



Horsham  
District  
Council

## HORSHAM DISTRICT COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council – Planning Dept FAO Alice Johnson
<b>REFERENCE:</b>	<b>DC/25/0486</b>
<b>LOCATION:</b>	Oakhurst Centre West Chiltington Lane Coneyhurst
<b>DESCRIPTION:</b>	Outline application for the demolition of existing buildings and erection of 9No self-build / custom build dwellings with all matters reserved.
<b>RECOMMENDATION:</b>	<del>Advice / No Objection / Objection / More Information / Modification / Refusal</del>
<b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b>  Further information regarding risks from ground contamination is required to demonstrate that the site is safe and suitable for residential development.	
<b>MAIN COMMENTS:</b>  Commercial or agricultural buildings can be subject to significant contamination risks arising from their use, construction and storage of machinery equipment fuels or other chemicals. Potentially hazardous materials may also be incorporated in made ground, yards and hard standings.  In accordance with the recommendations of the Planning Practice Guidance, information is required on these matters and a preliminary risk assessment including a site walkover should be provided to ensure the site can be made safe and suitable for the development.  Conditions recommended regarding proposed rainwater harvesting scheme, construction phase and external lighting.	
<b>ANY RECOMMENDED CONDITIONS:</b>  1. Prior to commencement of development of each dwelling full details of the rainwater harvesting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include: <ul style="list-style-type: none"><li>• Detail on the likely contaminants associated with the rainwater harvesting system,</li><li>• Detail on the 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.</li></ul>	

<ul style="list-style-type: none"> <li>• Details of all matters relevant to the risk assessment and 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.</li> <li>• Detail of 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.</li> <li>• Details, including a plan or schematic, showing the supply – including a site plan and/or schematic showing location of source, chambers, tanks, distribution network including valves, pipes, consumer premises and means to record the total water consumption of each unit</li> <li>• Detail on the continuity of supply during dry periods extending beyond 35 days</li> <li>• Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance</li> </ul>	
<p>2. All works of demolition, construction and ancillary activities, including deliveries and dispatch, shall be restricted to 08:00-18:00 hours on Monday to Friday, from 08:00 to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.</p>	
<p>3. No exterior lighting shall be installed or operated without the prior written approval of the local planning authority.</p>	
<b>NAME:</b>	Lee Money
<b>DEPARTMENT:</b>	EHL
<b>DATE:</b>	14/05/24