From: John.Griffiths
Sent: 12 October 2026 10:17
To: Planning
Subject: Your Ref: DC/26/1508; RE: White Horse Inn Mare Hill Road Pulborough

Categories: Consultations

Dear Planning,

I write further to the above Application and respond on behalf of HDC Environmental Health & Licensing Commercial team. The application seeks replacement of the premises' existing kitchen facility, including the installation of a new kitchen flue.

All consideration made in relation to appropriate kitchen extract-ventilation in terms of odour and noise is made with reference to the NETCEN/EMAQ+ guidance document titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (2018), which will be referred to as 'the Guidance'.

The application premises is located in a primarily rural area on the outskirts of Pulborough village, although (in relation to the position of the proposed extract discharge) domestic properties are noted as being as close a 25 metres to the north and southeast, as well as within 35 metres to the east.

It is pleasing to note that the application is accompanied by an Appendix 3 risk assessment for odour from the Guidance prepared by Purified Air, which indicates that a 'Low-to-medium level' of odour control will be appropriate. The Guidance suggests that an effective system would therefore include fine filtration or electrostatic precipitation followed by activated carbon filtration rated with a 0.1 second residence- or 'dwell-time', or a system offering equivalent control.

This Service accepts the conclusions drawn in the submitted risk assessment and considers the proposed installation and its expected performance to be satisfactory. Namely, the design includes point-of-source baffle filters and ESP to control particulates, followed by ozone injection to neutralise odour molecules in the gaseous phase, prior to the airflow efflux above ridge-height in a non-impeded vertical discharge.

In addition, this Service also accepts the conclusions drawn in the 'Plant Noise Assessment' document prepared by RBA Acoustics. Specifically, it is noted that the design is benefited by positioning the mechanical plant serving the extract-ventilation internally on the first floor.

However, due to the close proximity of domestic dwellings to the premises, this Service recommends that the following Conditions are applied to ensure ongoing effective control of odour and noise from the installation, should the Application be Permitted:

1) The ongoing service and maintenance regime for the all components of the commercial kitchen extract-ventilation system will be undertaken in line with their manufacturers' recommendations, details of which shall be submitted to and approved by the local planning authority prior to commissioning of the plant.

2) Within 3 months of the date of commissioning the commercial kitchen extract-ventilation plant, a noise assessment shall be submitted which demonstrates the plant noise levels for daytime operation will exceed background levels as measured at a position on the boundary of the application site closest to the nearest domestic property. The assessment shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and current best practice and shall include full spectrum analysis to confirm that there is no tonality or other acoustically distinctive features present in the noise. Any additional steps required to mitigate noise shall be detailed and implemented, as necessary. The post installation noise assessment shall be submitted to and approved in writing by the local planning authority. The details as approved shall thereafter be permanently retained.

Furthermore, this Service also makes the following recommendations for Conditions to minimise disturbance during the undertaking of works at the premises, should the Application be Permitted:

<u>Demolition and/or Construction Phase</u>

a) Suitable assessments should be made to identify any asbestos contained within the building and controls put in place to ensure safe removal and disposal where necessary.

b) A licensed waste removal contractor should remove all clearance debris and construction waste from site.

c) No burning of materials should take place on site.

d) 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.

If there is anything in this email that you do not understand, or if you have any other questions or queries, please do not hesitate to contact this Service or myself directly.

Kind regards.

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Area Environmental Health Officer

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