



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Jendens Farm Smithers Hill Lane Shipley West Sussex RH13 8PP
DESCRIPTION:	Retention and completion of partially constructed cabin (in place of a mobile home now removed) to be used as groom / farm workers accommodation.
REFERENCE:	DC/26/0648
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: There is insufficient sewage/drainage information to determine if the proposal is acceptable, so further comments will be necessary when this has been provided	
MAIN COMMENTS: When a new site is being proposed has no connection to mains drainage, full information is required about the type and capacity of the proposed system and means of disposal of the large volumes of treated effluent created from a residence. This treated effluent needs to be discharged to a ditch which ultimately flows to a river, or it will need to be absorbed by a soakaway system on the site. Some soils do not have the capacity to absorb the volumes of run-off expected from new occupation. Percolation tests are required for any scheme which involves discharge of effluent to the ground, and the full results of these must be made available to the Council as well as the detail of the proposed treatment system before approval is given to ensure that the disposal of sewage does not have a detrimental impact on the immediate environment and to satisfy the Environment Agency requirement for discharges.	
ANY RECOMMENDED CONDITIONS: 	
NAME:	Kendra Barrington
DEPARTMENT:	Environmental Health and Licencing
DATE:	11 May 2026