

TO:	Horsham District Council - Planning Department
LOCATION:	Land At 514777 135669, Marches Road, Warnham, West Sussex
DESCRIPTION:	Approval of details reserved by condition 2, 3, 4, 5, 7, 8, 9 to approved application DC/25/0982.
REFERENCE:	DISC/26/0062
RECOMMENDATION:	Not Satisfied – More Information Required
SUMMARY OF COMMENTS & RECOMMENDATION: We have reviewed the following information submitted by the applicant in support of the planning application: • Meridian, Surface Water and Foul Water Drainage Strategy Proposed Layout (ref: CIV01, 12/02/2026) • Meridian, Surface and Foul Water Drainage Strategy – Typical Details (ref: CIV02, 12/02/2026) • EAS ltd, Drainage Strategy Report (February 2026). Condition 2 - Foul We are Not Satisfied with the information submitted in support of the discharge of Condition 2, and would recommend against the discharge of Condition 2 until such time as the applicant provides the following information: • The applicant has not provided the output of a topographical survey. The applicant has also indicated the outfall headwall lies outside the site boundary. The applicant should confirm they have riparian ownership to the centre of this ditch. The applicant should also confirm, through survey, onsite levels and levels at the proposed outfall headwall, to evidence the site can discharge foul to this ditch. • The applicant should provide updated foul sewer gradients upon receipt of the topographical survey to evidence sufficient fall is provided. • The applicant should propose a chamber down-network of the treatment device, to allow for both shut-off in the event of failure and sampling. • The Septic Tank should be proposed at a minimum, 7m from the nearest caravan. • The applicant has proposed a Septic Tank which is designed to serve six-persons. The septic tank will receive foul flows generated by three caravan plots, which would typically be considered to have greater than six occupants. The applicant should provide further information regarding proposed occupancy and proposed foul loading, to evidence the treatment device has sufficient capacity.	

Condition 3 – Surface Water

We are **Not Satisfied** with the information submitted in support of the discharge of Condition 3 and would recommend against the discharge of Condition 3 until such time as the applicant provides the following information:

- The applicant has not provided the output of a topographical survey. The applicant has also indicated the outfall headwall lies outside the site boundary. The applicant should confirm they have riparian ownership to the centre of this ditch. The applicant should also confirm through survey, onsite levels and levels at the proposed outfall headwall, to evidence the site can discharge surface to this ditch.
- The applicant should provide updated surface water sewer gradients upon receipt of the topographical survey to evidence sufficient fall is provided. Upon receipt of the topographical survey, the applicant should also subsequently confirm the proposed perforated pipe runs are located in a suitable position to drain the subbase of the proposed permeable paving. The sub-base of the permeable paving should fall towards the perforated pipe runs to prevent the uncontrolled release of surface water at the site boundaries.
- The proposed permeable paving is indicated to clash with vegetation. The applicant should consider Root Protection or provide alternative mitigation.
- The applicant should indicate maintenance responsibility and maintenance activities for the proposed drains/sewers, manholes and the flow control manhole, to ensure continued performance as designed.
- The applicant should provide a revised exceedance assessment following receipt of a topographical survey, which should not indicate exceedance flows impacting the highway as currently described.

Condition 4, 5, 7, 8 and 9

Conditions 4, 5, 7, 8 and 9 are not related to drainage, nor flood risk. Therefore, we have not reviewed the proposals against these conditions.

In addition to Planning Permission, the applicant may additionally require Ordinary Watercourse Consent (OWC) from the LLFA, to consent to any works adjacent to or within an ordinary watercourse, including but not limited to, the construction of an outfall headwall.

In addition to Planning Permission, an Environmental Permit may be required from the Environment Agency to consent to any discharges of treated foul sewer to a surface water body.

MAIN COMMENTS:

As above.

ANY RECOMMENDED CONDITIONS:

N/A.

NAME:	A Harman E Edney A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	25/03/2026