



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Hillybarn Farmhouse The Mount Ifield
DESCRIPTION:	Creation of a two-pitch settled gypsy accommodation site
REFERENCE:	DC/25/1901
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION:	
More information is needed to establish distance of the caravans to the boundary and each other, the foul sewage treatment plant, the proposed parking, noise and nuisance and recreation space	

MAIN COMMENTS:**Spacing of mobile homes:**

It is unclear if the proposed Static caravans are too close to the boundary or each other. There needs to be 6m between caravans and 3m to the boundary. This is quoted incorrectly in the Planning, Design and Access statement. Please provide an accurate block plan showing all features proposed on the site.

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.

Foul sewage treatment plant:

The proposal mentions a closed tank which would be emptied regularly but then goes on to describe in great detail the workings of a Matrix plant, which is not a closed tank and has to discharge to ground or to a ditch. There is also no detail about what size of tank is proposed, how many would be needed, how close to existing trees etc these would be buried, where they would be sited, lines or depths of pipework from all structures, or where the overflows would discharge. These are all important issues which impact on the fundamental suitability of the site for the proposed use. The Design and Access Statement (DAS) mentions that this would be a Matrix plant, "or similar", so no decisions can be made about suitability as on that basis any size or style of tank(s) could be installed. The discharge from these plants would either have to go to ground (requiring percolation tests etc, which are not mentioned) or to an identified watercourse, which may need the approval of the Environment Agency. No information on that aspect of the proposal has been provided.

More information is needed as to where the treatment plant will be located, how often it will be emptied and treated, where the ditch is located, where it will flow to and does it have the capacity and flow to absorb the treated effluent.

Parking

The Design and Access statement mentions each pitch will have a utility building together with a permeable hardstanding area to provide space for parking (including an area for a touring caravan) and turning. It mentions that this is highlighted on the proposed site plan. Please could you let me have a copy of this, as this is missing from the application.

Recreation space

There is no mention of 10% recreation area on the plan which is required under the site licence conditions.

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:	
Not until further information is provided.	
NAME:	Kendra Barrington
DEPARTMENT:	Environmental Health and Licensing
DATE:	11.12.25