



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/0446
LOCATION:	Crays Barn, Crays Lane, Goose Green, Pulborough, West Sussex, RH20 2LR
DESCRIPTION:	Demolition of 2no. agricultural buildings and the erection of 3no. dwellings.
SUMMARY OF COMMENTS & RECOMMENDATION: Objection – further information required	

MAIN COMMENTS:**Proposed Water Supply**

Environmental Health have reviewed the Stephen Buss Environmental Consulting Ltd Water Neutrality Report, dated 03.06.25, and we have the following comments to make.

1. The above-mentioned report satisfies points 1 and 2 of our previous comments dated 07.05.25.
2. We note that the treatment proposals are detailed in Invicta Water Treatment letter report, submitted as part of the above report, with some information titled 'Permeate Throttling (Variable), Concentrate Recirculation' provided. Environmental Health are however not qualified to comment on this level of technical detail and on the suitability of the proposed treatment system as a groundwater treatment option at this site.
3. It is Environmental Health's professional opinion that the LPA will need to obtain sufficient confidence prior to determination that the proposed treatment system will be able to reduce elevated parameters to within acceptable levels and is a viable treatment option for the lifetime of the development.
4. Given the above the LPA will therefore need to seek independent technical advice on the above-mentioned Invicta Water Treatment report.
5. We also note that underlying geology is the Weald Clay which is considered an unproductive aquifer, meaning it has low permeability and does not readily transmit groundwater. The LPA should therefore also seek sufficient assurances that the proposed private water supply will be sustainable in terms of yield for the lifetime of the proposed development.

Land Contamination

Information in relation to land contamination, as detailed in our comments dated 07.05.25, remains outstanding. We are however to request this information through conditions, once sufficient information on water quality has been provided as detailed above.

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 (CEMP) plan will be recommended as a condition, once we are happy that the above matters have been addressed.

Summary

Given our comments in relation to the proposed private water supply we are of the view that the application is currently insufficiently detailed to be determined.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:

Kevin Beer

DEPARTMENT:

Environmental Health and Licensing

DATE:

16/06/2025