



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/2057
LOCATION:	Land North of Little Slaughterford, Chapel Road, Barns Green, West Sussex
DESCRIPTION:	Proposed development of 68 dwellings with vehicular and pedestrian accesses, public open space, hard and soft landscaping and associated works including supporting foul and surface water drainage works, and works to existing culverted watercourse on site.
RECOMMENDATION:	No objection subject to conditions
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to correspondence with the planning officer.	
COMMENTS: Environmental health has been made aware of correspondence between the applicant and the planning officer in which the planned uses for a rainwater harvesting system were defined. The use of this water for external uses such as watering gardens and washing cars is absolutely fine and we do not need to be involved further in this. However, water for use in flushing toilets needs to be potable to negate risks of cross-contamination with the mains supply. Therefore, we would recommend that the toilets be also on the mains supply. We are however aware that this is not in line with the applicants plans. Therefore, we are recommending the attached condition to ensure the safety of the water supply	

RECOMMENDED CONDITIONS:

No part of the development shall be occupied until full details of the proposed rainwater harvesting system have been submitted to and approved in writing by the Local Planning Authority. This must include any proposed internal uses.

The submitted details must include (but are not limited to):

- a) Where rainwater is to be used internally, including for toilet flushing, the system must be designed, installed, and operated in accordance with relevant standards, including BS EN 16941 and the Water Supply (Water Fittings) Regulations 1999. The design must ensure that the water is suitable for its intended use i.e. potable, and that there is no risk of contamination or cross-connection with the mains (wholesome) water supply.
- b) Confirmation as to whether rainwater used for external purposes (including garden irrigation and vehicle washing) shall be maintained as a separate system from the wholesome water supply or within the wholesome water supply. If it is to be incorporated within the wholesome supply, details of the treatment plan must be provided.
- c) Full details of the long-term maintenance and testing arrangements for the rainwater harvesting system, including who will be responsible for its upkeep for the lifetime of the development.

The system must be installed, implemented, and maintained in accordance with the approved details thereafter.

NAME:	Georgina Hermitage
DEPARTMENT:	Environmental Health and Licensing
DATE:	24/06/2026