



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/24/1538
LOCATION:	Land To The South of Furners Lane, Henfield, West Sussex
DESCRIPTION:	Erection of 29 dwellings with associated landscaping, open space, parking and creation of new vehicular access
RECOMMENDATION:	Objection – further information required

MAIN COMMENTS:

Water Neutrality

Proposed Rainwater Harvesting Systems

Environmental Health have reviewed the supporting information and we note that rainwater harvesting systems (RHS) are proposed to supply potable water to the development. We therefore have the following comments to make.

1. Rainwater harvesting systems can be highly contaminated. 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 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.
2. We appreciate that some information on the proposed RHS has been provided in the supporting information, in particular Appendix J of the Motion Water Neutrality Report. In our view this information does not however provide the LPA with sufficient detail on the maintenance and management of the proposed rainwater harvesting systems.

Offsite borehole

We note that water neutrality requirements are also proposed to be met by a borehole located within the jurisdiction of Chichester District Council.

1. Given the above and the fact that the above-mentioned borehole is located within the Arun valley the LPA should ensure that abstracting groundwater from this borehole will not have an adverse impact on the Arun Valley SACSPA and Ramsar sites.

2. The LPA may also wish to discuss this abstraction with the Environmental Health team at Chichester District Council and ensure they are aware of it.

Contaminated Land

Environmental Health have reviewed the Geo-Environmental Services Limited Desk Study Report, dated 13.08.24, and we have the following comments to make.

1. We are satisfied with the preliminary assessment of the risk from contamination to future site users, as presented in the above-mentioned report.
2. We agree with conclusions in the report in that in order to fully quantify the risks from contamination to future site users some ground investigation works, including testing of soils, is required on the site.
3. We are however happy to request these additional assessment works through conditions. Suitably worded planning conditions will therefore be recommended once we are satisfied that sufficient information has been provided in relation to the proposed rainwater harvesting systems.

Air Quality

Comments on the Savills Air Quality Assessment, dated 19.09.24, have been provided in separate comments from Environmental Health dated 05.11.24.

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 happy that the above matters have been addressed.

Summary

Given the above, in particular our comments in relation the proposed rainwater harvesting systems, we are of the view that the application is currently insufficiently detailed to be determined.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	06/12/24