



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/2057
LOCATION:	Land North of Little Slaughterford Chapel Road Barns Green West Sussex
DESCRIPTION:	Proposed development of 68 dwellings with vehicular and pedestrian accesses, public open space, hard and soft landscaping and associated works including supporting foul and surface water drainage works, and works to existing culverted watercourse on site.
SUMMARY OF COMMENTS & RECOMMENDATION: Further information required	
MAIN COMMENTS: Land Contamination Given 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. We note however that no such assessment has been provided in support of the application. We note that a Ground and Water report dated September 2024 has been submitted and whilst the fact that a report of this nature has been submitted in support of the application is welcomed, in particular information on ground conditions, the report does not constitute a PCRA as required above. Water Neutrality We note that a water neutrality assessment has been submitted in support of the application, however given that water neutrality is no longer a material planning consideration for applications withing HDC we are unable to provide any comment on this. 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 matter has been addressed.	

ANY RECOMMENDED CONDITIONS:

N/A

NAME:

Kevin Beer

DEPARTMENT:

Environmental Health and Licensing

DATE:

06/02/2026