TO:	Horsham District Council – Planning Department
LOCATION:	Oldfield Stables, Fryern Road, Storrington, West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Condition 2 to approved application DC/25/1581.
REFERENCE:	DISC/25/0379
RECOMMENDATION:	More Information Required/Not Satisfied

SUMMARY OF COMMENTS & RECOMMENDATION:

On the 22/12/2025, the Horsham District Council Drainage Department provided a consultation response to this application, advising 'More Information Required', prior to the Discharge of Condition 2.

The applicant has since provided the following information:

- Promethean Planning, Drainage Statement (February 2026)
- Promethean Planning, Site Drainage Plan (04/03/2026)

Many of the previous areas of insufficient information have now been addressed, however, we remain unsatisfied with the information submitted and would advise against the Discharge of Condition 2 until such time as the applicant can provide the following additional information:

- Justification for a pumped foul discharge into another treatment unit from the new Klargester. The applicant should indicate why alternative gravity discharge options have been discounted, e.g. a discharge from a treatment plant in the west of the site to the ditch at the western site boundary directly, rather than discharging from the Klargester Sigma 5700 litre shallow dig septic tank to the 20 person Hydroclear HC20 sewage treatment plant. Further information regarding the proposed foul pumping arrangement, including as a minimum; pump rate, location of pump shown on the Site Drainage Plan, measures taken in the event of pump failure.
- The Site Drainage Plan indicates plot 4 is draining to both the existing cesspool and the 20 person Hydroclear HC20 sewage treatment plant. New caravan plots (plots subject to this planning application) must not discharge to the existing cesspool.
- The applicant should indicate the capacity of all treatment devices and the number of Persons they are intended to serve. This information is required to evidence the treatment devices have sufficient capacity to treat and discharge anticipated volumes of foul. If the Klargester is to discharge into the Hydroclear unit then this flow must be allowed for in the capacity calculation.
- The Site Drainage Plan should indicate a chamber with shut-off valve or sampling point, down network of the proposed treatment device/s to protect water quality in the receiving watercourse should the device/s fail.
- Foul drain/sewer diameters and gradients should be provided on the Site Drainage Plan and should show compliance with minimum drain/sewer diameters and gradients as specified in Building Regulations Part H or Sewerage Sector Guidance.
- Maintenance and Management Plans must be provided for the Klargester Sigma 5700 litre shallow dig Septic Tank, including access requirements, maintenance frequency and responsibility, and proprietary device manuals.

Whilst not strictly required, it would be recommended that the development should act as an opportunity to replace the existing septic tank. It would be more pragmatic to propose a new treatment plant which can serve all on-site caravan plots. **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.	
MAIN COMMENTS: As above.	
ANY RECOMMENDED CONDITIONS: N/A	
NAME:	A Harman L Derrick A Johnson
DEPARTMENT:	Horsham District Council - Drainage
DATE:	19/03/2026