
From: John.Griffiths
Sent: 15 April 2025 15:16
To: Planning
Subject: Your Ref: DC/25/0362; RE: Stonehouse Farm Handcross Road Plummers Plain West Sussex RH13 6NZ

Categories: Consultations

Dear Planning,

I write further to the above consultation and respond on behalf of HDC Environmental Health & Licensing Commercial Team. The Application seeks the redevelopment of two plots of land; one to replace existing industrial units and another convert an anaerobic digester to additional industrial units. An further part of the application seeks the development of residential dwelling on a third plot, but this will be considered in a separate consultation.

The sites are located in the primarily rural area of Plummers Plain, although the land with existing units immediately adjoins to domestic dwelling on Handcross Road. The existing digester is reasonably isolated, with the closest dwellings being approx. 350m to the south, although the access track which is to be retained passes adjacent to the residential Hillcrest Farm Annexe.

This Service recommends that working hours at the existing digester site be limited to 07:00am – 19:00pm Monday to Sunday. The land with existing units, being significantly closer to sensitive dwellings, should be limited in operational hours of 07:00am – 19:00pm Monday to Saturday inclusive; 08:00am – 16:00pm Sundays and Bank Holidays. Both of these principles should be secured by condition, should the application be permitted.

The following conditions are also recommended in relation to general noise breakout from the site to protect the amenity of the closest domestic dwellings, should the application be permitted:

1. Prior to commencement of operations at each unit, a scheme of design and assessment of the cumulative acoustic impact arising from the operation of all internally and externally located plant and machinery shall be submitted to and approved in writing by the local planning authority. The assessment of the acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and other relevant standards, and shall include a scheme of attenuation measures to ensure the cumulative rating level of noise emitted from the proposed plant, machinery or equipment is 5dB less than background. The acoustic impact shall not exceed NR25 in neighbouring residential rooms.
2. The use hereby permitted, or the operation of any plant, machinery or equipment, shall not commence until a post-installation noise assessment, including suitable measurements, has been carried out to confirm compliance with the noise criteria. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.
3. Other than deliveries and dispatches there shall be no outside working using mechanical power tools or mobile plant at any time and there shall be no operation of mechanical machinery within the light industrial units hereby approved with a sound power level of more than 75 dBA unless all windows and doors to the relevant workshop are closed. Any complaints received regarding noise working practices shall be recorded as part of the tenancy management plan and the record of complaints shall be produced on any reasonable request of a suitably authorised officer of the Council.

In addition, prior to occupation or commencement of operations at the site, a lighting scheme must be submitted for the approval of the Local Planning Authority in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obtrusive light. The scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone E2 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:2011".

Given that there are domestic properties located close to the site, this Service makes the following recommendations for Conditions to minimise disturbance during the undertaking of works at the premises, should the Application be Permitted:

Demolition and/or Construction Phase

- a) Suitable assessments should be made to identify any asbestos contained within the building and controls put in place to ensure safe removal and disposal where necessary.
- b) A licensed waste removal contractor should remove all clearance debris and construction waste from site.
- c) No burning of materials should take place on site.
- d) Hours of construction activities (including deliveries and dispatch) should be limited to 08.00 – 18.00 Monday until Friday, 09.00 – 13.00 Saturdays and no activity on Sundays or Bank Holidays.

If there is anything in this email that you do not understand, or if you have any other questions or queries, please do not hesitate to contact this Service or myself directly.

Kind regards.

John Griffiths

Area Environmental Health Officer

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