

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:	Conditions
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Cattlestone Farm, Foul Drainage Maintenance and Management Plan Documents associated with DISC/25/0114 have also been reviewed: • Surface Water Drainage Statement, Discharge of Condition 3, relating to DC/22/1915. Dated: March 2025, Author: Batchellor Monkhouse. • Cattlestone Farm – Proposed Foul Drainage Plan To note: DISC/25/0114 permitted the installation of the septic system associated with this planning application (DC/26/0838). HDC Drainage were not consulted/ did not provide a consultation response. It was not confirmed whether the discharge of this septic system was to be to ground or to a watercourse. The package treatment plant (ASP 6–25PE) is designed to cater to a maximum of 25 people. It is understood that the numbers on site will fluctuate during the camping season, however, at full capacity, the site may cater to numbers far exceeding 30 people. It is noted the load on this unit may not reach what might be expected if it were associated with permanent dwellings. Nevertheless, HDC Drainage is sceptical that this is an appropriate unit for the treatment of all foul waste on site, particularly during peak season. The package treatment plant should either be replaced, or the foul drainage strategy should be adapted to cater for more people. Whilst it may be considered reasonable to allow this unit to be monitored closely over time, it is not expected that the unit will be able to cope with the combined volume of waste from all guests on peak days where it is likely numbers will exceed 25 people. Whilst the applicant has provided sufficient assurances stating that they will monitor and maintain the unit appropriately, HDC Drainage would expect the intended/ implemented package treatment plant to cater to a significantly greater number of people and as such, expect that this unit (the ASP 6–25PE) may fail at some point during the peak season. The resulting contamination to the ground or watercourse would be unacceptable, even for a short period of time. The Foul Strategy must cater to the expected number of people when the site is at capacity, or otherwise, the applicant must provide assurances regarding the expected output from the shower units / toilets during peak season.	
MAIN COMMENTS: • The applicant must provide a plan/ drawing detailing the Foul Drainage Strategy, showing all points of connection to the Package Treatment Plant(s) and the point of output (existing and proposed).	

- The applicant should communicate whether the current package treatment plant discharges to the ground or to a watercourse.
- 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.
- 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.

Advisory notes:

- The Foul Drainage Strategy should meet the 'General Binding Rules: Small discharge to the ground' or 'General Binding Rules: Small discharge to a surface water', otherwise the applicant may additionally require a permit to discharge treated foul water to a water body or to ground from the Environment Agency, where non-mains foul drainage is proposed.
- Discharging to the ground - 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 should the applicant need to apply for an environmental permit.

ANY RECOMMENDED CONDITIONS:

The applicant must provide an updated Foul Drainage Strategy, accommodating the expected volume of foul waste from all guests, when the site is at full capacity.

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	08/07/2026