HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/23/1865
LOCATION:	Harwoods Garages Ltd, London Road, Pulborough West Sussex RH20 1AR
DESCRIPTION:	Demolition of the existing car showroom and ancillary buildings and the erection of a new car dealership building and standalone workshop structure, and the reconfiguration of the car parking layout associated hard and soft landscaping.
RECOMMENDATION:	No objection subject to conditions

MAIN COMMENTS:

Noise

We have reviewed the PC Environmental Consultants Environmental Noise Impact Assessment Report, dated 20.09.23, and we have the following comments to make.

We note that an assessment in accordance with BS4142:2014 has been undertaken which is welcomed. There are however some points of concern/clarity which are detailed below:

1. We note that the table in section 3.5 provides detail on the proposed plant – we would be grateful if the consultant can confirm that is the plant that will actually be installed.
2. From reviewing table in section 3.5 we also note that a Nuaire XBC 85 is proposed to provide office ventilation. It is not clear however if the 54 dBA level stated is the attenuated level.
3. We note that the following is stated in section 3.8 *'A computer-based modelling package (IMMI) has been used to determine noise levels (using the ISO9613 algorithm). The building geometries, plant locations and topography have been inputted, the noise model generated and noise levels calculated and displayed in terms of both single point calculation points and a contour map'*. If is not clear however if the location of the fixed plant on the roof has formed part of the modelling.
4. It is also not clear from the report if the rated levels in table 6, in particular night-time noise levels, are based on cumulative noise levels from all proposed plant operating together or whether is it is based one on particular piece of fixed plant. If is based on all plant operating it is not clear why it is predicted that all plant will be operating at night when the building is not occupied.
5. Finally, as a point of clarity, section 3.10 makes reference to a West Sussex District Council, this is incorrect.
6. If there is an opportunity to provide an updated report addressing the above prior to determination then this would be welcomed, if not then we are happy to request this information through a condition and we therefore recommend the below.
7. Conditions to control operation hours are also recommend as a condition.

Lighting

Environmental Health have reviewed the ION Consulting Engineers External Lighting Report, dated September 2023, and we are satisfied with the content. A condition is recommend to ensure that the proposed lighting is installed in accordance with the report.

Land Contamination

We have reviewed the GEA Desk Study, GEA Ground Investigation and gas monitoring results dated 15.04.24 we have the following comments to make.

1. An Environmental Health Officer visited the site in December 2023 and significant contamination in the form of water impacted by hydrocarbons was observed in the vicinity of the waste oil tanks.
2. We also note that the following is stated in section 4.1 '*no evidence of hydrocarbon contamination was noted around the buried fuel tanks and previous fuel dispensers'*. From reviewing the borehole logs we note however that hydrocarbon odours were detected at 1.10mbgl in BH2, located in close proximity the underground fuel storage tanks. Unfortunately we therefore do not agree with this comment.
3. Given the presence of underground infrastructure in the form of an underground fuel tanks towards the front of the site, an underground interceptor, sub-surface drainage and general constraints on the site in the form of buildings and areas of

hardstanding we are of the view that investigation undertaken to date were the exploratory phase, as detailed in section 5.2.7.2 of BS10175 2011 Investigation of potentially contaminated sites – Code of practice.

4. In summary, given the current constraints on the site we are broadly satisfied with the site investigation works and subsequent ground gas monitoring that has been undertaken to date. However, given our concerns as detailed above a full investigation, as detailed in section 5.2.7.3 of BS10175, is required once the site has been decommissioned and the majority of buildings and areas of hardstanding/underground infrastructure have been removed. We are however happy to request these additional works through conditions and we therefore recommend the below.
5. To ensure that it meets our requirements, given our observations as detailed above, we would ask that the applicants environmental consultants make contact with Environmental Health before the commencement of the above-mentioned 2nd site investigation phase.

Water Neutrality

We note that once the proposed development is operational water neutrality requirements are not proposed to be met with a private water supply such as a rainwater harvesting scheme or an onsite borehole. Should this change and a private water supply is proposed then we would ask that we are re-consulted

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 is be recommended as a condition.

ANY RECOMMENDED CONDITIONS:

Noise

No internally and/or externally located plant, machinery equipment or building services plant shall be operated until an assessment of the acoustic impact arising from the operation of all such equipment has been undertaken and has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014 and shall include a scheme of attenuation measures to mitigate any adverse impacts identified in the acoustic assessment and ensure the rating level of noise emitted from the proposed building services plant is no greater than background levels. The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

And

No vehicles, plant or machinery shall be operated, no process carried out and no deliveries taken or dispatched from the site outside the following times:-

0800 hours and 1900 hours on Mondays to Fridays inclusive

0800 hours and 1800 hours on Saturdays

1000 hours and 1600 hours on Sundays and Bank Holidays

Reason: In the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Lighting

The external lighting of the development hereby permitted shall be installed and maintained in accordance with the ION Consulting Engineers External Lighting Report, dated September 2023.

Reason: In the interests of amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Land Contamination

With the exception of the demolition and removal of the existing building and any concrete hardstanding no development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

(a) An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with

in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

And

The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition X(b) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition X(b), unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

CEMP

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:

i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;

ii. A description of management responsibilities;

iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;

iv. Site working hours and a named person for residents to contact;

v. Detailed Site logistics arrangements;

vi. Details regarding parking, deliveries, and storage;

vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;

viii. 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; and

ix. Communication procedures with the LBL and local community regarding key construction issues – newsletters, fliers etc.

x. Details of traffic construction routing to and from the site

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NAME:	Kevin Beer and Fiona Hiron
DEPARTMENT:	Environmental Health and Licensing
DATE:	14/05/2024