HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/0219
LOCATION:	Wychwood Barns, Wychwood Lane, Brighton Road, Shermanbury, West Sussex
DESCRIPTION:	Prior Notification for Change of Use of Agricultural Building to residential (Use Class C3) to form 2no dwellinghouses.
RECOMMENDATION:	Further information required – application is currently insufficiently detailed to be determined

MAIN COMMENTS:

Noise and Odour

The application proposes to introduce a dwelling in immediate proximity to a yard and large buildings still in agricultural or commercial use. There is no restriction to prevent buildings in the vicinity of the proposed dwelling being used more intensely that at present. Such an intensification in activity could generate noise and odour that may adversely impact the amenity of the proposed dwelling. Further information is therefore required from the application to demonstrate that the uses of these buildings and associated activities may not adversely impact the amenity of the occupiers of the proposed dwellings.

Land Contamination

Given the historic agricultural use of the site, a land use which we 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 taking into account the proposed residential use of the site, a land use that is sensitive to the presence of contamination, to ensure the site is suitable for residential development the application should be supported by a preliminary contamination risk assessment (PCRA), undertaken by a suitably competent and experienced environmental consultant.

Proposed Water Supply

The application site would appear to be located within the Sussex North Water Resource Zone, a water neutrality statement does not however appear to have provided in support of the application. If a water neutrality statement is required and is subsequently provided and it indicates that water neutrality will be achieved by way of a private water supply such as a rainwater harvesting system and/or an onsite borehole then we ask that we are re-consulted.

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 happy that the above matters have been addressed.

Suggested Conditions

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	21/03/2025