HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Staalcot Farm, Stall House Lane North Heath West Sussex
DESCRIPTION:	Use of land for the stationing of 4no. static caravans for residential purposes, together with the formation of hardstanding and associated landscaping and the construction of associated utility buildings.
REFERENCE:	DC/24/0356
RECOMMENDATION:	Objection – further information required

SUMMARY OF COMMENTS & RECOMMENDATION:

There is insufficient information in this application for the application to be properly assessed or determined. We would recommend refusal until details are provided to show that the foul sewage and surface water disposal have been planned adequately to ensure that the proposal is practical and feasible on this site. We would recommend assessment by the LLFA regarding surface water runoff.

MAIN COMMENTS:

Proposed Water Supply:

The management plan appears to cover the requirements for this proposal. If the borehole option is excluded from this proposal, then pre-occupation, post-occupation and regulatory conditions would adequately cover the control of this part of the proposal.

Sewage Treatment and disposal:

Until details of the proposed sewage treatment system and means for disposal of effluent have been provided, the LPA cannot assess whether this proposal can be achieved on the site or whether the ground conditions will support the proposals. It is not sufficient to state that plans will be produced later: information is required before permission is given in order to assess whether the proposed use is feasible. No detail of the proposed plant, soakaway or other parts of the system have been provided, percolation testing does not appear to have been undertaken and the method of disposal does not appear to have been given serious consideration.

Surface Water:

No detail has been provided on the proposal for collection and dispersal of surface water in order to alleviate local flooding. A scheme for this must be provided and we recommend that this is then assessed by a representative of the Lead Local Flood Authority to determine the practicality of this in terms of flood prevention for the site.

ANY RECOMMENDED CONDITIONS: We recommend refusal until full information is provided with regard to proposed sewage collection and disposal and for the same for surface water, to allow practicality of the proposed use to be determined. Standard conditions to control construction, burning, disposal of waste and lighting would be proposed if the applicant/agent can demonstrate their ability to comply with the requirements for surface water and sewage.	
NAME:	Penny Marsh
DEPARTMENT:	Environmental Health and Licensing
DATE:	19/11/24