



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 Noise Impact Assessment and we have the following comments to make.

1. An EHO has recently visited the site and commercial/industrial noise from the yard located beyond the south western corner of the site and the sewage treatment works located beyond the eastern boundary were noticeable in the western and eastern parts of the site respectively.
2. The fact that a noise impact assessment has been provided in support of the application is welcomed, given the offsite commercial/industrial noise sources, as detailed above, we would however expect an element of the noise assessment to include an assessment in accordance with BS 4142:2014 (Method for rating and assessing industrial and commercial sound). An assessment in accordance with BS 4142 does not however appear to have formed part of the noise assessment.
3. Further to the above – we note that the noise monitoring locations were positioned close to the above-mentioned off-site sources of noise and measured for LAeq 16hr and LAeq 8hr. In our view this not however provide a representative indication of the noise impact from the above-mentioned sources of noise.
4. We also note that a residential dwelling (Oaklands) is located in very close proximity to the proposed access road to the development, it is however not clear from the noise report what impact vehicle movements on the proposed access road will have on the amenity of this dwelling.

Land Contamination

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

1. We note that a Preliminary Conceptual Site Model has been provided in Table 3 with the risk level for the three identified pollutant linkages stated as very low to low. So it is clear how each risk level has been determined we would be grateful for extra columns in the table with tests for consequence and likelihood applied to each pollutant linkage.
2. From undertaking a site we are of the view that there is the potential for some made ground soils in southwestern corner of eastern most field i.e. near to a small structure that is present in this part of the site. We would be grateful therefore if an additional row for made ground soils can be provided in Table 3.
3. From the undertaking a site visit it would also apparent that boreholes are present indicating that some form of ground or groundwater investigation has already been undertaken. If there is a report on these works we would be grateful if this can also be provided.

Suggested Conditions

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	28/08/2026