

TO:	Horsham District Council – Planning Dept
LOCATION:	Kingfisher Farm West Chiltington Lane Billingshurst West Sussex
DESCRIPTION:	Use of the land for the stationing of caravans for residential purposes for 5no. gypsy pitches together with the formation of additional parking, hard standing, landscaping and utility/dayrooms ancillary to that use.
REFERENCE:	DC/26/0256
RECOMMENDATION:	Objection
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: Proposed Site Drainage Layout Plan, Drawing No: Y2722/2025-A20, Dated: 02.02.2026. Author: Lyondale Planning & Design. HDC Drainage object because the drainage strategy for the <i>proposed</i> development <u>does not</u> meet the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), or the Horsham District Planning Framework (2015) – Policy 23, Policy 35 and Policy 38.	
MAIN COMMENTS: - HDC Drainage are aware that the site of the <i>proposed</i> development, has already been built over, including the infill of a surface water pond, for which, no information has been provided. - The applicant has not provided an assessment of site drainage conditions. HDC Drainage expect to see assessments including but not limited to: - Greenfield runoff rates, - BRE365 Infiltration testing, - Groundwater winter monitoring levels. - The applicant has not demonstrated an understanding of how surface water currently flows across the site under 'normal' conditions and during rainfall events. - The applicant has not provided an assessment of the current and proposed drainage patterns entering the site, within the site and leaving the site. - The applicant has not provided an assessment of the condition of the 'existing ditch' to the east of the site, which is proposed to be the receiving feature for the surface water runoff and treated effluent from the Sewage Treatment Plant System. The applicant has not demonstrated an understanding of whether the ditch: - is expected to contain flowing water throughout the year, - has capacity for the expected volume of surface water runoff and treated effluent and is expected to safely contain/ manage anticipated flows from the <i>proposed</i> development, - is considered to be a watercourse and part of a wider network of waterways within the catchment, - feeds into neighbouring surface water features, - is considered to be a 'dry ditch'.	

- The applicant has not provided appropriate justification for presumed discharge rates from the site. HDC Drainage do not find this acceptable.
- The applicant has highlighted a desire to connect to an '*existing domestic sewer treatment plant*' whilst providing no detail about this existing feature, including its location, age, make, model, capacity, current load or maintenance requirements. HDC Drainage do not find this acceptable.

ANY RECOMMENDED CONDITIONS:

NA

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	25/03/2026