HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	2 Greenacres Farm West Chiltington Lane Billingshurst West Sussex RH14 9DR
DESCRIPTION:	Provision of additional Gypsy and Traveller pitch with the erection of brick-built utility building, additional hardstanding and revised site layout
REFERENCE:	DC/26/1681
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: There is insufficient sewage/drainage information to determine if the proposal is acceptable, so further comments will be necessary when this has been provided	

MAIN COMMENTS:

Foul sewage treatment plant:

The planning statement mentions that "the second pitch will use the foul and surface-water drainage arrangements approved for Greenacres Farm and will connect to the existing system. The installed system has sufficient capacity for the additional static caravan and utility building. No new outfall or different drainage strategy is proposed. The applicant accepts a condition requiring submission and written approval of that detailed design before the additional pitch is first occupied, followed by installation and retention in accordance with the approved details".

We disagree with this. Drainage cannot be conditioned. The existing plant discharges to a ditch on West Chiltington Lane which is already polluted. A detailed Foul and Surface Water Drainage Strategy must be submitted to the local council for review at this stage of the planning process to ensure that the new caravan and utility building will not exacerbate the pollution.

Any new drainage provision may need permission from the Environment Agency for any discharge to a watercourse or ditch, especially as the ditch is already polluted.

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.

Advisory

Please note that it is a legal requirement for a caravan site licence to be obtained when running a caravan site as a business. Under the Caravan Sites and Control of Development Act 1960, it is illegal to use land as a caravan site for human habitation without a licence and the correct planning permission.

An email was sent to Ben Kirk at Promethean Planning on 17 September 2026 requesting a licence application to be made following permission of DISC/26/0210, yet no response was received.

ANY RECOMMENDED CONDITIONS:

Not until further information is provided

NAME:	Kendra Barrington
DEPARTMENT:	Environmental health and Licensing

DATE:	10 November 2026