



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/1394
LOCATION:	Sir Roberts Farm, Goose Green Lane, Goose Green, West Sussex, RH20 2LW
DESCRIPTION:	Demolition of existing dwelling and erection of a replacement three-bed dwelling with a detached garage with associated access and change of use of land from paddock to incidental residential curtilage.
RECOMMENDATION:	Further information required

MAIN COMMENTS:

Proposed Water Supply

We have reviewed the Water Neutrality Statement, dated September 2025, and we have the following comments to make.

1. We note that a rainwater harvesting system (RHS) is proposed to supply water to the WC's and washing machines of the proposed development. With this in mind, our interpretation of the technical guidance from the Drinking Water Inspectorate (DWI) is that should water from a rainwater harvesting system be used for these uses then it should still be subject to appropriate treatment and testing with a suitable management and maintenance plan being in place.
2. In order to provide the LPA with sufficient confidence that the RHS will be maintained and managed for the lifetime of the development a detailed private water supply management and maintenance plan will therefore need to be submitted in support of the application. This document should be provided by a suitably competent and qualified consultant who specialises in private water supplies and include, but not necessarily be limited to, the following information.
 - Detail on the likely contaminants associated with the rainwater harvesting system, including contaminants associated with the components of the proposed system.
 - Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
 - Detail on the proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.
 - Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
 - Details, including a plan or schematic, showing the supply – storage tanks, treatment etc, and means to record the total water consumption of each unit.
 - Detail on the continuity of supply during dry periods extending beyond 35 days.
 - Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.
3. Whilst some information is provided in the above mentioned document which is welcomed, in our view this information does not provide the LPA with sufficient detail on the maintenance and management of the proposed rainwater harvesting system.

Land Contamination

Phlorum Limited Land Contamination Preliminary Risk Assessment dated June 2022

1. The fact that a report of this nature has been provided in support of this application is welcomed. The report is however over three years old and is based on a previous scheme on this site.
2. Given the above an up-to-date preliminary contamination risk assessment will need to be provided. We are however happy to request this information through

conditions, once the above matter in relation to the proposed water supply has been addressed.

Phlorum Limited Phase 2 Site Investigation dated June 2023

1. The fact that a report of this nature has been provided in support of this application is welcomed. We note however that very limited investigation has been undertaken in the area that is bounded by the red boundary line associated with this current application.
2. Further site investigation are therefore likely to be required. We are however happy to request this through conditions, once the above matter in relation to the proposed water supply has been addressed.

Construction Phase

During site clearance, preparation and construction there is the potential for local residents to experience adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by the developer and a construction environmental management (CEMP) plan will be recommended as a condition, once we are satisfied that the above matters have been addressed.

Suggested Conditions

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	10/10/2025