

Bella Mears

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

REFUSAL

REFERENCE: DM/24/2974

DESCRIPTION: DISCHARGE OF CONDITION 2, IN REGARDS TO DM/23/3133.
(ADDITIONAL DRAINAGE INFORMATION RECEIVED 22/07/26.

LOCATION: LAND AT HIGHFIELDS , BRIGHTON ROAD, WARNINGLID, WEST
SUSSEX

DECISION DATE: 11 SEP 2026

CASE OFFICER: STEVEN KING - STEVEN.KING@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 27th November 2024.

Unfortunately the details submitted are unacceptable for the purposes of discharging the condition(s) for the following reasons:

2. Insufficient details have been provided to demonstrate that the proposal can be satisfactorily drained.
 - o Infiltration testing should be undertaken in the same location as the proposed infiltration feature. It is not acceptable to utilise the results from infiltration testing from a nearby site.
 - o Drainage fields should be located at least 15 m from a dwelling, while sewage treatment plants should be located at least 7 m from a dwelling. An appropriate offset should also be provided between the sewage treatment plant and the site boundary. No evidence has been provided to demonstrate that these separation distances have been achieved.
 - o We would not consider the current separation distance between the foul drainage field and the surface water soakaway acceptable without robust site specific justification.
 - o No details relating to the Simple Index Approach have been provided.

I thereby hereby **REFUSE** your application.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Drainage Details	200	P1	11.05.2026
Drainage Details	201	P1	11.05.2026
Drainage Details	101	P2	22.07.2026



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

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APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

- * If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- * If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.*