



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/0053
LOCATION:	Land To The West of South Hill Farmhouse, Storrington Road, Thakeham, Pulborough, West Sussex, RH20 3EN
DESCRIPTION:	Erection of 5no. detached dwellings with associated access, car ports and landscaping.
RECOMMENDATION:	Further information required
MAIN COMMENTS:	
Land Contamination	
<p>Given the historic agricultural use of the site, a land use which Environmental Health considers potentially contaminating, and the likely presence of made ground soils associated with the current development on the site we are of the view 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>	
Proposed Water Supply	
<p>We note that water neutrality requirements are not proposed to be met with an onsite borehole or on site rainwater harvesting scheme. Should this change and either of these are proposed then we ask that Environmental Health are re-consulted.</p>	
<p>We note that the proposals do however include offsite offsetting via the borehole and proposed private water supply at the South Lodge Hotel. With this in mind we would welcome dialogue on the s106 agreement to ensure that it secures the long-term management, maintenance and testing of the aforementioned private water supply.</p>	
Construction Phase	
<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>	

Suggested Conditions

N/A

NAME:

Kevin Beer

DEPARTMENT:

Environmental Health and Licensing

DATE:

20/02/2025