



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land Known As Pinkhurst Stud Pinkhurst Lane Slinfold
DESCRIPTION:	Sitting of a static caravan as a temporary rural workers dwelling (Retrospective).
REFERENCE:	DC/25/2089
RECOMMENDATION:	Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: Information is provided to establish the feasibility of the foul sewage treatment system, distance of the caravan to the boundary, parking and noise and nuisance.	

MAIN COMMENTS:**Foul sewage treatment plant:**

The application doesn't mention a drainage system and the location plan suggests that there is no land to achieve one.

When a new site is being proposed that has no connection to mains drainage, full information is required 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 home:

It appears that the proposed Static caravan is too close to the boundaries. The area does not seem to be large enough to accommodate the caravan and the 3m distance to the boundary required on every side of the caravan, so the site appears to be too small to accommodate the proposed use.

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. The plan does not appear to have allowed sufficient distances between some structures or between proposed spaces for storing touring caravans, so the layout would need to be reconsidered before permission is considered.

Parking

There is no mention of parking on the heritage statement or application form

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.

Waste:

If approval is given, we would 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:

Refusal unless the applicant can demonstrate that the site is large enough to comply with licence conditions and accommodate a sewage treatment system.

NAME:

Kendra Barrington

DEPARTMENT:

Environmental health and Licensing

DATE:

30/1/2026