



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/1077
LOCATION:	The Fords Bonfire Hill Southwater West Sussex RH13 9BU
DESCRIPTION:	Erection of 2 x no detached dwellings and garages utilising existing access and landscaping
RECOMMENDATION:	More Information
SUMMARY OF COMMENTS & RECOMMENDATION:	
Comments relating to below information: CGS Civil Water Neutrality Report and Water Management Plan dated January 2025.	

MAIN COMMENTS:

Environmental Health have reviewed the above-mentioned report and we have the following comments to make.

1. We note the report references BS 8515:2009 within the text and schematic, but this was withdrawn in 2018. Please use the most up to date guidance.
2. The sampling of the water shall be undertaken in accordance with the DWI technical guidance. According to TG, for a regulation 10, the applicant should sample for: Enterococci; Escherichia coli (E. coli); conductivity; hydrogen ion (pH value); turbidity. Although the report lists some parameters that will be tested for, there are some essential ones missing.
3. There is general commentary on the contingency plan for system failures, but no specific detail on how any water sample failures will be managed. In the case of sample failures, an investigation will be required, there is however insufficient detail of this in the report. This would need to include notification of the investigation and corrective actions to the Local Planning Authority.
4. Upon reviewing figure 4, there appears to be four rainwater harvesting tanks on site, two for plot 1 and two for plot 2. However, this does not correlate to commentary in the report, which alludes to one 8,000L tank per plot.
5. The details of the tank do not align with the example rainwater harvesting tank brochure in Appendix C, as this does not have an option for a tank of this size, and tanks above 6,500L require two smaller tanks, which is not mentioned in the report.
6. This application is for two units and so this needs to be reflected in the report. The report says each unit will have a tank. Additionally, the report does not mention where the treatment will be installed. If each unit has its own treatment, the treatment section of the report needs to allude to two treatment systems.

NAME:	Isabelle Carter
DEPARTMENT:	Environmental Health and Licensing
DATE:	02/09/2025