HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/24/0131
LOCATION:	Roundstone Park, Worthing Road, Southwater, West Sussex, RH13 9JG
DESCRIPTION:	Application for Approval of Details Reserved by Condition 5 to approved application DC/22/0096
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Ridge and Partners LLP Private Water Supply Management Plan dated 10.05.24	

MAIN COMMENTS:

Environmental Health have reviewed the Ridge and Partners LLP Private Water Supply Management Plan (PWSMP), dated 10.05.24, and we have the following comments to make.

1. Section 2.1 provides detail on potential contaminants, we however are looking for more specific detail on likely contaminants i.e. e.coli, heavy metals etc.
2. Section 2.2 is insufficiently detailed and does not provide sufficient detail on what treatment will be installed on the supply. Further to this – we note that the rainwater harvesting system is proposed to supply non-potable water to the development. With this in mind our interpretation of the technical guidance from the Drinking Water Inspectorate (DWI) is that should water from a rainwater harvesting system be used for non-potable uses then it should still be subject to appropriate treatment and testing.
3. We note the comments in section 2.3 in that the Local Authority will be engaged to undertake the risk assessment and testing. Whilst under the Private Water Supply Regulations we can undertake this, for sites that are primarily regulated through the planning process it our expectation the applicant, or a management company acting on their behalf, oversees the employing of a suitably competent person to undertake the risk assessment and testing. The testing will need to be undertaken by a person who has undertaken the DWI certification of persons scheme for sampling private water supplies.
4. Under the 'Failure of Samples' there should also be a bullet point stating that the Local Authority will be informed of any failures.
5. From reviewing section 2.7 we note that reference is made to risk assessment and testing undertaken by the Local Authority. With the comments above in mind this section should be amended to reflect the requirement for a suitably competent person to undertake the risk assessment and testing.
6. From reviewing the document titled 'Drainage Plan' in Appendix C we note that the rainwater harvesting tank is shown which is welcomed. Our expectation is that the rainwater harvesting tank will be located underground, from the plan it is not clear however if the tank will be located underground.
7. We also note that geo-cellular tanks are shown on the plan, it is however not clear what these tanks are and how they differ from the rainwater harvesting tank – we would be grateful if this can be clarified.
8. No detail on location of the proposed treatment plant has been provided on the plan.

Given the above unfortunately we are not in a position where we can recommend the discharge of condition 5 at this time. Before a revised PWSMP is provided we would welcome dialogue with the applicant's environmental consultants on the above matters.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	21/06/2024