Alice.Johnson

From: Alice.Johnson
Sent: 30 July 2024 11:44
To: Alice.Johnson
Subject: FW: DC/24/0806, Swains Farm

Alice Johnson
Planning Officer

[redacted]

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Kevin.Beer [redacted]
Sent: 24 July 2024 10:44
To: Alice.Johnson [redacted]
Subject: RE: DC/24/0806, Swains Farm

Hi Alice,

Further to the comments from the agent dated 03.07.24 I have provided some comments below:

Proposed Water Supply – I note that reference is made to planning application DC/22/2118. I can see that we have made comments on the previous application but, as no detail on the proposed rainwater harvesting system had been provided, the officer made no comments in relation to the proposed water supply. Given that, as far as I am aware, no information in relation to the proposed rainwater harvesting system had been provided at the time that the previous comments were made I can't see how this element of the previous application can be compared to our current comments on this live application.

I also note that there is a linked application HRA/23/0008 where some detail on rainwater harvesting may have been provided, however as far as I am aware EH were not formally consulted on this application and therefore made no comments.

Land Contamination – similar to the above I note that reference is made to application DC/22/2118 with my colleague providing the below comments:

Commercial or agricultural buildings can be subject to significant contamination risks arising from their use, construction and storage of machinery equipment fuels or other chemicals. Potentially hazardous materials may also be incorporated in made ground, yards and hard standings.

Information is required on these matters and a preliminary risk assessment should be provided to ensure the application is properly determined.

Lee Money
Team Leader Environmental Protection 17/11/22

In my view that the above comments are consistent with my comments on this current application with a preliminary risk assessment being requested in support of the application.

Noise – it is noted that my colleague made no reference to noise in previous applications, I assume this was an oversight. It wasn't stated however that noise was considered as part of the previous application and wasn't considered an issue. In my view just because it was overlooked in a previous application shouldn't mean that it can't be considered at this stage for this application.

Construction Phase – no further comments to make.

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

Kind regards

Kevin

Kevin Beer
Environmental Protection Officer

[redacted]

Horsham District Council
50 YEARS

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