

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

Reference: PA-0006555/01
Customer reference: DC/26/0556
02 July 2026

Erection of a complex of 4no. buildings comprising of 12no. light industrial units for employment use (office, industrial, storage and distribution uses (B2, B8 & E(g) use)) with associated car parking, access and landscaping.

Land West of Shoreham Road Henfield West Sussex

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation DC/26/0556.

Environment Agency Position

We have no objection to the proposal as submitted.

Advice to LPA/Applicant

In addition to planning permission you may also require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with [General Binding Rules](#) provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

Drainage fields and infiltration systems for use in wastewater treatment used to serve a non-mains drainage system must be sited no less than 10 metres from the

nearest watercourse, not less than 10 metres from any other foul infiltration system and not less than 50 metres from the nearest potable water supply.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development.

Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged.

Further advice is available at: [Septic tanks and treatment plants: permits and general binding rules](#)

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

Yours sincerely,

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