HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/24/1549
LOCATION:	Crays Barn, Crays Lane, Goose Green, West Sussex, RH20 2LR
DESCRIPTION:	Prior Notification for Change of Use of Agricultural Building to 4no dwellinghouses.
RECOMMENDATION:	Objection – further information required

MAIN COMMENTS:

Noise and Odour

An Environmental Health Officer has visited the site in the past it was noted than another agricultural building is located immediately to the south of application site. We appreciate that this building to the south is subject to another live planning application, we understand however that the building has previously been used to house livestock.

Given the above we therefore have concerns regarding the potential impact on amenity from noise and odour should this application be granted and this building to the south be used for more intensive and/or intrusive agricultural activities again in the future.

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.

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 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.

Summary

Given the above we are of the view that the application is currently insufficiently detailed to be determined.

Suggested Conditions

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	07/11/2024