



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land at Grid Reference 510699 117812 To The South of Dukes Copse Community Bramble Lane Thakeham West Sussex
DESCRIPTION:	Change of Use of land to Gypsy/Traveller site comprising 2 pitches with the siting of a mobile home and dayroom per pitch.
DC/26/0506	DC/26/0506
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:**Spacing:**

It is unclear if the proposed caravans and dayrooms are too close to the boundary. There needs to be 3m to the boundary. Please provide an accurate block plan showing all features proposed on the site including the red line boundary.

If the development goes ahead then the site will require a caravan site licence, which specifies the distances from caravans to boundaries and other structures on the site.

Foul sewage treatment plant:

The planning statement mentions that foul drainage and general waste disposal would be available through a scheme to be agreed by way of condition within 3 months of the date of a decision.

We disagree with this. Drainage cannot be conditioned - a detailed Foul and Surface Water Drainage Strategy must be submitted to the local council for review at this stage of the planning process.

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.

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. Please provide a site management plan to ensure that nuisance from noise and lighting is not detrimental to the amenity of the area.

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.

For information for applicant only:

A caravan site licence will be required if the development goes ahead. This is a legal requirement.

ANY RECOMMENDED CONDITIONS:

Conditions can be proposed when more information has been given

NAME:

Kendra Barrington

DEPARTMENT:

Environmental Health and Licencing

DATE:

12 June 2026