



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Fryern Park, Fryern Park Farm, Fryern Road Storrington
DESCRIPTION:	Change of use of land to mixed use for the keeping of horses (existing) and residential Gypsy/Traveller caravan site comprising 4no. pitches, each containing one static caravan and one tourer, together with the erection of two ancillary amenity buildings.
REFERENCE:	DC/26/0151
RECOMMENDATION:	Objection / More Information
SUMMARY OF COMMENTS & RECOMMENDATION: This application does not contain sufficient information on the proposed foul drainage for this site to enable an adequate assessment of the feasibility of the use proposed. Spacing of caravans on the proposed plan is not adequate to meet the requirements of a Caravan Site Licence which will be required if this proposal is approved. Conditions to prevent storage of waste materials and burning on site will be needed.	

MAIN COMMENTS:

It is essential that adequate information is provided at the planning stage with regard to the foul drainage strategy to allow assessment of the feasibility of the proposed use.

A box is ticked on the application form to propose that a package treatment plant will be the means of disposal of foul sewage, but there is no other information provided, which illustrates that this aspect of the proposal has not been considered at all. The adjacent site has cesspits which need to be emptied frequently because the drainage could not be achieved any other way, so the suggestion that a package treatment plant will work here, where the options for drainage are similarly limited, illustrates that no thought has been given to the practicality of this proposal. I would recommend refusal until the applicant provides a full Drainage Strategy to show that this proposal is feasible.

The Drainage Strategy must include full information about the type and capacity of the proposed system and means of disposal of the large volumes of treated effluent created from a residence. If the proposal remains for package treatment plant(s) this treated effluent will need to be discharged either to a ditch (meeting the general binding rules or getting a permit to discharge from the Environment Agency) or to an infiltration 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 and layout of the proposed treatment system before approval is given to ensure that the disposal of sewage will not have a detrimental impact on the immediate environment.

The caravans in the plan provided are not adequately spaced for compliance with the caravan site licensing requirements, so this will need to be redesigned before any approval is considered.

The Drainage team should be consulted with regards to the lack of information on proposals for the collection and disposal of surface water.

If an adequate Drainage Strategy is produced and approved, and a site plan meeting all of the requirements of this strategy and the caravan site licensing conditions is provided and approved, then we would recommend conditions to control potential for nuisance on the site, especially with regard to the collection of waste material and burning of waste and other materials on the site.

ANY RECOMMENDED CONDITIONS:

Not recommended until the basic information required has been provided and is adequate to support the feasibility of the proposal.

NAME:	Penny Marsh
DEPARTMENT:	Environmental Health and Licensing
DATE:	20/03/26