

MEMORANDUM TO PUBLIC HEALTH AND LICENSING – PLANNING CONSULTATION

Application No: DC/23/0189

Case Officer: Amanda Wilkes

Address: Sandgate Nursery West End Lane Henfield West Sussex

Proposal: Outline application for erection of a continuing care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 starter homes (Use Class C3) with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).

Date comments required by: 24/05/23

Details of the application can be viewed at

<https://www.horsham.gov.uk/planning/planningapplications/view-and-comment-on-planning-applications>

Comments from the Commercial Team - Env Health 23/05/2023

I have no objections to this proposal in principle. However, I note that there are several neighbouring residential properties in proximity. To mitigate any adverse environmental impacts, the applicant will need to exercise suitable controls. I make recommendations for consideration by the Planning Department:

Demolition of the Nursery Buildings & Construction Phase:

1. Suitable assessments should be made to identify any asbestos contained within the buildings to be demolished and controls put in place to ensure safe removal and disposal.
2. A licensed waste removal contractor should remove all clearance debris and construction waste from site.
3. No burning of materials should take place on site.
4. 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.
5. Suitable provisions must be made for the control of dust.

Operation:

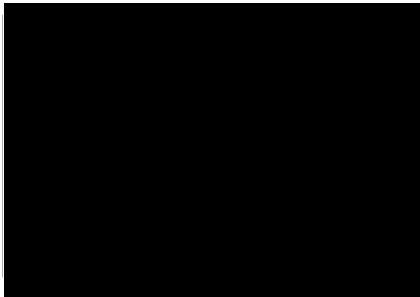
1. Suitable noise controls of all building plant and/or machinery (refrigeration, extract ventilation, air conditioning systems, etc) to result in no background noise levels (to include low frequency noise). No building plant and/or machinery to be installed without prior approval from the Planning Authority. This may necessitate an acoustics consultant report. This is to eliminate potential noise nuisance to residents living within or close to the development.
2. Suitable provision for must be made for drainage. This should include grease traps to any commercial kitchens

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3. There must be suitable provisions for odour control for commercial kitchen extract ventilation system and correct positioning of flues if appropriate. I recommend that the applicant or his/her representative has regard to the latest Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems
4. Waste & refuse areas should be located well away from neighbouring residential premises.
5. The applicant or his/her representative should have regard to the Institution of Lighting Engineers (ILE) guidance on Reducing Obstructive Light with the positioning of any proposed external security lighting or similar. This is to eliminate potential light nuisance to neighbouring properties.
6. Restrictions on hours of use for deliveries & commercial waste collections are recommended to control noise disturbance to residents living within or close to the development. Recommended time are:
 - 08.00 – 19.00 Monday to Friday,
 - 09.00 – 18.00 Saturdays
 - No activity on Sundays or Bank Holidays.

My colleagues in the Pollution Team will make a separate comment regarding the water neutrality

Should you wish to discuss this matter further please do not hesitate to contact me



Paul Hobbs
Principal Environmental Health Officer