HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/24/0863
LOCATION:	Brookside Farm, Dagbrook Lane, Henfield, West Sussex, BN5 9SH
DESCRIPTION:	Demolition of 2no Agricultural Buildings and Erection of 2no dwellinghouses.
RECOMMENDATION:	Further information required

MAIN COMMENTS:

Land Contamination

Environmental Health have reviewed the Environmental Assessment Services Ltd Preliminary Contamination Risk Assessment, dated August 2023, and we have the following comments to make.

1. The above-mentioned report only covers one of the barns and not the whole application site, this is a significant omission.

2. The risk assessment as detailed in Table 8.1 is not complaint current British Standards and technical guidance.

3. We note the comment in section 8.5 '*It is proposed to redevelop the site for residential use but there are not any proposed garden areas where future residents are likely to come into contact with the underlying soil'*. From reviewing the proposed plans we consider it likely that soft landscaping/gardens will be created as part of this application, we therefore do not agree with this comment. The potential for future site users to come into contact with contaminated soils in soft landscaped/garden areas should therefore form part of the PRA.

4. We note that the no site investigation works are proposed, given the potential for soft landscaped/garden areas to be created unfortunately we do not agree with this conclusion.

Rainwater Harvesting System

1. We have reviewed the supporting information and we note that a rainwater harvesting system is proposed to supply potable water to the development.

2. Rainwater harvesting schemes can however be highly contaminated, to provide the LPA with sufficient confidence that the rainwater harvesting scheme will be maintained and managed for the lifetime of the development the application should be supported by a detailed private water supply management and maintenance report. This report should be provided by a suitably competent and qualified consultant who specialises in private water supplies and include, but not necessarily be limited to, the following information:

- Detail on the likely contaminants associated with the rainwater harvesting system, including contaminants associated with the components of the proposed system.
- 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.
- 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.
- 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.
- 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.

3. We note that some detail has been provided in the Water Neutrality Report. In our view the information provided is however insufficiently detailed and does not provide the LPA which sufficient confidence that the risks from the rainwater harvesting system will be managed and maintained for the lifetime of the development.

Construction Phase

During site clearance, preparation and construction there is the potential for local residents to experience adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by the developer and a construction environmental management (CEMP) plan will be recommended as a condition, once we are happy that the above matters have been addressed.

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:	31/07/2024