



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/1371
LOCATION:	Land West of Parsons Field Stables Pickhurst Lane Pulborough West Sussex RH20 1DA
DESCRIPTION:	Use of land for the stationing of 2 static caravans for residential purposes and associated day rooms. Erection of stable buildings and formation of hardstanding (retrospective) Associated landscape works including planting of native hedges and removal of hardstanding (Retrospective)
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Promethean Planning, Water Neutrality Report and Water Management Plan, dated 16 th August 2025	

MAIN COMMENTS:

We note the applicant is proposing to either use a rainwater harvesting system or SNWCS (previously called SNOWS). As this application is retrospective, the use of SNWCS would not be currently permitted.

We have the following comments to make about the proposed rainwater harvesting system:

1. The guidance referenced in this report needs to be The Private Water Supplies (England) Regulations 2016. Although it has been mentioned in relation to the risk assessment, it must also be the regulations used to determine sampling parameters and frequency. Additionally, BS EN 16941-1:2018 is referred to throughout, but this standard was withdrawn in March 2024 and updated in June 2024.
2. The report needs a be a statement of positive intent/action so use of the word 'should' will need to be replaced with 'shall'
3. We acknowledge the inclusion of a site-specific plan within the application and appreciate its submission. However, we note that the plan provided appears to be a system layout rather than a true schematic. While this is a helpful addition, it does not meet the required level of detail expected from a schematic. We therefore request that an additional schematic be submitted, clearly illustrating the detailed workings of the system.
4. There is no mention of the pipework associated with the system, including the material used. Nor is there any reference to the siting of the septic tank on the site, which poses a risk for cross-contamination.
5. The report lacks clarity regarding the number and type of rainwater harvesting tanks proposed. It states: "It is therefore proposed to install 4 x 10,000-litre potable rainwater harvesting tank to serve each unit", which suggests a total of eight tanks (four per unit). However, the schematic appears to show only two tanks per unit. Also, while the schematic indicates that the tanks will be installed underground, the specifications provided in Appendix 4 refer to an above-ground tank model.

NAME:	Isabelle Carter
DEPARTMENT:	Environmental Health and Licensing
DATE:	22/09/2025