



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Stonepits Manor Marringdean Road Billingshurst
DESCRIPTION:	Use of the land for the siting of 3no. glamping pods for tourist accommodation
REFERENCE:	DC/25/1993
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. Clarity is needed about the distance between pods.	

MAIN COMMENTS:**Drinking and rainwater**

Comments will be made by the Environmental Protection team separately

Distance between pods

The location plan and the block plan are very similar, it is unclear if the proposed pods are too close to each other. Please clarify this. If the development goes ahead then the site will require a caravan site licence or a camping site licence, which specifies the distances between pods to boundaries as well as the distances between pods, and other structures on the site.

Drainage

When a new site is being proposed has no connection to mains drainage, the local authority must be satisfied that the drainage solution will not pollute drinking water or surface water on the site. More detail of the proposed treatment system is needed 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.

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:

Conditions can be proposed when more information has been given

NAME:	Kendra Barrington
DEPARTMENT:	Environmental Health and Licencing
DATE:	22 December 2025