From: Lee.Money <Lee.Money@horsham.gov.uk>
Sent: 14 March 2025 15:19:45 UTC+00:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Subject: RE: URGENT - FW: DC/24/1697, Springvale Fields, Woodland Lane, Colgate, EH response 140325

Hi Halima

Do you mean condition 2 from my response? This was concerning the exterior lighting but your comments seem to be focused on the RWH system?

For the rainwater harvesting scheme the system outlined in the submitted documentation is acceptable for the most part. There is no detail on the installation of first flush diverters and a detailed site plan should be provided showing the locations of the pipe runs and treatment unit, evidencing that the rainwater harvesting supply system will be separate for the mains supply in line with the DWI recommendations.

As I stated in my response:

"It is recommended that the details of the rainwater harvesting system *as provided* are secured by condition. "

The reason for proposing a condition is to ensure that the rainwater system as described is installed, the recommended monitoring and cleaning regime is observed by future occupiers and that the comments in the report form part of the permission, notably:

"It is proposed that the harvested rainwater will supply just the toilets, washing machine and garden irrigation. It will NOT be used for drinking water."

"Subject to the suppliers recommendations, it is proposed that the system will be fitted with an Ultra Violet (UV) Disinfection Unit designed for a flow rate of a minimum of 22.5 ltr/min."

It should be noted that water DWI Technical guidance to regulation 3 states that water used for sanitary purpose including water for washing machines and dishwashers and the used use for these purposes must be of potable quality. The condition is proposed to ensure that the system also meets this requirement.

Regards

Lee

Lee Money

Team Leader Pollution

Telephone: 01403 215410 | 07879 481032



Email: Lee.Money@horsham.gov.uk

PLEASE NOTE: We have moved, please see the new Council address below.
Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 14 March 2025 12:52
To: Lee.Money <Lee.Money@horsham.gov.uk>
Subject: URGENT - FW: DC/24/1697, Springvale Fields, Woodland Lane, Colgate,
Importance: High

URGENT

Hi Lee,

DC/24/1697,
Springvale Fields, Woodland Lane, Colgate,
Demolition of temporary dwelling and erection of permanent two storey rural workers dwelling. Construction of an all weather equestrian sand school.

I refer to the above planning application.

Please see the agent's email below who is questioning the pre-commencement condition 2 which was recommended by you.

Please confirm that you have reviewed the documents the agent has listed below, some of which are attached above, and clarifying what information is outstanding.

I would appreciate a response by 21st March 2025.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 215059

Email: Halima.Chowdhury@horsham.gov.uk

Horsham District Council 50 YEARS

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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Bill Gover <Boatybill@hotmail.com>
Sent: 14 March 2025 07:33
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Subject: Re: DC/24/1697, Springvale Fields, Woodland Lane, Colgate,

Dear Halima,
I am very confused by your email (below), as I have already submitted all these details either when I first submitted this application or within subsequent amendments sent to you upon your request.

All this information you list below is covered within the following documents:

- Rainwater Harvesting Management Plan (31/10/24)
- Water Neutrality Report (25/11/24)
- Design and Access Statement (31/10/24)
- Proposed Site Plans BG/07a (21/11/24)
- Soft & Hard Landscaping Report - Proposed Dwelling (31/10/24)
- Existing & Proposed Landscaping Plan - Dwelling BG/08 (31/10/24)

NB Dates in brackets are 'Date Received' as shown on HDC's live public access section on their website for DC/24/1697.

On the 19/11/24 we even had a telephone conversation about the Rainwater Harvesting Management Plan (this was one of two queries I had at the time), and you said it was ok.

To conclude, I would like to ask why are these proposed conditions being made when I have already submitted all the relevant information covering each point in detail?

I'll await your response before acting further.

Kind regards
Bill Gover

Sent from my iPhone

> On 13 Mar 2025, at 18:35, Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk> wrote:

Dear Mr Bill Gover

DC/24/1697,
Springvale Fields, Woodland Lane, Colgate,
Demolition of temporary dwelling and erection of permanent two storey rural workers dwelling. Construction of an all weather equestrian sand school.

I refer to the above planning application.

Please kindly confirm in writing your agreement to the following pre-commencement conditions:

2 Prior to commencement of development full details of the rainwater harvesting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include:

o Detail on the likely contaminants associated with the rainwater harvesting system,
o Detail on the type of treatment that will be installed on the supply, including a bypass mechanism or first flush rainwater and with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
o 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.
o 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.
o Details, including a plan or schematic, showing the supply - including a site plan and/or schematic showing location of source, chambers, tanks, distribution network including valves, pipes, consumer premises and means to record the total water consumption of each unit.
o Detail on the continuity of supply during dry periods extending beyond 35 days.
o Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

3 Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

I would be grateful for a response by 20th March 2025.

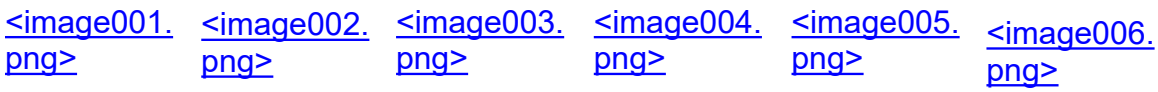
Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 215059

Email: Halima.Chowdhury@horsham.gov.uk



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