From: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Sent: 17 September 2024 11:19:30 UTC+01:00
To: "Hannah.Darley" <Hannah.Darley@horsham.gov.uk>
Subject: DC/23/2271 - Kahnters Farm, Gay Street, Pulborough

Dear Hannah,

Thank you for consulting Environmental Health on the above planning application. We have the following comments to make.

Odour

The proposed dwelling is located very close to an existing stable block, odours from the stable block are therefore likely to have an impact on proposed residential amenity. Given this and the fact that there is no guarantee that the stable block and the proposed dwelling will stay in the same ownership the close proximity of the proposed dwelling to the stables is a concern to Environmental Health.

Land Contamination

Given the historic agricultural use of the site, a land use which we Environmental Health considers potentially contaminating, 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 – no such assessment has however been submitted in support of the application.

Given the above Environmental Health are not in a position where can support this application.

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer

Telephone: 01403 215420
Email: Kevin.Beer@horsham.gov.uk