



Chris Bartlett
West Sussex County Council

Our ref: NC/24/0014
Your ref: WSCC/016/24
Email: planning@horsham.gov.uk
Direct Line:
If Calling Please ask for: Stephanie Bryant
Date: 18th June 2024

Dear Sir/Madam,

Proposed extension to existing haulage and plant maintenance depot to enable an inert waste transfer and recycling facility (Variation of Condition 2 for Proposed Installation of Wash Plant Equipment)

The Haulage Yard Dial Post Horsham West Sussex

I refer to the consultation received in this office on 28th May 2024 concerning the above site.

This Authority has **no objections** to the application and offer the following comments:

The development seeks to vary condition 2 of existing permission WSCC/008/15/WG to allow for the install wash plant equipment.

The existing bund and fence line is 4m in height and the proposed wash plant equipment will be 11.2m at the tallest point. Several sensitive receptors are located in proximity to the application site, including users of the Bridleway 1864 and Public Right of Way 1859, residents of New Thistleworth Farm Cottage and Oaklands, and highway users of Grinders Lane and Sands Lane. To address this, the applicant has submitted a Landscape and Visual Impact Assessment (LVIA). Officers have reviewed the LVIA and consider that the impact to surrounding sensitive receptors has been appropriately assessed. Furthermore, Officers consider that the proposed new tree planting and retaining wall will provide sufficient visual screening and enhancement of the plant equipment. The proposed plant equipment is not out of keeping with existing permitted plant onsite or agricultural equipment that may also be found in this rural setting. Officers recognise that a Landscape Officer will be able to provide detailed comments on this, but in view of the proposed measures, Officers are satisfied the proposed measures will ensure the wash plant equipment does not result in adverse visual amenity to residents to the west of the application site.

Officers would like to draw West Sussex County Council planning officer's attention to the representation submitted on this application regarding light pollution to ensure any lighting details and conditions related to the proposed installation are secured.

Officers recognise that the installation of the wash plant equipment may result in temporary impact to neighbouring amenity. Officers trust that WSCC will ensure sufficient consideration and control of any impacts resulting during the temporary construction.

Officers note that the submitted Planning Statement states that the wash plant equipment will result in a reduction in noise levels from the site, however no further information has been submitted to

confirm this. Notwithstanding this, Officers understand that the site's other existing planning conditions would remain and that the proposed development and wider site would operate in conjunction with the existing planning conditions, including those on noise, dust, and hours of operation. Accordingly, Officers are satisfied that the proposed development would not result in any adverse amenity impacts in this regard.

The Council's Environmental Health team have offered the following comments in respect of the proposed rainwater harvesting system:

'The rainwater harvesting system is only serving the proposed wash plant. No use of the water for drinking and sanitary purposes is proposed so we would not regulate the proposed rainwater harvesting scheme under the Private Water Supplies (England) Regulations 2016. I note that only a 7 day supply for the wash plant is proposed. This compares with the minimum 35 day standard for systems that will supply water for drinking and sanitary purposes. In the summer months dry periods can extend for several weeks.

We offer general advice for proposals for rainwater harvesting as set out below. However, given no potable water is supplied the measures will relate more to health and safety requirements for protecting employees than regulation of the supply.

"Rainwater and greywater supplies can be highly contaminated, therefore robust and detailed written private water supply management and maintenance details will need to be submitted in support of the application. These details should include, but not necessarily be limited to, the following:

- i. Detail on the likely contaminants associated with the rainwater harvesting system,
- ii. 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.
- iii. Detail on the proposed sampling and testing regime, 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.
- iv. 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.
- v. Details, including a plan or schematic, showing the supply – storage tanks, treatment etc, and means to record the total water consumption of each unit
- vi. Detail on the continuity of supply during dry periods extending beyond 35 days.
- vii. Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance."

In view of the above, Officers raise no objection subject to continued imposition of existing planning conditions on any new permission.

Yours faithfully



Emma Parkes
Head of Development and Building Control