



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/0523
LOCATION:	Land North of East Street Rusper, West Sussex
DESCRIPTION:	Erection of 18no. 2, 3 and 4 bedroom dwellings, (including 6no. affordable housing units), together with access from East Street, vehicle and cycle parking, landscaping and open space, and sustainable drainage.
RECOMMENDATION:	Further information required

MAIN COMMENTS:**Noise**

We note that air source heat pumps (ASHPs) will be provided within each dwelling to reduce emissions from the development. If incorrectly sited ASHPs can however cause issues with noise, we would be grateful therefore if the applicant can provide a plan showing the proposed locations of the ASHPs on each dwelling.

Land Contamination

Environmental Health have reviewed the Geo-Environmental Services Ltd Desk Study Report, dated 11.02.25, and we have the following comments to make.

1. We are satisfied that the preliminary risks from contamination to future site users have been adequately assessed.
2. We agree with the conclusions in the above-mentioned report in that a ground investigation should be undertaken to confirm ground conditions on the site and fully assess the risks to future site users.

We are however happy to request these investigations through suitably worded planning conditions, once we are happy that the above matter in relation to noise has been addressed.

Air Quality

Comments on the Omnia Air Quality Assessment, dated February 2025, have been provided under a separate cover.

Proposed Water Supply

We have reviewed the Motion Technical Note 1: Water Neutrality Statement, dated 21.02.25, and we have the following comments to make.

1. We note that water neutrality requirements are also proposed to be met by a borehole located within the jurisdiction of Chichester District Council. Given that the borehole is located outside of the jurisdiction of HDC we have no further comment to make from a water quality/risks to health perspective, the LPA may however wish to discuss this abstraction with the Environmental Health team at Chichester District Council and ensure they are aware of it.
2. We note that the above-mentioned document also makes reference to rainwater harvesting, it is however not clear if this will be implemented on this site – we would be grateful for clarity on this.

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.

Summary

Given the above we are of the view that the application is currently insufficiently detailed to be determined.

Suggested Conditions

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	06/05/2025