HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/1153
LOCATION:	Palaceland Farm Hooklands Lane Shipley West Sussex RH13 8PX
DESCRIPTION:	Demolition of existing agricultural barn and construction of a holiday let accommodation (Class C1). Following previous extant approval DC/23/0589.
RECOMMENDATION:	~~Advice / No Objection / Objection /~~ More Information ~~/ Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Motion Water Neutrality Statement dated December 2023.	

MAIN COMMENTS:

Private Water Supply

Environmental health has reviewed the water neutrality report. We can see that potable water will be attained exclusively from the mains supply, and a rainwater harvesting system will be used for toilet flushing and drinking water for sheep. However section 2.8 of the Rainwater Harvesting Management and Maintenance Plan states that the water will be used for washing machines , which is not discussed in the water neutrality report. You need to confirm that the rainwater harvesting is exclusively to be used for toilet flushing in the property, or if it will indeed be used for laundry.

The report fails to include an accurate schematic diagram of the proposed RWH system, this is required.

Land Contamination

Given the historic agricultural use of the application site, a land use which Environmental Health considers 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 the proposed development the application should therefore be supported by a preliminary contamination risk assessment undertaken by a suitably competent and experienced environmental consultant

NAME:	Georgina Hermitage
DEPARTMENT:	Environmental Health and Licensing
DATE:	11/09/2025