



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Cotlands Paddock Horsham Road Cowfold
DESCRIPTION:	Use of land for the stationing of 4no. static caravans for (Gypsy and Traveller) residential purposes and associated day rooms.
REFERENCE:	DC/25/2079
RECOMMENDATION:	More Information Needed
SUMMARY OF COMMENTS & RECOMMENDATION: Refusal until more information is provided to establish the feasibility of the foul sewage treatment system, distance of the caravans to the boundary and each other, parking and noise and nuisance.	

MAIN COMMENTS:

Foul sewage treatment plant:

The planning statement mentions a detailed drainage layout will be designed in due course for the proposed mobile homes. It states that all drainage will be new and sized and laid in full accordance with the building regulations. Building regulations do not apply to caravan sites.

Drainage is a critical component of infrastructure. A Drainage Strategy, identifying site constraints and parameters for development on site, is necessary to avoid surface water flooding and pollution incidences both on and off site. Until a Drainage Strategy is submitted for review, Horsham District Council are unable 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.

The application also mentions that the runoff from the treatment plant will be taken to a soakaway drainage field, this is not identified on the block plan and there appears to be insufficient space within the redline for a drainage field.

The Drainage Strategy must include full information about the type and capacity of the proposed system and means of disposal of the large volumes of treated effluent created from a residence. This treated effluent needs to be discharged to a ditch which ultimately flows to a river, or it will need to be absorbed by a soakaway system on the site. Some soils do not have the capacity to absorb the volumes of run-off expected from new occupation. Percolation tests are required for any scheme which involves discharge of effluent to the ground, and the full results of these must be made available to the Council as well as the detail of the proposed treatment system before approval is given to ensure that the disposal of sewage does not have a detrimental impact on the immediate environment and to satisfy the Environment Agency requirement for discharges.

Spacing of mobile homes:

It is unclear if the proposed Static caravans are too close to the dayrooms. Additional information is required on the construction of the dayrooms which will impact spacing requirements.

If the development goes ahead then the site will require a caravan site licence, which specifies the distances from caravans to boundaries as well as the distances between caravans, including touring caravans, and other structures on the site.

Parking

The Planning statement mentions the plans also include parking for 2 cars, a touring caravan, amenity space, and a bike and bin store (in addition to the day room / utility buildings for each pitch).

Please note that any touring caravan needs to be 6m from any other caravan.

Recreation Space

The Planning Statement makes no mention of recreation space.

For compliance with the caravan site licence, a space equivalent to about one tenth of the total area shall be allocated for children's games and / or other recreational purposes. The space shall be of such dimension so as to facilitate ball games.

Noise and other Nuisance:

The proposed site is near to domestic dwellings, so has potential for nuisance from noise, lighting or work activities to affect existing residents. Consideration should be given to whether this potential for nuisance can be managed by conditions before any permission is given. A Noise Impact Assessment is advised.

Waste:

If approval is given, we would strongly recommend conditions to ensure that the site is not used for the storage of waste and waste materials, or for burning of such.

ANY RECOMMENDED CONDITIONS:

Not at this stage

NAME:

Gill Daniel

DEPARTMENT:

Environmental health and Licensing

DATE:

30/1/2026