



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/1327
LOCATION:	Land East of Mousdell Close, Rectory Lane, Ashington, RH20 3GS
DESCRIPTION:	Erection of 74 dwellings with associated access, parking and landscaping.
RECOMMENDATION:	Further information required

MAIN COMMENTS:**Land Contamination**

1. Taking into account the proposed residential use of the site, a land use that is sensitive to the presence of contamination, to ensure the site is suitable for residential development the application should be supported by a preliminary contamination risk assessment (PCRA), undertaken by a suitably competent and experienced environmental consultant.
2. We note that a report titled 'Contamination Assessment' has been submitted in support of the application which is welcomed, this report does not however constitute a PCRA as requested above.
3. We note that the borehole logs have not been provided in above mentioned report so we ask that these are provided.
4. We also note the comment in section 6.1.2 of the above report – 'The standpipes installed in WS1, 6 & 9 are being monitored for gas flow rate and concentrations of oxygen, methane, carbon dioxide, carbon monoxide and hydrogen sulphide. A note is also being made of the weather conditions at the time of reading. The results will be reported once a full set of data is available. However, ground gas is not expected to be an issue at the site'. If available we request that the results of the ground gas monitoring are made available to the LPA too.

Proposed Water Supply

1. Environmental Health have reviewed the Motion Water Neutrality Statement dated 12.08.25, submitted in support of the application, and we note that water neutrality requirements are not proposed to be met with an onsite private water supply (borehole or rainwater harvesting system). Should this change we ask that we are re-consulted.

Construction Phase

2. 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 matter has been addressed.

Suggested Conditions

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	17/09/2025