



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Downsview Paddock New Hall Lane Small Dole West Sussex BN5 9YJ
DESCRIPTION:	Proposal for a single pitch settled gypsy accommodation site (Retrospective).
REFERENCE:	DC/25/1996
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION:	
More information is needed regarding the foul sewage treatment plant	

Foul sewage treatment plant:

The proposal mentions a sealed system which would be emptied regularly but then goes on to describe in great detail the workings of a Matrix plant, which is not a closed tank and has to discharge to ground or to a ditch. There is also no detail about what size of tank is proposed, where it would be sited, lines or depths of pipework from all structures, or where the overflow would discharge. These are all important issues which impact on the fundamental suitability of the site for the proposed use. The Planning Design and Access Statement mentions that this would be a Matrix plant, "or similar", so no decisions can be made about suitability as on that basis any size or style of tank(s) could be installed. The discharge from these plants would either have to go to ground (requiring percolation tests etc, which are not mentioned) or to an identified watercourse, which may need the approval of the Environment Agency. No information on that aspect of the proposal has been provided.

More information is needed as to where the treatment plant will be located, how often it will be emptied and treated, where the ditch is located, where it will flow to and does it have the capacity and flow to absorb the treated effluent.

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.

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 until further information is provided.

NAME:	Kendra Barrington
DEPARTMENT:	Environmental health and Licensing
DATE:	13 March 2026