Horsham District Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control **FAO Hannah Darley**
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/0129
LOCATION:	Tickfold Farm, Marches Road, Kingsfold, West Sussex, RH12 3SE
DESCRIPTION:	Change of use of Buildings B, C and D from agriculture to Light Industrial (Use Class E) and Storage and Distribution (Use Class B8) together with associated works and parking.
RECOMMENDATION:	Objection – further information required on land contamination and air quality impacts

MAIN COMMENTS:

Noise

Given the rural location of the site and the low background noise levels in this part of Horsham District, the proposed change of use from agriculture to mixed commercial storage (Class B8) and light industrial (Class E) has the potential to have a significant adverse impact on residential amenity, particularly those properties located in proximity to the access road to the site.

However, it is noted that the neighbouring application DC/18/2592 relating to the erection of 3 business units (class B1/B8) was approved subject to the following restriction on hours of operation:

Monday until Friday - 07.00 - 19.00
Saturdays - 07.00 - 16:00
No working on Sundays, Bank or Public Holidays

It is considered that these hours are appropriate and should be applied if the application is permitted.

Air Quality

An air quality assessment has not been submitted in support of the application. Horsham District Council, in association with other Local Authorities in Sussex, have prepared guidance for developers to assess the air quality impact of developments and this document is titled "Air quality and emissions mitigation guidance for Sussex (2020)". This guidance should be applied to this development and an assessment of the air quality impacts and any proposed mitigation submitted in support of the application. In accordance with the above-mentioned guidance, a damage cost calculation is also required from all developments classified as 'Major'. Applicants are required to submit a mitigation plan detailing proposed measures to mitigate and/or offset the impacts and providing itemised costing for each proposed measure, with the total estimated value of all the measures being equal to the total damage costs.

Land Contamination

Given the historic agricultural use of the site, a land use which Environmental Health considers potentially contaminating, the application should be supported by a Phase 1 Preliminary Risk Assessment, undertaken by a suitably competent and qualified environmental consultant.

Proposed Water Supply

The applicant states that water demand for the new development will be met through offsetting arrangements.

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 comments have been addressed.

Suggested Conditions

- The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

  - Site working hours and a named person for residents to contact;
  - Detailed Site logistics arrangements;
  - Details regarding parking, deliveries, and storage;
  - Details regarding dust and noise mitigation measures to be deployed
  - Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network;

  The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase, unless the written consent of the Local Planning Authority is received for any variation

- The use of the site (including deliveries and dispatch) shall operate in accordance with the following opening hours:

  Monday until Friday - 07.00 - 19.00
  Saturdays - 07.00 - 16:00
  No working on Sundays, Bank or Public Holidays

- No open storage shall take place on site at any time

- No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

NAME:	Lee Money
DEPARTMENT:	Environmental Health and Licensing
DATE:	03/03/2025