HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept FAO Sam Nye
REFERENCE:	**DC/25/0956**
LOCATION:	Old Priors Shermanbury Road Partridge Green
DESCRIPTION:	Demolition of existing buildings and construction of 1no detached dwelling with detached car port. Associated landscape works.
RECOMMENDATION:	Advice ~~/ No Objection / Objection / More Information / Modification / Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

Approve with conditions

MAIN COMMENTS:

Commercial or agricultural buildings can be subject to significant contamination risks arising from their use, construction and storage of machinery equipment fuels or other chemicals. Potentially hazardous materials may also be incorporated in made ground, yards and hard standings.

However, the site comprises a primarily residential curtilage with the existing stable building and polytunnel to be demolished. It is therefore considered that unlikely there that is significant possibility of significant harm arising to future occupiers. A discovery condition is recommended if contaminated ground not previously identified is found to be present.

Rainwater harvesting is proposed to meet water neutrality. Aa condition is prosed to ensure that water supplied to the development is safe and suitable for use.

The DWI guidance note advises that water used for laundry courses etc is considered water for sanitary purpose and therefore water supplied to washing machines, dish washers etc should be treated. This should be taken into account when undertaking water neutrality calculations

ANY RECOMMENDED CONDITIONS:

1. All works of demolition, construction and ancillary activities, including deliveries and dispatch, shall be restricted to 08:00-18:00 hours on Monday to Friday, from 08:00 to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.

2. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved

3. 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:
   - Detail on the likely contaminants associated with the rainwater harvesting system,
   - Detail on the type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
   - Details of all matters relevant to the risk assessment and 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.
   - Detail of 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.
   - 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
   - Detail on the continuity of supply during dry periods extending beyond 35 days.
   - Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance

NAME:	Lee Money
DEPARTMENT:	EHL
DATE:	07/08/25