

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North West of The Hermitage Tower Hill Horsham West Sussex
DESCRIPTION:	Erection of 5no. glamping pods for holiday accommodation, associated decking, footpaths, permeable track, parking and turning area, secure bicycle storage and recycling/refuse storage. Minor landscaping of the site, planting of native species trees, hedgerows, shrubbery and meadow grass with wildflowers throughout the site.
REFERENCE:	DC/26/0696
RECOMMENDATION:	More Information – Discharge of Conditions
SUMMARY OF COMMENTS & RECOMMENDATION: HDC Drainage previously reviewed the following documents, prior to the consultation response dated 22/06/2026: • Letter of correspondence from Southern Water to Horsham District Council, Dated: 22nd May 2026 • Design and Access Statement, Date: Unknown, Author: Glampitect. • Proposed Drainage Plan, Drawing No: 240610-01-04, Dated: 24.03.2025, Author: Glampitect. The following documents have since been reviewed: • Percolation Test Report, Dated: 24th & 25th July 2026, Author: TS Civils & Drainage Ltd Following the consultation response issued by HDC Drainage on 22/06/2026, please note the following update: Whilst the applicant referred to the drainage field as a soakaway – it has now been demonstrated that the applicant always intended to install a drainage field as a wastewater treatment system, allowing for the discharge of treated wastewater from the treatment tank <u>to the ground</u>. In light of this and to avoid confusion moving forward, the applicant should review and consider the comments provided below. The requested information (currently outstanding) can be provided at the 'Discharge of Conditions' stage. Please disregard comments issued by HDC Drainage on 22/06/2026. HDC Drainage need more information at 'Discharge of Conditions', to determine that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 38.	
MAIN COMMENTS: • In reference to the results of the percolation testing: whilst the average vp value lies within the acceptable range for percolation testing at 14.2, the variance of the results (provided with the minimum three trial pits) provides a reasonable cause for concern. Two of the trial pits gave unacceptable results (11.7 and 5.9) with the third trial pit (24.9) responsible for swinging the average to above 12. The acceptable average vp range is 12 - 100. Under 12 and there's a concern of groundwater contamination, whilst above 100, there's a concern of wastewater pooling. Currently, it seems likely that the area selected for the drainage field is likely to drain too quickly, raising concerns about groundwater contamination and/or the possibility of	

contamination to the nearby pond. (It is known that immediately north of this pond, is a culvert which runs under the railway line, connecting to a stream within an area of woodland sited in a residential neighbourhood). As only one trial pit indicated a vp value above 12, the applicant should run more trial pits to identify a more suitable location for a drainage field (must be sited at least 10m from the pond) or otherwise consider the use of a drainage mound. The levels on site may lend itself to the creation of a drainage mound, which can be constructed to provide acceptable percolation rates. The applicant must explore these considerations and justify their chosen wastewater treatment systems.

- With the above considerations, HDC Drainage acknowledge that the applicant may infer that because the treatment tank is only for the management of greywater, not foul, the issue of discharge rates (discussed above) might be considered a disproportionate concern for this application... **BUT** though greywater does not contain foul, it is a 'wastewater' and 'wastewater treatment systems' are discussed in Building Regulations Document H: Drainage and waste disposal. Greywater recovery systems are discussed separately but these are not treatment systems... there are no separate parameters or regulations for greywater treatment systems. As such, HDC Drainage must hold the design of the drainage field / chosen wastewater treatment system, to the same standard as its counterpart that manages foul waste.
- Whilst solid waste is often binned or composted, liquids are usually disposed of separately, and are often put down foul drains, toilets or into a separate drainage field. The applicant must confirm how waste from the composting toilets (solids and liquids) will be disposed of.
- To meet the general binding rules for small sewage discharge to ground, the applicant must confirm output from the treatment tank is below 2000l a day. The treatment tank must accommodate the expected daily output from all 5 units. The Design & Access Statement has stated "*it is anticipated that the site will require less than the recommended 85L per person per day*" which permits 23 users of the treatment tank providing an output of 2000l.
- **If the applicant demonstrates that the treatment tank will not take any sewage (foul, including any liquids/urine) then the maximum output of 2000l a day may be disregarded, providing reasonable justification for a larger wastewater treatment system. However, the chosen wastewater treatment system must comply with 'Building Regulations Document H: Drainage and waste disposal'. Should either a drainage field or drainage mound be proposed, it must be sized according to the expected maximum output of the proposed treatment tank.**
- The applicant must demonstrate an understanding of how surface water currently flows across the site under 'normal' conditions and during rainfall events, providing an assessment of the current and proposed drainage patterns entering the site, within the site and leaving the site.
- The proposed vehicular track and parking / turning area, which are to be constructed with "*a porous build-up on free-draining stone*" must use MOT Type 3 or MOT Type 4 aggregates, which are free-draining and have little to no fines. Whilst this material may be considered permeable, overland flows must be considered and it is expected for these flows to be monitored and managed on site to protect nature, people and property. **Of note:** overland flows must be managed so that they are directed away from the site of the drainage field/ drainage mound. Furthermore, under no circumstances will it be considered acceptable for rainwater to be connected directly to the drainage field/ drainage mound.
- The applicant must provide details regarding the size of the rainwater harvesting units/ water butts.

- HDC Drainage note that no consideration of SuDS has been provided. HDC Drainage encourage the applicant to consider the use of SuDS (beyond rainwater harvesting) in the application.
- The applicant must provide evidence of measures to prevent pollution of the receiving groundwater and waterbodies (i.e. the pond).
- Maintenance and Management Plans must be provided for both the proposed Foul and Surface Water Drainage Strategy, including access requirements, maintenance frequency and responsibility, and proprietary device manuals, for all drainage features and SuDS devices (including rainwater harvesting units/ water butts).

Further evidence in addition to that requested above may be required once the additional information is submitted.

Advisory notes:

- Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development. **Please Note:** Untreated harvested rainwater is generally not safe to consume, and the applicant must consider all safety precautions.

ANY RECOMMENDED CONDITIONS:

Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	27/08/2026