



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Staalcot Farm Stall House Lane North Heath
DESCRIPTION:	Use of land for the stationing of 2no. caravans for residential purposes, together with the formation of hardstanding and associated landscaping. Construction of associated utility buildings.
REFERENCE:	DC/25/1364
RECOMMENDATION:	More Information / Modification

SUMMARY OF COMMENTS & RECOMMENDATION:

Water Neutrality will be covered in separate comments from the EP team.

The proposed layout of the caravans would contravene caravan site licence conditions, so we suggest that this is redrawn before the application proceeds further.

Proposals for disposal of treated sewage would be better considered and decided before the application is granted rather than conditioned as part of the process as this may have a material impact on the feasibility of the site.

MAIN COMMENTS:

Water Neutrality comments to follow

Layout: The proposed layout of the caravans would contravene the site licence conditions, as the conditions prohibit the parking of more than one vehicle between two caravans, for reasons of fire safety. In addition, the car should be parked close to the owner's caravan, and a minimum of 3 metres from any adjacent caravan. This will have an impact on the position and operability of other facilities on site.

Drainage: the agent argues for conditions to cover this aspect of the proposal, but the means of disposal of treated effluent has a material impact on the feasibility of the proposal, so should be given proper consideration before any permission is granted.

ANY RECOMMENDED CONDITIONS:

None at this stage – this department recommend that the site plan is redrawn so that the application can be considered on the basis of plans which are compliant with caravan site licence conditions and that the options for disposal of treated effluent are seriously considered and the most feasible option identified and practical details for that option are provided.

NAME:	Penny Marsh
DEPARTMENT:	Environmental Health and Licensing
DATE:	08/09/25