

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
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • 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. <u>Planning officer please note:</u> An appropriate method of disposal for the treated effluent has not yet been determined. HDC Drainage need more information 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 35 and Policy 38. Soakaways are not recognised as an appropriate method of disposal for treated effluent from sewage treatment systems, though it is noted that the intention of the proposed underground treatment tank is to only treat grey water (not foul). One <i>might</i> argue, this <i>might</i> diminish the necessity of a drainage field designed to the same specification needed for the management of treated foul effluent, however, <u>it is not expected</u> that this application would be granted permission from the Environment Agency at this time for this method of disposal, as it does not currently meet the 'General binding rules: small sewage discharge to the ground' last updated October 2026. As such, the applicant should consider an alternative method for the disposal of treated grey water effluent. If a drainage field is considered, Percolation Testing (BS6297) is advised, as this will be a requirement of the Environment Agency, to be granted an environmental permit. Even <u>if</u> it were considered acceptable for a soakaway to be used for the disposal of treated grey water, having noted the pond nearby, HDC Drainage are sceptical about the feasibility of a soakaway on this site. The nearby pond may be an indication of poor infiltration potential and/or the presence of groundwater. Soakaways are only suitable for areas with adequate infiltration rates <u>and</u> must be constructed at least 1m above winter groundwater levels and 10m away from a waterbody. To consider the use of a soakaway on site, the applicant must provide evidence of infiltration testing in accordance with BRE365, at the location and depth of the proposed devices, to determine that the ground has suitable infiltration potential. In addition, an	

understanding of groundwater level must be provided (winter levels). Even then, HDC Drainage do not believe this would meet the General Binding Rules, as discussed above.

MAIN COMMENTS:

- The applicant must provide further detail about the proposed 'underground treatment tank', specifying the intended device and providing the device manual. The treatment tank must accommodate the expected daily output from all 5 units. Whilst the Design & Access Statement has stated "*it is anticipated that the site will require less than the recommended 85L per person per day*" ...the applicant *may* wish to consider this figure in its calculations to identify an appropriate treatment unit, and size any proposed drainage field accordingly.
- It is noted the proposals (Design and Access Statement) include rainwater harvesting, to "*flush(ing) toilets, washing machines and general watering of biodiversity features around the site*". This contradicts the statement about using composting toilets and only connecting grey water to the drainage system.

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. HDC Drainage are unable to provide further comment. Environmental Health to comment / advise.

- 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.
- 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 method of foul and surface water disposal must be confirmed in line with the drainage hierarchy (Building Regulations Part H).
Please Note: Discharge of water or treated effluent into the pond (within the blue line boundary) is not permissible, as this waterbody is not considered to be part of a watercourse. The applicant hasn't proposed this yet... please consider this a friendly notice for the applicant to consider when revising the drainage strategy.
- The following flow and volume rates must be provided:
 - existing runoff rates during a 100% Annual Exceedance Probability (AEP), 3.33% AEP, 1% AEP storm events
 - post development discharge rates during a 100% AEP, 3.33% AEP, 1% AEP and 1% AEP + 45% for Climate Change storm events
 - greenfield runoff rate (QBAR)
 - water storage capacity volumes of the proposed drainage features, to attenuate the 1% AEP + climate change storm event (see details below).
- 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, is to be provided. It should be noted that 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.

- 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.

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

Advisory notes:

- In addition to Planning Permission, 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.

ANY RECOMMENDED CONDITIONS:

NA

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	22/06/2026