Horsham District Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control **FAO Hannah Darley**
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/0114
LOCATION:	The Old Malthouse London Road Henfield
DESCRIPTION:	Construction of single storey dwelling
RECOMMENDATION:	Advice / ~~No Objection / Objection / More Information / Modification / Refusal~~

MAIN COMMENTS:

Land Contamination

A Preliminary Environmental Risk Assessment has not been provided. However, the site comprises existing tennis courts which will be removed by the construction of the dwelling. It is considered that there will be low risk of ground contamination. Should any unsuspected or unidentified contamination be encountered a condition is proposed to ensure that appropriate remediation is undertaken.

Proposed Water Supply

The applicant states that rainwater harvesting is to be used to meet the needs of the development.

Rainwater and greywater supplies can be highly contaminated, therefore robust and detailed written private water supply management and maintenance details will need to be submitted in support of the application. These details should include, but not necessarily be limited to, the following:

A condition is proposed to ensure the rainwater harvesting system provides a safe a sufficient supply of potable water.

Construction Phase

During site clearance, preparation and construction there is the potential for adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by setting appropriate hours for construction activities.

Suggested Conditions

- Prior to commencement of development of each dwelling 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

- 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.

- 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.

- No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

NAME:	Lee Money

DEPARTMENT:	Environmental Health and Licensing
DATE:	03/03/2025