

Horsham District Council - Development
Control

Reference: EQ-0006762/01
Customer reference: DC/26/0256
24 June 2026

Use of the land for the stationing of caravans for residential purposes for 5no. gypsy pitches together with the formation of additional parking, hard standing, landscaping and utility/dayrooms ancillary to that use.

Kingfisher Farm, West Chiltington Lane, Billingshurst, Horsham District RH14 9DR

Dear Mr Hermitage,

Thank you for consulting us on this application.

The Environment Agency is not considered a statutory consultee for this application (reference DC/26/0256), and the proposal falls outside of the Environment Agency's External Consultation Checklist. Therefore, we provide the below comments to Horsham District Council for information only.

Drawing reference Y2722/2025-A20 submitted with planning application DC/26/0256 indicates that the effluent from the 'Sewage Treatment Plant System' will discharge to an existing ditch running along the eastern boundary of Kingfisher Farm. If sewage effluent is to be discharged to an inland watercourse, that watercourse must be a flowing watercourse. It is noted that this ditch does not lead to a flowing watercourse and therefore if utilised, is unlikely to be compliant with the Environmental Permitting Regulations 2016.

The environmental permitting regime, regulated by the Environment Agency, is responsible for the detailed technical control of discharges. This includes assessing discharge location, quality, volume, treatment standards, and impacts on the receiving environment.

Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form for an Environmental Permit, we will carry out a subsequent assessment. Further information and guidance on environmental permitting is available at [Environmental permits - GOV.UK](https://www.gov.uk/guidance/environmental-permitting).

Advice to LPA/Applicant – Where connection to mains foul drainage is not feasible

The Building Regulations 2010 and Government Guidance contained within the [PPG for Water Supply, Wastewater and Water Quality](#) (paragraph 020 ID: 34-020-20140306) sets out a hierarchy of drainage options that must be considered and discounted in the following order:

1. Connection to the public sewer
2. Connection to a private sewer that drains to a public sewer
3. Package sewage treatment plant or septic tank
4. Cesspool

Foul drainage should be connected to the main sewer whenever it is feasible to do so. Where this is not possible, under the Environmental Permitting (England and Wales) Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to either comply with [General Binding Rules for Small Sewage Discharges](#) or comply with a permit issued by the Environment Agency, additional to any planning permission that may be required. This applies to any discharge to ground, inland freshwaters, coastal waters or relevant territorial waters. Further information about the permitting process can be found at [Septic tanks and sewage treatment plants: what you need to do](#).

Further advice is available at: [Septic tanks and treatment plants: permits and general binding rules](#)

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me using the email address below.

Yours sincerely,

Jo Purvis,
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