



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
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below documents: Aviron Associates Limited Preliminary Risk Assessment dated January 2023 Redmore Environmental Air Quality Assessment, dated 29 June 2023 Application is insufficiently detailed to be determined.	

MAIN COMMENTS:**Proposed Water Harvesting Scheme**

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

Contaminated Land

We note that the appendices to the Aviron Preliminary Assessment dated January 2023 have been provided which is welcomed. The below information, as requested in our previous comments dated 22.06.23, has however still not been provided.

1. As detailed in current guidance a preliminary risk assessment should include a review of previous site investigation reports and, with this in mind, we note that a Phase 1 Preliminary Assessment and Phase 2 Site Investigation Report (May 2015, RPS) was submitted in support of a previous planning application on this site, the latter of which detected elevated levels of chemical contamination. A review and summary of these reports, in particular the Phase 2 Site Investigation, should therefore form part of the current preliminary risk assessment
2. We ask that a full and updated version of the report, including the above information, is provided to the LPA.

Air Quality

We have reviewed the Redmore Environmental Air Quality Assessment, dated 29 June 2023, and we have the following comments to make.

Construction Impacts

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, which should incorporate Table 17 presented in the Air Quality Assessment, will be recommended as a condition.

Damage cost and Emission Mitigation

Road type Rural (not London) should have been used instead of Urban (not London) to calculate the Annual Link Emissions of NO_x and PM_{2.5}, which would have reduced the final damage cost. But as this would not influence the final mitigation plan and costs of the new footpath exceed the calculated damage cost, no further action is required.

Summary

Given the above, in particular the fact that a revised preliminary risk assessment has not been provided, we are of the view that the application is still insufficiently detailed to be determined.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:

Kevin Beer

DEPARTMENT:	Environmental Health and Licensing
DATE:	02/08/2023