HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/24/0266
LOCATION:	Redgates Burnthouse Lane Lower Beeding West Sussex RH13 6NN
DESCRIPTION:	Application for Approval of Details Reserved by Condition 3 to approved application DC/24/0273
RECOMMENDATION:	~~Advice / No Objection / Objection /~~ More Information ~~/ Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Water Maintenance Plan (no author and undated)	

MAIN COMMENTS:

Condition 3

Environmental Health have reviewed the above-mentioned report and we have the following comments to make.

1. We have reviewed the Water Maintenance Plan but there would appear to be no company name, author or date. It has therefore not been possible for us to review the competency of the person(s) writing the report.
2. There are sections of the report that are difficult to read and have some grammatical errors, here is one example:

> Occasional maintenance Stabilise and mow contributing and adjacent areas As required Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying As required – once per year on less frequently used pavements Remedial Actions

3. We note the comment that the tank is fitted above ground (page 6), current guidance does stipulate that storage tanks associated with RHW should be located underground.
4. There is general commentary on the contingency plan for system failures, but no specific detail on how any water sample failures will be managed. In the case of sample failures, an investigation will be required, there is however insufficient detail of this in the report. This would need to include notification of the investigation and corrective actions to the Local Planning Authority.
5. There is no schematic detailing the system or where the rainwater in being captured from other than "roof areas". The previous report mentioned the use of an adjacent barn roof, but there is no mention of this in the Water Maintenance Plan. Has the applicant considered the roof material or how the water will be transported to the tank and the contaminants associated with this?
6. It is our interpretation of current guidance for rainwater harvesting systems, that a bypass mechanism to exclude the first flush of rainwater from the roof is required. There is no detail of this in the submitted information.
7. There is no mention of a risk assessment in the report. We would expect the risk assessment to follow the Drinking Water Inspectorate (DWI) risk assessment tool, which can be downloaded from their website.

Given the above unfortunately Environmental Health are not in a position where we can recommend the discharge of conditions 3 at this time.

NAME:	Isabelle Carter
DEPARTMENT:	Environmental Health and Licensing
DATE:	19/11/2024