



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Kingfisher Farm West Chiltington Lane Billingshurst
DESCRIPTION:	Use of the land for the stationing of caravans for residential purposes for 5no. gypsy pitches together with the formation of additional parking, hard standing, landscaping and utility/dayrooms ancillary to that use
REFERENCE:	DC/26/0256
RECOMMENDATION:	Objection
SUMMARY OF COMMENTS & RECOMMENDATION:	
Objection until more information is provided to establish the feasibility of the foul sewage treatment system, distance of the caravans to the boundary and each other, and noise and nuisance.	

MAIN COMMENTS:**Foul sewage treatment:**

The Planning Design and Access statement mentions "All proposed foul drainage from the new residential units shall discharge into the existing on-site sewer network, with final connection made at the existing domestic sewer treatment plant. The proposed foul sewer comprises of uPVC pipes, laid at gradients sufficient to maintain self-cleansing flow. Indicative gradients will be compact, energy efficient, and designed for the small-scale development providing a full biological treatment in accordance with environmental standards and will be installed with safe access for periodic maintenance and desludging. The system will operate under a long-term management agreement to ensure continued performance and compliance. A dedicated management plan will be implemented to ensure the ongoing upkeep of infrastructure".

As far as we are aware, there is no onsite sewer network or existing domestic sewer treatment plant on site.

The Council receives frequent notifications from local residents of sewage from the site flowing across the roads in the area and untreated effluent in ditches.

Overflows from package treatment plants must flow into a drainage field or to a ditch which flows towards a river. On this site, sewage is collecting in ponds and on the ground which is an indication that the soil is not capable of receiving additional liquid. The ditches adjacent to the site do not appear to connect to streams which flow to a river.

We recommend that permission is not given unless the applicant can prove that there is a satisfactory means of disposing of the treated effluent from additional mobile homes.

HDC's Drainage team have been consulted and commented separately regarding their concerns in relation to the drainage strategy and these concerns align with our own.

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.

Caravan licencing concerns:

If the development goes ahead then the site will require a caravan site licence, which specifies the distances from caravans to boundaries as well as the distances between caravans, including touring caravans, and other structures on the site. The plan does not appear to have allowed sufficient distances between some structures or between proposed spaces for storing touring caravans, so the layout would need to be reconsidered before permission is considered.

It is unclear if the proposed Static caravans are too close to the boundary or each other. There needs to be 6m between caravans and 3m to the boundary. This is quoted incorrectly in the Planning, Design and Access statement. Please provide an accurate block plan showing all features proposed on the site

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.

ANY RECOMMENDED CONDITIONS:

Not at this stage.

NAME:

Kendra Barrington

DEPARTMENT:

Environmental Health and Licensing

DATE:

27.3.25