HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/24/0806
LOCATION:	Swains Farm, Brighton Road, Henfield, West Sussex, BN5 9RP
DESCRIPTION:	Removal of existing agricultural building to be replaced with 4No. new buildings comprising 4No. residential dwellings.
RECOMMENDATION:	Objection – further information required

MAIN COMMENTS:

Proposed Water Supply

Environmental Health have reviewed SEES Water Neutrality Statement dated 11.09.23, submitted in support of the application, and we have the following comments to make.

1. We note that a rainwater harvesting system is proposed to supply water to the development. Whilst we are not against the principle of this, rainwater harvesting schemes can be highly contaminated, to provide the LPA with sufficient confidence that the rainwater harvesting scheme 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.

Land Contamination

Given the historic agricultural use of the site, a land use which Environmental Health considers potentially contaminating, we are of the view that the ground on the site has the potential to be contaminated.

To ensure that the site is suitable for development, given the land use history as detailed above, the application should be supported by preliminary risk assessment (PRA).

Noise

From undertaking a site visit it is apparent that a former agricultural building and a yard area used to store transit vans is located in close proximity to the northern perimeter of the proposed site.

At the time of the visit the yard area and building to the north were not being used for intensive commercial activities. However, given the close proximity of the above-mentioned building and yard area, and the fact that the building and yard area both sit outside of the red boundary line so any activities cannot be controlled through this

application, any intensification of activities on the land to the north of the application site is likely to have a significant impact on the amenity of the proposed dwellings.

Given the above we are of the view that there is insufficient information on potential noise impacts to determine the application.

Construction Phase

During site clearance, preparation and construction there is the potential for local residents to experience adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by the developer and a construction environmental management plan (CEMP) will be recommended as a condition, once we are happy that the above matters have been addressed.

Summary

Given the above and the lack of information in relation to water quality, land contamination and noise we are of the view that the application is currently insufficiently detailed to be determined.

Suggested Conditions

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	01/07/2024