HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/0913
LOCATION:	Land East of Oaklands, Henfield Road, Cowfold, West Sussex
DESCRIPTION:	Outline planning application for a phased development of approximately 40 residential dwellings, vehicular access, car parking, landscaping, open space and other associated works and infrastructure. All matters reserved except for access.
RECOMMENDATION:	Further information required

MAIN COMMENTS:

Noise

Environmental Health have reviewed the Acoustic South East Technical Note, dated 15.09.26, and we have the following comments to make.

1. We note that the following is stated in section 5 of the above-mentioned technical note 'The Environmental Protection Officers comments seem to be related to the Clark Lifting Yard which operates Monday to Friday from 08:00 to 17:00 hours'. Unfortunately this is not correct, under planning application DC/18/1114 Clark Lifting Yard has permission to operate from Monday to Saturday with some of the activities being permitted from 0600 hours to 1900 hours – please see below:

12 **Regulatory Condition:** Vehicular movements associated with the crane / lifting equipment hire by way of Clark Lifting's Operator's Licence shall not occur except between the hours of 0600 hours and 1900 hours on Mondays to Saturdays. No associated vehicular movements shall be conducted on Sundays, Bank Holidays and Public Holidays.

Reason: In the interests of amenity of neighbouring properties and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13 **Regulatory Condition:** There shall be no vehicular movements outside of the site associated with the crane / lifting hire business, except between the hours of 0800 hours and 1800 hours on Mondays to Fridays, and between the hours of 0800 hours and 1400hours on Saturdays. No associated vehicular movements shall be conducted outside of the site on Sundays, Bank Holidays and Public Holidays.

Reason: In the interests of amenity of neighbouring properties and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

14 **Regulatory Condition:** No plant or machinery shall be operated, or processing carried out, on the premises, including jet-washing and servicing of cars, except between the hours of 0800 hours and 1800 hours on Mondays to Fridays, and between the hours of 0800 hours and 1400hours on Saturdays. No plant or machinery to be operated on the site on Sundays, Bank Holidays and Public Holidays.

Reason: In the interests of amenity of neighbouring properties and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

2. Given the above we therefore need to be satisfied that the monitoring period is representative of the typical pattern of activity. With this in mind we note that the monitoring at LT1 was undertaken between 1st May and 8th May 2026 and so included a bank holiday, we therefore have some concerns whether this monitoring period was representative.
3. Consideration also needs to be given to the fact that the business currently operating in the yard may not be operating to the full extent of what they have permission to operate and should a different operator move into the yard in future and there is an intensification of operations, which as far as we are aware wouldn't require planning permission, there could be an increase in noise levels.
4. In section 5 of the above-mentioned technical note we also note that the following is stated in the context of the sewage works – 'The sound from the Water Treatment Works is not audible within the main body of the site and there is a deliberate design buffer on the site's eastern development boundary'. Whilst we fully appreciate the sound from the sewage treatment works (STW) was not audible when Acoustic South East have been on site, as detailed in previous comments when I visited site in August 2026 noise from the sewage treatment works was audible in the eastern part of the site. Whilst daytime noise from the STW isn't a particular concern, we are however concerned with the potential impact on nighttime noise levels, especially should the noise from STW have a

particular low frequency competent which could potentially break through typical glazing specifications.

5. We note that the technical note makes reference to the relevant section of the BS4142 along with PNADS guidance, however given the specific character of noise associated with the yard such as Clark Lifting Yard, in particular impulsivity and intermittency, and tonal noise associated with the sewage works we feel as an assessment in accordance with BS4142 is entirely appropriate to the context of this site. Consideration should however also be given to the LAmax noise events associated with Clark Lifting Yard.
6. Given the above we remain concerned that the agent of change principle has not been satisfied and that further information is required in relation to noise prior to determination.

Land Contamination

Environmental Health have reviewed the Albury SI Ltd Phase 1 Desk Study, dated May 2026 (rev 2), and we have the following comments to make.

1. We are now satisfied that the preliminary assessment of the risks from contamination has now been adequately assessed.
2. We note the conclusions in the report that limited ground investigation works are required on the site to confirm ground conditions on the site. We are happy to request this information through conditions, once we are happy that the above information in relation to noise has been addressed.

Suggested Conditions

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	13/11/2026