From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: 13 December 2024 15:42:37 UTC+00:00
To: "Bethan.Tinning" <Bethan.Tinning@horsham.gov.uk>
Subject: RE: DC/24/1710 Pound Place Mill Lane Partridge Green EH response REVISED 131224

Hi Bethan

Sorry for the delay. Amended response below.

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. A preliminary risk assessment including a site walkover should be provided to ensure the site can be made safe and suitable for the residential development.

The information provided with respect to water neutrality proposes that rainwater harvesting will be used. It is recommended that the following condition is attached is the application is approved:

1. Prior to commencement of development full details of the rainwater harvesting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include:

    - Detail on the likely contaminants associated with the rainwater harvesting system,
    - 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.
    - Details of 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.
    - 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 – 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
    - 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

Regards

Lee

Lee Money

Team Leader Environmental Protection

Telephone: 01403 215410 | 07879 481032
Email: Lee.Money@horsham.gov.uk





From: Bethan.Tinning <Bethan.Tinning@horsham.gov.uk>
Sent: 02 December 2024 12:00
To: Lee.Money <Lee.Money@horsham.gov.uk>
Subject: RE: Planning Application Consultation - DC/24/1710 Pound Place Mill Lane Partridge Green EH response

Hi Lee,

Thank you for sending the consultation response over.

Just to note, you've referred to prior approval in the response, but this application is a full application and so we can secure water mitigation through condition.

Many thanks,
Bethan

Bethan Tinning

Planning Officer

Telephone: 01403 215429

Email: Bethan.Tinning@horsham.gov.uk



Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: 28 November 2024 15:37
To: Bethan.Tinning <Bethan.Tinning@horsham.gov.uk>
Subject: RE: Planning Application Consultation - DC/24/1710 Pound Place Mill Lane Partridge Green EH response

Hi Bethan

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. A preliminary risk assessment including a site walkover should be provided to ensure the site can be made safe and suitable for the residential development.

The information provided with respect to water neutrality proposes that rainwater harvesting will be used. However under the prior approval process the safety and sufficiency of the water supply cannot be secured by condition. It is recommended that specific details are provided on the following matters:

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 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

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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton
-----Original Message-----
From: Planning <planning@horsham.gov.uk>
Sent: 27 November 2024 09:00
To: eh.planningconsultation <eh.planningconsultation@horsham.gov.uk>; Gareth.Jones <Gareth.Jones@horsham.gov.uk>
Subject: Planning Application Consultation - DC/24/1710

Please see the attached consultation letter from Horsham District Council Re:DC/24/1710