

SWAINS FARM
BRIGHTON ROAD,
HENFIELD,
HORSHAM,
WEST SUSSEX,
BN5 9RP

Removal of modern agricultural building to be replaced with 4 new buildings comprising 4 residential dwellings.

Noise Impact Statement

July 2024

The Application proposes the replacement of the existing agricultural building with 4 new residential dwellings.

The site benefits from an extant consent granted prior approval under DC/22/2118 for conversion of the existing building to 4 dwellings. This permission would be built out if the current application was not granted.

Noise impact was considered under DC/22/2118 (being part of the considerations permissible under Schedule 2, Part 3, class Q of the GPDO) and no objections were raised in this regard.

There is nothing materially different with this application in this respect as it creates 4 dwellings on the footprint of the approved 4 dwellings and so the same conclusion should be drawn.

The development is located on a small farmstead which comprises a group of residential dwellings comprising the farmhouse and two farm bungalows. There are also two agricultural buildings located to the north of the site which are used for agricultural storage.

All of these uses are compatible with the residential development of the application site in relation to noise and would not raise any issues in terms of impact on amenity.

Whilst the agricultural buildings could benefit from permitted development under Schedule 2, Part 3, class R of the GPDO for change of use to class E this would be subject to noise considerations in relation to residential amenity and so a control exists over the building's future use.

In any case class E uses are typically compatible with nearby residential development and uses within Use Class E(g) are specifically defined as *'Uses which can be carried out in a residential area without detriment to its amenity'*

As such it is not considered that there are any significant noise impacts arising from the development.