



Horsham  
District  
Council

## HORSHAM DISTRICT COUNCIL CONSULTATION

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| <b>TO:</b>                                                                                                                                                                                                                                                   | Horsham District Council – Planning Dept                                                                                                      |
| <b>LOCATION:</b>                                                                                                                                                                                                                                             | Alderbury, Church Hill, Pulborough, West Sussex<br>RH20 1AB                                                                                   |
| <b>DESCRIPTION:</b>                                                                                                                                                                                                                                          | Erection of 2No. holiday homes within the residential<br>boundary                                                                             |
| <b>REFERENCE:</b>                                                                                                                                                                                                                                            | DC/24/0944                                                                                                                                    |
| <b>RECOMMENDATION:</b>                                                                                                                                                                                                                                       | <b>Advice</b> / <del>No-Objection</del> / <del>Objection</del> / <b>More<br/>Information</b> - / <del>Modification</del> / <del>Refusal</del> |
| <b>SUMMARY OF COMMENTS &amp; RECOMMENDATION:</b><br>All observations and comments are given on the basis that the accommodation is used<br>for short stay holiday accommodation only. A higher standard maybe required if used as<br>a residential dwelling. |                                                                                                                                               |

## **MAIN COMMENTS:**

### **Observations/comments**

#### **Fire Safety**

1. The bedroom is an inner room leading off a high-risk room, the living room and kitchen. Consideration should be given to providing a suitable alternative means of escape from the bedroom in the event of a fire occurring in the outer room. It is recommended that the window is a fire escape window.
2. There is a lack of information regards the number and location of smoke and heat detectors to provide early warning in the event of a fire occurring. It is recommended that as a minimum a mains wired smoke detection is fitted in the open plan living space.
3. It is recommended given the proposed location of the kitchen area; artificial extraction is fitted above the cooker that will extract to the outside air.

### **Comments regards Proposed Rainwater Harvesting System**

Environmental Health have reviewed the CGS Civils Water Neutrality Report, dated 23.01.24, and we note that a rainwater harvesting system (RHS) is proposed to supply potable water to the development.

Whilst we are not against the principle of such a system, rainwater harvesting schemes can be highly contaminated, to provide the LPA with sufficient confidence that the RHS will be maintained and managed for the lifetime of the development a detailed private water supply management and maintenance plan will therefore need to be submitted support of the application. This document should be provided by a suitably competent and qualified consultant who specialises in private water supplies and include, but not necessarily be limited to, the following information.

- Detail on the likely contaminants associated with the rainwater harvesting system, including contaminants associated with the components of the proposed system.
- Detail on what 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.
- 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.
- 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.
- Details, including a plan or schematic, showing the supply – storage tanks, treatment etc, 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.

We appreciate that some information on the proposed RHS has been provided in the above-mentioned report which is welcomed. In our view this report does not however provide the LPA with sufficient detail on the maintenance and management of the proposed rainwater harvesting system.

For clarity we ask that information on the proposed RHS, including the management and management, is provided in a separate report and not incorporated into the water neutrality report.

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| <b>ANY RECOMMENDED CONDITIONS:</b> |                                                   |
| <b>NAME:</b>                       | Samantha Smith, Area Environmental Health Officer |
| <b>DEPARTMENT:</b>                 | Environmental Health and Licensing                |
| <b>DATE:</b>                       | 23 <sup>rd</sup> July 2024                        |