HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Princes Barn Adversane Lane Broadford Bridge
DESCRIPTION:	Erection of temporary single storey rural workers dwelling and agricultural building
REFERENCE:	DC/26/1336
RECOMMENDATION:	Objection / More Information

SUMMARY OF COMMENTS & RECOMMENDATION:

There is insufficient information on the proposed drainage for the site to enable an informed decision to be made on the suitability of the undeveloped site for a new dwelling.

MAIN COMMENTS:

Disposal of effluent does not seem to have been considered in this application, beyond the box ticked for use of a septic tank, but this is fundamental to a decision on the suitability of such a rural site for a new dwelling.

When a new site being proposed 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.

Other considerations, should the requirement for drainage be satisfied, would include conditions to prevent nuisance to other dwellings in the neighbourhood from noise, burning, light etc.

Rainwater Harvesting:

We note the proposals include a rainwater harvesting system. However, following the removal of water neutrality requirements within HDC this is no longer a material planning consideration. If the rainwater harvesting system is installed, then once operational the applicant will need to inform Environmental Health.

ANY RECOMMENDED CONDITIONS:

These can be recommended if the drainage proposals prove satisfactory.

NAME:	Penny Marsh
DEPARTMENT:	Environmental Health and Licensing
DATE:	23/10/26