PROMETHEAN
PLANNING

Oldfield Stables,
Fryern Road,
Storrington,
Pulborough,
West Sussex,
RH20 4BJ

Use of land for the stationing of a further 4 static caravans for residential purposes. New access on to highway. Associated landscape works. (part retrospective)

Drainage Statement

March 2026

The site amounts to approximately 0.52 hectares and is located to the west of Fryern Road.

The site benefits from permission for 6 pitches granted under planning references DC/19/1558 DC/15/2815 and DC/12/2345 which have all been implemented.

The proposal is for the use of the land for the stationing of a further 4 static caravans for residential purposes for a gypsy traveller family, together with the formation of hardstanding and associated landscaping.

Foul water Drainage

The applicant proposes foul water disposal connected to a package treatment plant.

The existing system comprises

- A septic tank which has been installed for 20 years this serves 3 of the existing pitches, this is emptied every 3-4 months

- A 20 person Hydroclear HC20 20 person Sewage Treatment Plant this serves 3 of the existing pitches and will serve 2 of the new pitches. This discharges treated water to the flowing ditch to the west of the site as shown on the plan below

- A Klargester Sigma 5700 litre shallow dig septic tank will serve 2 of the new pitches. This is pumped to the Hydroclear HC20 Sewage Treatment Plant as shown below

These are marked on the site plans for clarity – a copy of which is shown below



In the absence of mains drainage this is considered to be an appropriate means of foul water disposal which would avoid harm to the quality of the soils.

The Hydroclear HC20 20 person Sewage Treatment Plant has been installed already in accordance with the manufacturer's recommendations and instructions, and in accordance with the Building Regulations and are fully operational. The Hydroclear HC20 20 person Sewage Treatment Plant serves the existing development and so this application does not seek to detail its installation since it is existing.

The package treatment plant will be serviced by a qualified British Water accredited engineer on an annual basis in accordance with the manufacturers servicing and maintenance guide to ensure it is operating efficiently and effectively.

This would include a desludge to ensure a solids build-up doesn't compromise the treatment chamber if the sludge level reaches 70% of the permitted maximum.

The annual service would include an assessment of the activated sludge volume in the reactor in accordance with the manufacturers servicing and maintenance guide.

The annual service would include checking of all working parts including:

- Air blower strength/efficiency
- Air filter check/change
- Final water quality
- Mechanical component checks/replacements
- Air pipe checks
- Diffuser checks
- Health of bacteria

The runoff from the existing Hydroclear HC20 sewage treatment plant is discharged to a running watercourse to the west of the site.

Klargester Sigma 5700 litre shallow dig septic tank will have the following carried out every 6 months

- Check sludge levels (visual or dip measurement)
- Inspect inlet/outlet for blockages
- Check scum layer thickness
- Ensure no odours or surcharge
- Confirm outlet flow to drainage field is unobstructed
- Inspect manhole covers and seals

At least annually

- Remove accumulated sludge and scum
- Ensure no carryover to outlet

The following Manufacturer Documentation should be retained on site

- Installation manual
- Operation & maintenance manual
- Product data sheet (EN 12566 compliance)

Safe access for maintenance and tanker operations will be retained at all times. A maintenance log will be kept by the site owner to ensure ongoing compliance with Environment Agency requirements.

Surface water Drainage

Surface water will be discharged by infiltration. The current existing caravans and other buildings on site all infiltrate to ground.

The site has a large area of lawful hardstanding as shown in the top image below. The application proposes further hardstanding only to the western area of the site as shown in the bottom image below.



Previously approved extent of hardstanding



Recently approved extent of hardstanding

The proposed permeable surfacing will be constructed of MOT Type 3 subbase to a depth of 300mm overlaid with a permeable pea shingle, or similar. The hardstanding has been installed in accordance with this.

The site is free draining, even in heavy periods of rainfall as experienced in early 2026 the site drains well and there are no areas of standing water present on site. As the site falls gently east to west any surface water flows toward the watercourse to the west of the site.