

TO:	Horsham District Council – Planning Dept
LOCATION:	Cattlestone Farm Harbolets Road West Chiltington Pulborough
DESCRIPTION:	Change of use of land to a seasonal campsite, comprising 30 pitches and associated facility blocks and covered seating area (Retrospective).
REFERENCE:	DC/26/0838
RECOMMENDATION:	More Information - Conditions

SUMMARY OF COMMENTS & RECOMMENDATION:

The following documents have been reviewed:

- Application Form, Dated: 14/05/2026
- Planning Statement, Dated: May 2026, Author: Batchellor Monkhouse
- Site Location Plan, Produced on Land App, Dated: May 7, 2026. Author: Batchellor Monkhouse.
- Toilet/ Shower Block Floor plan and elevations, Rev A, Dated: 05.01.22, Drawing No: CF-SH-004, Author: Bricktionary.net Drafting and design.
- Existing and Proposed Block Plan, Produced on Land App, Dated: May 7, 2026. Author: Batchellor Monkhouse.

Whilst HDC Drainage share no concerns regarding the management of surface water or flood risk as a result of the 'proposed'/ retrospective development, the applicant has provided insufficient information regarding the existing Package Treatment Plant and the 'proposed' Foul Drainage Strategy. As such, **HDC Drainage request more information, which is to be reviewed by HDC Environmental Health for their approval.** It is expected that this request for information can be conditioned. The applicant will need to demonstrate the existing Package Treatment Plant is adequate and can cope with the anticipated higher volumes of foul flow to this unit as a result of the development.

MAIN COMMENTS:

- The applicant must provide a plan/ drawing detailing the Foul Drainage Strategy, showing all points of connection to the Package Treatment Plant and the point of output (existing and proposed).
- The applicant should communicate whether the current package treatment plant discharges to the ground or a drainage field and whether an Environmental Permit has been sought from the Environment Agency for this device.
- If the device meets the 'General Binding Rules: small sewage discharge to the ground' the applicant should demonstrate how these rules have been met, providing sufficient detail.
- Should the applicant find it necessary to revise their Foul Drainage Strategy to accommodate the new flows, the method of foul disposal must be confirmed in line with the drainage hierarchy. Any proposed foul water system and foul water treatment unit should be in line with current legislation and best practice for the management of domestic waste, with any method for disposal justified and appropriate permits sought.
- If the infiltration rate is acknowledged to be poor on site (following BRE365 infiltration testing at the location and depth of the proposed devices) Percolation

Testing (BS6297) is advised, as this will be a requirement of the Environment Agency to be granted an environmental permit.

- The applicant must provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water.
- Supporting foul flow calculations, in line with Sewerage Sector Guidance and/or Building Regulations Part H, should be provided.
- Maintenance and Management Plans must be provided for the Foul Drainage Strategy, including access requirements, maintenance frequency and responsibility, and proprietary device manuals. The applicant should also provide records of the previous inspections for the existing Package Treatment Plant, *if* this Package Treatment Plant is to remain on site and be used for the Foul Drainage Strategy as part of the proposed development. This is to demonstrate it has been properly maintained and can accommodate new flows.

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

ANY RECOMMENDED CONDITIONS:

Full details of the proposed Foul Drainage Strategy shall be submitted to, and approved in writing by, the Environmental Health Team at the Local Planning Authority.

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	23/06/2026