



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Fryern Park, Fryern Park Farm Fryern Road Storrington West Sussex
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:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION:	
This application still 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:

The drainage design strategy submitted mentions calculations based on one dwelling. This may need to be re-calculated as the application is for pitches to ensure it meets the general binding rules or getting a permit to discharge from the Environment Agency.

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

The size of the treatment plant and a plan showing the ditch is required.

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. There has been no change to the original site plan and is not to scale. The barn and the stables are far closer to each other than shown on the site plan.

More detail is needed on the proposed treatment plant and location of the ditch, and a new site plan meeting the caravan site licensing conditions should be provided to satisfy the planning department that 4 pitches will have adequate spacing.

We would then 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 more information required has been provided and is adequate to support the feasibility of the proposal.

NAME:	Kendra Barrington
DEPARTMENT:	Environmental health and Licensing
DATE:	23 June 2026