HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/0779
LOCATION:	West Wantley Farm, Fryern Road, Storrington, West Sussex, RH20 4BJ
DESCRIPTION:	Demolition of an existing dwelling and the erection of a replacement dwelling with associated landscaping
RECOMMENDATION:	Further information required

MAIN COMMENTS:

Land Contamination

Given the historic agricultural use of the site, a land use which Environmental Health considers potentially contaminating, and the likely presence of made ground associated with the current development we are of the view that the ground on the site has the potential to be contaminated.

Given the land use history, as detailed above, and the fact that proposed use is sensitive to the presence of contamination the application should be supported by preliminary contamination risk assessment (PCRA), undertaken by a suitably competent and experienced environmental consultant.

Proposed Water Supply

Environmental Health have reviewed the Batcheller Monkhouse Water Neutrality Statement, dated May 2025, and we note that a rainwater harvesting system (RHS) is proposed to supply potable water to the development. We therefore have the following comments to make.

1. Rainwater harvesting systems 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 in 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.

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 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:	25/07/2025