HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/1515
LOCATION:	Normans, East Street, Rusper, West Sussex, RH12 4RD
DESCRIPTION:	Prior Notification for the Change of Use of an agricultural barn to form a 2 bed dwellinghouse.
RECOMMENDATION:	Further information required

MAIN COMMENTS:

Land Contamination

1. Given the historic agricultural use of the site, a land use which Environmental Health considers potentially contaminating, and the likely presence of made ground associated with the current development we are of the view that the ground on the site has the potential to be contaminated.
2. 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 however that a PCRA has not been submitted in support of the application.

Noise

Environmental Health have reviewed the Environmental Assessment Services Ltd dated July 2026 and the fact that a noise impact assessment has been submitted in support of the application is welcomed. We do however have the following comments to make.

1. Given the close proximity of London Gatwick Airport and associated aviation noise one of our main concerns with this site is the impact from aviation noise on residential amenity.
2. With the above comment in mind we note that noise levels during the day are in the region of 51dB (LAeq 16hr) with noise levels during the night in the region of 45dB (LAeq 8hr). We note the comment in section 7.2 'The amount of attenuation provided by standard double-glazed windows and standard brick and mortar construction buildings will provide adequate attenuation to maintain levels in accordance with the WHO and BS standards within the dwelling during the day and in the night'. From reviewing the Planning Statement it would appear however that the building is timber construction and not brick, and whilst we appreciate the comment in the planning statement that timber cladding will be installed it is not clear what sound reduction the timber construction of the building will provide and whether internal noise levels with windows closed will be compliant with levels quoted in BS 8233.
3. We also note the following comment in section 7.5 'There were on average more than eight individual exceedances of 45 dB at the site, taking into account the attenuation provided by an open window. This suggests the use of acoustic ventilation with a powered element should be added to the design for the dwelling to ensure the residents have a cooling air flow and are not disturbed by night-time noise incidents'. These comments are noted, however similar to the above comment, given the timber construction of the building subject to this application it is however not clear that even with windows closed and mechanical ventilation installed whether the overall construction of the building will be sufficient in protecting future resident from night time LA max noise events associated with aviation.
4. Further information is required from the applicant to address the above.

Odour Assessment

1. We note that an odour assessment has been submitted, however given the lack of any significant sources of odour in close proximity to the site Environmental Health have no concerns in relation to odour. This report has therefore not been reviewed as part of this consultation.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	10/11/26