



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/1364
LOCATION:	Staalcot Farm Stall House Lane North Heath West Sussex RH20 2HR
DESCRIPTION:	Use of land for the stationing of 2no. caravans for residential purposes, together with the formation of hardstanding and associated landscaping. Construction of associated utility buildings.
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Promethean Planning Water Neutrality Report and Water Management Plan dated August 2025.	

MAIN COMMENTS:

We note the applicant is proposing to either use a rainwater harvesting system or SNWCS (previously called SNOWS). 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 Additionally, BS EN 16941-1:2018 is referred to throughout, but this standard was withdrawn in March 2024 and updated in June 2024.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. 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.
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. The report needs a be a statement of positive intent/action so use of the word 'should' will need to be replaced with 'shall'
5. We note the comment: "The regulations in England and Wales do not require monitoring to be undertaken where the water supply is to a single domestic dwelling unless concerns are raised by the owner or occupier". As there are shared storage tanks between the two units, we are of the view that this is not a supply to a single domestic dwelling.

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