



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/1594
LOCATION:	Unit 1, 7 Littlehaven Lane, Horsham, West Sussex, RH12 4JF
DESCRIPTION:	Erection of a first-floor extension for residential use above the existing commercial premises.
RECOMMENDATION:	Holding objection – further information required

MAIN COMMENTS:**Land Contamination**

Given the commercial use of the site, a land use which Environmental Health considers potentially contaminating, and the likely presence of made ground associated with the current development we are of the view that the ground on the site has the potential to be contaminated.

Given the land use history, as detailed above, and the fact that proposed use is sensitive to the presence of contamination the application should be supported by preliminary contamination risk assessment (PCRA), undertaken by a suitably competent and experienced environmental consultant.

Noise

The application proposes to introduce a dwelling in immediate proximity to a yard and buildings still in commercial use. Activity from this commercial use could generate noise and disturbance that may adversely impact the amenity of the proposed dwelling.

Further information is therefore required from the applicant to demonstrate that the uses of these buildings and associated activities will not adversely impact the amenity of the occupiers of the proposed dwelling.

Water Neutrality

The BG Consulting Water Neutrality Statement (undated) mentions rainwater harvesting and goes on to say 'The Water Neutrality Assessment prepared by H2Ogeo will be forwarded in due course to support'. Given the potential health risks associated with rainwater harvesting systems we request that this H2O Geo report is provided to Environmental Health.

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 satisfied that the above matters have been addressed.

Suggested Conditions

N/A

NAME:

Kevin Beer

DEPARTMENT:

Environmental Health and Licensing

DATE:

28/10/2025