From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: 20 December 2024 16:51:28 UTC+00:00
To: "Kate.Turner" <Kate.Turner@horsham.gov.uk>
Subject: RE: DC/24/1971 Nightingale Farm Sincox Lane Shipley EH response

Hi Kate

The descriptions for a single dwelling house but the documents refer to eight residential units. Which is correct?

As for the previous applications DC/21/1472 and DC/22/1340, there are concerns about land contamination risks and noise and odour from adjoining commercial/agricultural uses. I would restate the comments made in respect of these matters.

Noise and Odour

From a site visit we note that stables, agricultural/commercial buildings and associated yard areas are located in close proximity to the building subject to this application. We note the comments in the supporting statement in relation to noise. However, given the aforementioned neighbouring land uses and the fact that the dwellings, if prior approval is granted, could be market dwellings we are of the view that there is the potential for the future occupiers of the dwelling to be adversely impacted upon by any agricultural and/or commercial activities being undertaken within the wider locality by reason of noise, odour and general disturbance associated with the uses being undertaken. As such it is considered that the siting of the building makes it undesirable to change to residential uses contrary to the requirement of Q.2 (1)(b) of Part 3, Class Q of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended.

Contaminated Land

We note the comments on contamination in the supporting statement. However, given the historic agricultural use of the site, a land use which Environmental Health considers potentially contaminating, we are of the view that the ground on the site does have the potential to be contaminated. The risks from contamination to future site users' therefore needs to be demonstrated by way of Phase 1 Preliminary Assessment – no such assessment has however been submitted in support of the application.

Water Neutrality

Rainwater harvesting is proposed to enable total self-sufficiency within the building to provide water to all fittings including drinking water to the proposed development.
Measures to address water neutrality cannot be conditioned under prior notification.

As rainwater and greywater supplies can be highly contaminated, robust and detailed written private water supply management and maintenance details will need to be submitted in support of the application. These details should include, but not necessarily be limited to, the following:

i. Detail on the likely contaminants associated with the rainwater harvesting system,

ii. 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.

iii. Detail on 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.

iv. 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.

v. Details, including a plan or schematic, showing the supply – storage tanks, treatment etc, and means to record the total water consumption of each unit

vi. Detail on the continuity of supply during dry periods extending beyond 35 days.

vii. Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.

Regards

Lee

Lee Money

Team Leader Environmental Protection

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From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: Thursday, December 19, 2024 4:09 PM
To: Lee.Money <Lee.Money@horsham.gov.uk>
Subject: FW: Planning Application Consultation - DC/24/1971 Nightingale Farm Sincox Lane Shipley

Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse

Lee Money

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From: Planning <planning@horsham.gov.uk>
Sent: Thursday, December 19, 2024 4:08 PM
To: eh.planningconsultation <eh.planningconsultation@horsham.gov.uk>; Gareth.Jones <Gareth.Jones@horsham.gov.uk>
Subject: Planning Application Consultation - DC/24/1971

Please see the attached consultation letter from Horsham District Council Re:DC/24/1971

Telephone:
Email: planning@horsham.gov.uk





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