HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/24/0260
LOCATION:	Browns Farm, Hollands Lane, Henfield, West Sussex, BN5 9QY
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3 to approved application DC/22/0083
RECOMMENDATION:	~~Advice / No Objection / Objection /~~ More Information ~~/ Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Kernon Countryside Consultants Ltd Water Management and Maintenance Plan dated October 2024.	

MAIN COMMENTS:

Condition 3

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

1. With reference to The Private Water Supplies (England) Regulations 2016, it is our understanding that when the café is operational it will be classed as a regulation 9 supply. Sampling will therefore be required for a larger range of parameters and at sampling frequency that is specified in the regulations.
2. We also assume the shipping container would be made of metal, we therefore expect the report to include detail on the contaminants associated with the finish of the shipping container.
3. The guidance document referenced in the report is the "Guidelines for Drinking Water Quality: Small Water Supplies", in our opinion, the more relevant guidance document is the technical guidance provided by the UK Drinking Water Inspectorate (DWI).
4. In our opinion, the schematic showing the supply is insufficiently detailed.
5. The detail on the proposed treatment is satisfactory, it is however unclear whether it is appropriate for the amount of water being used. Additionally, section 9 of the PWS (2016) regulations requires the testing for a wide range of parameters that this treatment does not cover. How would the water be treated if there were elevated levels of something not included on the treatment plan?
6. It is our interpretation of current guidance for rainwater harvesting systems, that a bypass mechanism to exclude the first flush of rainwater from the roof is required. There is no detail of this in the submitted information.
7. In the case of sample failures, an investigation will be required, there is however insufficient detail of this in the report.
8. The risk assessment example provided in the report is not sufficiently detailed. We would expect the risk assessment to follow the DWI risk assessment tool, which can be downloaded from their website.

Given the above unfortunately Environmental Health are not in a position where we can recommend the discharge of conditions 3 at this time.

NAME:	Isabelle Carter
DEPARTMENT:	Environmental Health and Licensing
DATE:	12/11/2024