



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept FAO Alice Johnson
REFERENCE:	DC/26/0585
LOCATION:	Land at Station Road Warnham West Sussex RH12 3SR
DESCRIPTION:	Outline application for the erection of approximately 24 residential dwellings, with all matters reserved except for access.
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: If the application is permitted conditions to control exposure to noise and risks from ground contamination are recommended.	
MAIN COMMENTS: <u>Environmental Noise</u> The main concerns with respect to noise are the proximity of the development site to the railway line and large industrial processes to the east and northeast. These include the consented energy from waste facility which has yet to commence construction, the operational MBT waste facility and the Wienerberger brickworks all of which can operate 24 hours per day. The Noise impact Assessment notes the presence of the industrial processes but does not identify any significant contribution from these activities. The brickworks is the closest industrial process to the development site and this has been operating at reduced capacity for much of 2026. Therefore, there is a concern that the contribution from both the operational brickworks and the consented energy from waste facility are under reported. It is important to note that where statutory nuisance arises from commercial or industrial uses, the defence of best practicable means is available together with reasonable excuse. A Local Authority may not be able to require the complete abatement of a statutory nuisance. Broader amenity issues therefore need to be considered under the planning regime when drawing up development plans and considering individual applications. To overcome this, it is recommended additional mitigation is considered to ensure that good internal acoustic environment is maintained within the proposed dwellings and overheating risks are managed.	

Outdoor amenity spaces may also require protection from noise from the railway line and the industrial activity and appropriate boundary treatments may be required.

Ground contamination

The Preliminary Ground Contamination Risk Assessment Report has identified potential risks for the historic use of the site. Intrusive site investigations are recommended to further assess these risks.

Conditions are proposed to ensure any risk from ground contamination to future occupiers is appropriately remediated.

ANY RECOMMENDED CONDITIONS:

Construction Environmental Management Plan

1. 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. Site working hours and the role and contact details for residents to contact;
 - II. Detailed Site logistics arrangements
 - III. Details regarding parking, deliveries, and storage including provision of a suitable booking system for HGV deliveries;
 - IV. Details regarding dust and noise mitigation measures to be deployed
 - V. Details of complaint management, recording and community liaison and the displaying of suitable contact details at the site entrance

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;

Ground Contamination

2. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination, including asbestos contamination, of the site and extant structures shall each be submitted to and approved, in writing, by the local planning authority:
 - a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.

- b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. The site investigation shall be designed and implemented in accordance with BS10175:2026 Investigation of potentially contaminated sites – Code of practice.
- c) The site investigation results and the detailed risk assessment (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

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

- 3. Prior to the first occupation (or use) of any part of the development hereby permitted, a contamination verification plan shall be submitted to and approved, in writing, by the Local Planning Authority. The verification plan shall provide details of the data collected in order to demonstrate that the works set out in Condition [1] are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.
- 4. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
- 5. No soils shall be imported or re-used within the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority

Environmental Noise

- 6. Prior to commencement of development (other than demolition), a scheme of noise mitigation and mechanical ventilation sufficient to prevent overheating and maintain thermal comfort shall be submitted to and approved in writing by the Local Planning Authority. The Assessment of ventilation capacity shall be based on the CIBSE overheating position statement and shall demonstrate that CIBSE TM59 methodology has been used and CIBSE TM49 modelling requirements have been suitably considered including consideration of DSY 2 as part of the modelling. Any mechanical ventilation to be installed shall have due regard to the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020. The scheme shall include but not be limited to.
 - A) The performance details and a glazing plan with supporting technical specifications sufficient to achieve the habitable room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of L_{Amax} including details of post construction validation measurements.

B) Prior to occupation a site visit shall be carried out by a suitably qualified person and a final verification report shall be submitted to and approved in writing by the local Planning authority.

All work must be carried out by suitably qualified person and the approved noise, vibration attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

7. Prior to the commencement of development a scheme of measures to ensure that all residential units have access to amenity space within the development where noise levels do not exceed 55dB $L_{Aeq}(16 \text{ hour})$ shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of post construction validation. Thereafter the development shall be carried out in accordance with the approved details and a separate validation report shall be submitted to and approved in writing by the Local Planning Authority within 3 months of occupation.

NAME:	Lee Money
DEPARTMENT:	EHL
DATE:	5/06/26