planning permission that may be required. This applies to any discharge to ground, inland freshwaters, coastal waters or relevant territorial waters.

Further information about the permitting process can be found at Septic tanks and sewage treatment plants: what you need to do

Further advice is available at: Septic tanks and treatment plants: permits and general binding rules

Environmental Permit

The discharge of domestic sewage associated with this development will require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016 from the Environment Agency. You can find more information online at Septic tanks and sewage treatment plants: what you need to do: Overview - GOV.UK or contact us on 03708 506506 for an application form and guidance. You should be aware that the permit may not be granted. A permit will only be granted where the risk to the environment is acceptable.

Deep infiltration systems are not normally an appropriate disposal option. See groundwater position statement G9 in The Environment Agency's approach to groundwater protection.

Waste on-site

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the environmental permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to the waste management page on GOV.UK.

We will consider any queries in relation to the use of Definition of Waste: Development Industry Code of Practice (DoWCoP) (which is to be updated) through our environmental permitting enhanced pre-application advice service, considering site conditions, the materials that are proposed to be used, and the potential for harm to the environment and to human health. We can also provide advice as to whether an environmental permit is required.

Waste to be taken off-site

Contaminated soil that is (or must be) disposed of, is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off site is 500kg or greater in any 12-month period, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on GOV.UK for more information.

If you have any questions regarding our response, please contact planningssd@environment-agency.gov.uk.

Yours sincerely,

Environment Agency – Solent & South Downs

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