HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/23/1777
LOCATION:	Land To The West of South Hill Farm, Storrington Road, Thakeham, West Sussex, RH20 3E
DESCRIPTION:	Erection of 5No. residential dwellings with associated access, car ports, and landscaping.
RECOMMENDATION:	Objection – further information required
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below documents: WSP Borehole Prognosis Report, dated December 2023	

MAIN COMMENTS:

Proposed Water Supply

We have reviewed the WSP Borehole Prognosis Report, dated December 2023, and we have the following comments to make.

1. For sites within the jurisdiction of HDC where a borehole is proposed to supply potable water to a proposed development we request that the application is supported by a report, undertaken by a suitably competent and qualified consultant, containing the below information:

- Detail on a borehole drilled and installed on the site including location, geology, depth and where the response zone for the borehole is located.
- Detail on the sampling of the borehole i.e. by who, when, competency of the sampler and whether the borehole purged to ensure the samples were representative.
- Detail on a representative sample of groundwater obtained from the onsite borehole, presented by way of laboratory certificates, along with commentary on the sampling results and comparison to current UK assessment criteria. Any groundwater sampling at this site will also need to take into account the land-use history of the site and the fact that there are historic land uses to the north of the application site which could have impacted the underlying groundwater.
- Detail, including a schematic, indicating how any proposed treatment will remove the parameters identified as elevated by the sampling.

2. With the above in mind we have reviewed the above mentioned report and whilst the information provided is welcomed the report it does not, in our view, provide the LPA with the required level of detail on water quality of the underlying aquifer and proposed treatment. We note that the water quality section discusses a borehole which is 0.88km from the application site and was last sampled in 1934 – this is does not provide a representative or current indication of groundwater quality beneath the site.
3. We are aware of several other planning application in this part of our District, a number of which are proposing boreholes to satisfy water neutrality requirements. The LPA should therefore take into account the cumulative impacts of these boreholes on the groundwater reserves in this part of our District.
4. The LPA should also take into account the fact that the public water supply at Smock Alley, which we understands abstract groundwater from the same strata as proposed private water supplies in this part of our District, may be brought back into use in the future.

Land Contamination

- Given the historic use of the site as a nursery, a land use which Environmental Health consider potentially contaminating, we are of the view that the ground on the site has the potential to be contaminated.
- To ensure the site is suitable for residential development, given the above, the application be supported by a preliminary risk assessment (PRA) undertaken by a suitably competent and qualified environmental consultant.

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.

Summary Given the above we are of the view that the application is currently insufficiently detailed to be determined.	
ANY RECOMMENDED CONDITIONS - N/A	
NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	14/03/2024