



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/0261
LOCATION:	Crays Barn, Crays Lane, Goose Green, West Sussex, RH20 2LR
DESCRIPTION:	Demolition of an agricultural building and the erection of 3No. dwellings
SUMMARY OF COMMENTS & RECOMMENDATION: Further information required	
MAIN COMMENTS: Land Contamination Given the historic agricultural 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 above and the fact that proposed use is sensitive to the presence of contamination means that the application should be supported by preliminary contamination risk assessment (PCRA), undertaken by a suitably competent and experienced environmental consultant. Noise/Odour Comments on previous applications for this site have raised concerns in relation the potential noise and odour impacts from the building immediately to the south of the site. With this in mind we note that the permission to demolish the agricultural building to the south and erect 3 dwellings in its place has been granted permission under DC/25/0446. Given the separate permissions we do however have concerns regarding the potential impact on amenity from noise and odour should this application be granted and the application for the building to the south not be implemented and this building is instead used for intensive and/or intrusive agricultural activities again. 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 the above matters have been addressed.	

ANY RECOMMENDED CONDITIONS:

N/A

NAME:

Kevin Beer

DEPARTMENT:

Environmental Health and Licensing

DATE:

25/03/2026