HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/0614
LOCATION:	Crays Barn, Crays Lane, Goose Green, West Sussex, RH20 2LR
DESCRIPTION:	Prior Notification for the formation of four 3-bedroom dwellings within the footprint of the existing barn.
RECOMMENDATION:	Objection – further information required

MAIN COMMENTS:

Noise and Odour

An Environmental Health Officer has recently visited the site and it was noted that 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

Environmental Health have reviewed the submitted information and we note that water neutrality requirements are proposed to be met with an onsite borehole.

1. For planning applications within the jurisdiction of HDC where a borehole or boreholes are proposed to supply potable water to a proposed development, or to offset at an offsite location, we request that the application is supported by a groundwater investigation report, produced by a suitably competent and qualified consultant and undertaken in accordance with appropriate British Standards and technical guidance, containing the below information:
    - Detailed commentary on the site investigation and the sampling of the boreholes with reference to current British Standards and technical guidance.
    - Detailed commentary on the sampling results and comparison to UK assessment criteria.
    - Should elevated levels of parameters be detected then sufficient detail on proposed treatment system or systems, including a schematic of the treatment system.
    - Site location plan and site plan showing location of the boreholes on the application site.
    - Borehole logs in accordance with current British Standards

Whilst some level of detail has been provided, which is welcomed, in our view a groundwater investigation report in accordance with the above has not been provided.

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:	07/05/2025