HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Redgates, Burnthouse Lane Lower Beeding West Sussex
DESCRIPTION:	Change of use of land to allow the siting of a single gypsy pitch (Retrospective).
REFERENCE:	DC/24/0273
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: No objection in principle: we recommend conditions with regard to the water neutrality, occupancy, sewage treatment and surface water and some conditions to prevent nuisance.	

MAIN COMMENTS:

Water Neutrality conditions recommended:

The rainwater harvesting system hereby approved shall be installed, maintained and managed in accordance with the CGS Civils Ltd Water Neutrality Report dated 07.08.23 submitted in support of the application. The system shall be implemented in full prior to first occupation of any unit and shall be retained and maintained at all times thereafter. No alterations or revisions to the approved management plan shall be implemented without the written approval of the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

And

The dwelling hereby approved shall not be occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that water taken from the tap within the dwelling has been sampled by a person who has undertaken the DWI certification of persons scheme for sampling private water supplies, analysed by a laboratory that is accredited to the ISO 17025 Drinking Water Testing Specification and the findings submitted to the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Agricultural occupancy:

I would recommend an agricultural occupancy condition for the mobile home, but also that the Mobile Home and the Farm must remain in the same ownership. If they were to be separately owned or rented to other than a family member a statutory nuisance would be extremely likely to occur from the conflict of uses. I therefore recommend a condition to ensure the two remain in the same ownership.

Sewage and surface water:

As this is a retrospective application, the septic tank is already in operation. Our preference would be that details of the system and the means of discharge of the outflow are provided before any permission is given, in order to assess the suitability of the system. If the permission is to be given without this information being provided, then we would recommend a planning condition to ensure that the disposal of sewage does not have a detrimental impact on the immediate environment. If the sewage treatment system discharges to a ditch, then details of this ditch and its connections must be provided. Details of the soakaway installed must be provided in order to assess the suitability for the planned use and compliance with the SuDS policy 6 of the West Sussex LLFA Policy for the Management of Surface Water.

Conditions to prevent nuisance:

Burning of Materials: No burning of materials or waste shall take place on site.

Details of any external lighting/floodlighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority.

Additional Information

The Mobile Home(s) will need to be issued with a Caravan Site Licence if permission is granted. This will have requirements for hard-standings, provision of water supply and for the distances allowed between the mobile home and other structures on site (including the boundary). I can provide the applicant with information about the Licence conditions if required. The duration of the Licence will be exactly the same as the duration of the Planning Permission if granted.

NAME:	Penny Marsh
DEPARTMENT:	Environmental Health and Licensing
DATE:	28/03/24