HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/24/1153
LOCATION:	The Old Piggery, Fryern Road, Storrington, West Sussex, RH20 4BJ
DESCRIPTION:	Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse (C3 Use class).
RECOMMENDATION:	Further information required

MAIN COMMENTS:

Land Contamination

Given the historic agricultural use of the site, a land use which we Environmental Health considers potentially contaminating, we are of the view that the ground on the site has the potential to be contaminated.

Given the above and taking into account the proposed residential use of the site, a land use that is sensitive to the presence of contamination, to ensure the site is suitable for residential development the application should be supported by a preliminary contamination risk assessment (PCRA), undertaken by a suitably competent and experienced environmental consultant.

Proposed Water Supply

We have reviewed the Promethean Planning Water Neutrality Report and Water Management Plan, dated 10.08.24, and the amount of detailed provided is welcomed, we do however have the following comments to make.

We note the comments on page 6:

As the system will be considered as a private water supply it will be governed by the Water Supply (water Quality) Regulations 2016. These are regulated by the local council's Environmental Health Officer or Pollution Control Officer.

And

The regulations in England and Wales do not require monitoring to be undertaken where the water supply is to a single domestic dwelling unless concerns are raised by the owner or occupier.

Whilst we accept that the above comments are what is detailed in the regulations, given the number of private water supplies that are being proposed in our District to satisfy ongoing water neutrality requirements (both rainwater harvesting systems and onsite boreholes) we as a Local Authority have taken the decision to regulate all of these private supplies, even those to single dwellings, through the planning process. We would therefore be grateful if this section of the management plan can reflect this HDC requirement.

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:	12/09/2024