



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing – Pollution Team
REFERENCE:	DC/23/0189
LOCATION:	Sandgate Nursery, West End Lane, Henfield, West Sussex, BN5 9RD
DESCRIPTION:	Outline application for erection of a continuing care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 starter homes (Use Class C3) with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).
RECOMMENDATION:	Objection – further information required
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below documents: Stephen Buss Environmental Consulting - Hydrogeological Assessment: Water Neutrality Statement for Sandgate Nurseries, Henfield, dated 04.01.24	

MAIN COMMENTS:**Proposed Water Supply**

1. For sites within the jurisdiction of HDC where a borehole is proposed to supply potable water to a proposed development we request that the application is supported by a report, undertaken by a suitably competent and qualified consultant, containing the below information:
 - Detail on a borehole drilled and installed on the site including location, geology, depth and where the response zone for the borehole is located.
 - Detail on the sampling of the borehole i.e. by who, when, competency of the sampler and whether the borehole purged to ensure the samples were representative.
 - Detail on a representative sample of groundwater obtained from the onsite borehole, presented by way of laboratory certificates, along with commentary on the sampling results and comparison to current UK assessment criteria.
 - Detail, including a schematic, indicating how any proposed treatment will remove the parameters identified as elevated by the sampling.
2. With the above in mind we have reviewed the above mentioned document and whilst the information provided is welcomed the report, in our view, does not provide the LPA with the required level of detail on water quality of the underlying aquifer and proposed treatment. We note that the water quality section discusses a borehole which is 11km from the application site and was last sampled in 1948 – this does not provide a representative or current indication of groundwater quality beneath the site.
3. In addition to the above – as far as we are aware no further information has been submitted in relation to proposed rainwater harvesting scheme. Our previous comments dated 22.06.23 and the request for a detailed private water supply management and maintenance plan submitted in support of the application therefore remain valid.

Summary

Given the absence of detailed information in relation to the proposed water supply, both in terms of the proposed borehole and the proposed rainwater harvesting system, we are still of the view that the application is insufficiently detailed to be determined.

Given the historic use of the site as a nursery and the potential for the underlying groundwater to have impacted by certain contaminants we would welcome dialogue with the applicant and/or their consultant before the commencement of any groundwater sampling at this site.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:

Kevin Beer

DEPARTMENT:

Environmental Health and Licensing

DATE:

15/02/2024