



Horsham  
District  
Council

## HORSHAM DISTRICT COUNCIL CONSULTATION

<b>TO:</b>	Development Control
<b>FROM:</b>	Environmental Health and Licensing
<b>REFERENCE:</b>	DC/25/0040
<b>LOCATION:</b>	Sir Roberts Farm, Goose Green Lane, Goose Green, West Sussex, RH20 2LW
<b>DESCRIPTION:</b>	Demolition of existing dwelling and erection of a replacement four-bed barn style dwelling with detached garage.
<b>RECOMMENDATION:</b>	Further information required
<b>MAIN COMMENTS:</b>	
<b>Land Contamination</b>	
<p>Given the historic agricultural use of the site, a land use which we Environmental Health considers potentially contaminating, and the likely presence of made ground soils associated with the current development, we are of the view therefore that the ground on the site has the potential to be contaminated.</p> <p>Given the above and 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.</p>	
<b>Proposed Water Supply</b>	
<p>We note that water neutrality requirements are not proposed to be met with an onsite borehole or rainwater harvesting scheme. Should this change and either of these are proposed then we ask that Environmental Health are re-consulted.</p>	
<b>Construction Phase</b>	
<p>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.</p>	
<b>Suggested Conditions - N/A</b>	
<b>NAME:</b>	Kevin Beer
<b>DEPARTMENT:</b>	Environmental Health and Licensing
<b>DATE:</b>	20/02/2025

