



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing – Pollution Team
REFERENCE:	DC/23/0189
LOCATION:	Sandgate Nursery, West End Lane, Henfield, West Sussex, BN5 9RD
DESCRIPTION:	Outline application for erection of a continuing care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 starter homes (Use Class C3) with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).
RECOMMENDATION:	Objection – further information required
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below documents: Aviron Associates Limited Preliminary Risk Assessment dated November 2023	

MAIN COMMENTS:**Proposed Rainwater Harvesting Scheme**

As far as we are aware no further information has been submitted in relation to proposed rainwater harvesting scheme. Our previous comments dated 22.06.23 and the request for a detailed private water supply management and maintenance plan submitted in support of the application therefore remain valid.

Contaminated Land

We have reviewed the Aviron Preliminary Risk Assessment, dated November 2023, and we have the following comments to make.

1. We are satisfied that the preliminary assessment of the risks from contamination to future site users has now been fully assessed.
2. We agree with the conclusions in the report that supplementary site investigation works are required on the site. We are however happy to request these investigations through conditions – suitably worded conditions will therefore be recommended once we are happy that the above matter has been addressed.

Summary

We are satisfied with the revised Preliminary Risk Assessment, however given the absence of detailed information in relation to the proposed rainwater harvesting system we are still of the view that the application is insufficiently detailed to be determined.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	05/01/2024