HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/24/1811
LOCATION:	Bucks Green Pig Farm, Bucks Green, Rudgwick, West Sussex, RH12 3JJ
DESCRIPTION:	Outline application for the erection of dwellings with associated garages, parking and landscaping with all matters reserved.
RECOMMENDATION:	Objection – further information required

MAIN COMMENTS:

Noise

Environmental Health Officer have reviewed the Ventna Acoustics ProPG Risk Assessment and Acoustic Design Statement dated 12.11.24, and we have the following comments to make.

1. The fact that noise monitoring has been undertaken and the above report has been provided in support of the application is welcomed.
2. We note the comments in section 5.2.2 of the above report:
   Traffic noise levels at south-facing (front) glazing and side windows are expected to reach:
   Daytime LAeq,16hour 59 dB;
   Night-time LAeq,8hour 52 dB;
   Night-time maxima LAFmax 71 dB;
   Traffic noise levels at screened rear (north elevation) glazing are not expected to be approximately:
   Daytime LAeq,16hour 45 dB;
   Night-time LAeq,8hour 38 dB;
   Night-time maxima LAFmax 57 dB;
3. The above information is welcomed, so that it is clear what noise levels will be across the whole application site we would however be grateful if information on noise levels can also presented as a 3D noise model, with the proposed layout overlaid.
4. We may have further comments to make on the report, in the first instance we would however be grateful for the above information.

Land Contamination

In August 2024 an Environmental Health Officer visited the site and it was apparent that made ground soils and a significant amount of waste materials, assumed imported, were present on the site – both of which are potential sources of contamination. Given this and the historic agricultural use of the site, a land use which we Environmental Health considers potentially contaminating, we are of the view that the ground on the site has the potential to be contaminated.

Given the above and taking into account the proposed residential use of the site, a land use that is sensitive to the presence of contamination, to ensure the site is suitable for residential development the application should be supported by a preliminary contamination risk assessment (PCRA), undertaken by a suitably competent and experienced environmental consultant.

We note that a Phase 1 Preliminary Assessment was submitted in support of previous planning applications on this site c.2015, however given the time since this report was produced, and taking into account our recent observations as detailed above, an up-to-date PCRA is required in support of the application.

Proposed Water Supply

The application site would appear to be located within the Sussex North Water Resource Zone, a water neutrality statement does not however appear to have provided in support of the application. If a water neutrality statement is subsequently provided and it indicates that water neutrality will be achieved by way of a private water supply such as a rainwater harvesting system and/or an onsite borehole then we 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 will be recommended as a condition, once we are happy that the above matters have been addressed. **Summary** Given the above we are of the view that the application is currently insufficiently detailed to be determined.	
Suggested Conditions N/A	
NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	13/01/2024