



FOUL & SURFACE WATER DRAINAGE STATEMENT

Detailed Application for a Detached Single Storey 3 Bedroomed Dwelling
Located at 9A Highfields, Brighton Road, Warringlid, West Sussex,
RH17 5SY

1.0 Introduction

This proposal seeks planning permission for the provision of a new 3 bedroomed single storey dwelling & on site parking for two cars on land at 9A Highfields, Brighton Road, Warringlid, RH17 5SY.

The 9A Highfields site currently comprises one single storey detached pitched & flat roof dwelling and grassed & permeable paved amenity land.

The topography of the site and the immediately surrounding area gently slopes downhill from East to West, there is no existing mains drainage on the site and a new private foul drainage treatment system has been installed into which the new dwelling foul drainage discharges.

There is no existing surface water drainage on the site and the new dwelling will drain to a new soakaway(s).

The proposed dwelling is not considered to be within a flood plain.

2.0 Foul drainage

There is no mains drainage on the site, the new dwelling connects to a newly installed foul water treatment system serving only the property. Which has been designed by a specialist drainage consultant (Simon Dent Associates) to accommodate up to six (6) people.

3.0 Surface water drainage

Surface water is drained into a new soakaway(s), calculations for which have been carried out by a specialist drainage consultant (Simon Dent Associates) to accommodate the dwelling.

Soakaway(s) are constructed using soakaway crates with a void ratio of not less than 90% the crates will be wrapped in a geotextile fabric and will be installed not less than 5m from all buildings.

4.0 Planning Condition

We request the Drainage be dealt with by way of a Condition attached to the Planning Permission.

GRM/ 0926.CO1/ June 2026