



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/1234
LOCATION:	Rowfold Lodge, Coneyhurst Road, Billingshurst, West Sussex, RH14 9DD
DESCRIPTION:	Demolition of existing buildings and erection of a dwelling (as an alternative to Prior Approval Ref. DC/24/0304)
RECOMMENDATION:	Further information required

MAIN COMMENTS:

Noise

An Environmental Health Officer has recently visited the application site and road traffic noise from the heavily trafficked A272, located in close proximity to the site's western boundary, was very noticeable. Where this is the case and residential development is proposed in close proximity to a predominant source of noise we would reasonably expect the application to be supported by a noise impact assessment which quantifies and assesses the impact of road traffic noise on residential amenity and, crucially, provides the LPA with confidence that noise levels, both internally and in the proposed amenity space, are capable of being mitigated through conditions.

A report of the nature has not however been submitted with the proposals – it has therefore not been adequately demonstrated that road traffic noise will not give rise to adverse impacts on the amenity of future occupants of the proposed dwelling.

Proposed Water Supply

We have reviewed the Batchellar Monkhouse 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, outside tap and washing machine. 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

1. Environmental Health have started to review the Soils Ltd Main Investigation Report dated October 2024 and we note that reference is made to a Preliminary Investigation Report for the site undertaken by Land Science (Ref: LS7634, dated May 2024).
2. We are unable to review the Main Investigation Report in detail until we have sight of the Preliminary Investigation Report so we ask that this is provided.

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.

Summary

Given the above we are of the view that the application is currently insufficiently detailed to be determined.

Suggested Conditions

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	26/09/2025