



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/23/0189
LOCATION:	Sandgate Nursery, West End Lane, Henfield, West Sussex, BN5 9RD
DESCRIPTION:	Outline application for erection of a continuing care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 starter homes (Use Class C3) with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).
RECOMMENDATION:	Objection – further information required
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below documents: Price and Myers Flood Risk Assessment, Drainage Strategy and Water Neutrality Report, dated September 2024. Invicta Water Treatment letter report dated 03.09.24	

MAIN COMMENTS:**Proposed Water Supply**

Environmental Health (EH) have reviewed the Price and Myers Flood Risk Assessment, Drainage Strategy and Water Neutrality Report, dated September 2024, and we have the following comments to make.

1. For applications within the jurisdiction of HDC where boreholes are proposed to supply potable water to a proposed development we request that the application is supported by a report, produced by a suitably competent and qualified consultant and undertaken in accordance with appropriate British Standards and technical guidance, containing the below information:
 - Detailed commentary on the site investigation and the sampling of the borehole(s) with reference to current British Standards and technical guidance.
 - Detailed commentary on the sampling results and comparison to UK assessment criteria.
 - Should elevated levels of parameters be detected then sufficient detail on proposed treatment system or systems, including a schematic of the treatment system.
 - Site location plan and site plan showing location of the boreholes on the application site.
 - Borehole logs in accordance with current British Standards
2. With the above requirements in mind, we have reviewed the Invicta Water Treatment letter report dated 03.09.24, provided as Appendix I of the above report, and whilst the information contained within this document is welcomed in our view it does not provide the LPA with the required level of information as detailed above.
3. In our previous comments dated 15.02.24 we stated the following *Given the historic use of the site as a nursery and the potential for the underlying groundwater to have impacted by certain contaminants we would welcome dialogue with the applicant and/or their consultant before the commencement of any groundwater sampling at this site.* We also reiterated this advice in email comments dated 15.07.24. As far as we are aware the consultant and/or the applicant has not sought the advice of Environmental Health prior to sampling which is disappointing.
4. In addition to the above – as far as we are aware no further information has been submitted in relation to proposed rainwater harvesting scheme. Previous comments dated 22.06.23 and the request for a detailed private water supply management and maintenance plan submitted in support of the application therefore remain valid. If the applicant is no longer looking to achieve water neutrality by way of a rainwater harvesting system we would be grateful if this can confirmed.

Summary

Given the absence of detailed information in relation to the proposed water supply, both in terms of the proposed borehole and the proposed rainwater harvesting system, EH are still of the view that the application is insufficiently detailed to be determined.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	15/10/2024