HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/0439
LOCATION:	Morelands Barn, Naldretts Lane, Rudgwick, West Sussex, RH12 3BU
DESCRIPTION:	Conversion of an existing barn into a dwelling, erection of side extensions. Erection of a detached garage with ancillary accommodation over (revisions to extant planning permission DC/21/2842).
RECOMMENDATION:	Further information required

MAIN COMMENTS:

Land Contamination

Given the historic agricultural use of the site, a land use which 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 land use history, as detailed above, and the fact that proposed use is sensitive to the presence of contamination the application should be supported by preliminary contamination risk assessment (PCRA), undertaken by a suitably competent and experienced environmental consultant.

Proposed Water Supply

Environmental Health have reviewed the water neutrality statement dated 17.04.25, submitted in support of the application, and we note that water neutrality requirements are not proposed to be met with an onsite private water supply (borehole or rainwater harvesting system). Should this change 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 plan (CEMP) 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:	18/07/2025