



FOUL & SURFACE WATER DRAINAGE STATEMENT

Detailed Application for a Detached Single Storey 3 Bedroomed Dwelling
Located on Land at 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 Highfields, Brighton Road, Warringlid, RH17 5SY.

The 10 Highfields site currently comprises one single storey detached pitched roof dwelling and grassed 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 is currently being installed into which the new dwelling foul drainage will discharge.

There is no existing surface water drainage on the site and the new dwelling will drain to a new shared 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 proposal is to connect the new dwelling to the newly installed foul water treatment system serving The Lodge. Which has been designed by a specialist drainage contractor to accommodate up to nine (9) people and has been approved by the Council's Drainage Team under application DM/ 25/ 1514.

3.0 Surface water drainage

Surface water will be drained into a new soakaway(s), calculations for which have been carried out by a specialist drainage contractor to accommodate The Lodge & proposed new dwelling under application DM/ 25/ 1514.. Soakaway(s) will be 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 The Lodge

and the proposed new dwelling.

4.0 Planning Condition

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

GRM/ 2125.CO1/ May 2026