



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land Northwest of The Hermitage Tower Hill Horsham
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
SUMMARY OF COMMENTS & RECOMMENDATION:	
Please could you give more information about the size of the underground soakaway and permeability of the ground.	

MAIN COMMENTS:**Drainage**

Please can you give more detail of the underground soakaway and percolation tests to confirm that the ground will accept the discharge.

When a new site is being proposed has no connection to mains drainage, the local authority must be satisfied that the drainage solution will not pollute drinking water or surface water on the site and to ensure disposal of grey water and surface does not have a detrimental impact on the immediate environment and to satisfy the Environment Agency requirement for discharges.

Waste:

If approval is given, we would recommend conditions to ensure that the site is not used for the storage of waste and waste materials, or for burning of such.

Additional Comments 27 August 2026 following percolation testing results.

Environmental Health is pleased to receive the additional information regarding the proposed drainage field; however the drainage field must be for grey water only and under no circumstances will it be considered acceptable to allow connection of foul water to the treatment unit now or in the future as the drainage field (as currently designed) does not meet the specification for output of treated foul waste. In consultation with the HDC drainage officer it is clear that percolation test results are too variable to be reliable, so we recommend that the advice of the drainage officer regarding retesting is followed, and the results provided for consideration.

Further information is required regarding proposed means of disposal of the waste from composting toilets.

ANY RECOMMENDED CONDITIONS:

Conditions can be proposed when more information has been given

NAME:	Kendra Barrington/ Gill Daniel
DEPARTMENT:	Environmental Health and Licencing
DATE:	1 June 2026 27 August 2026