HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/24/0185
LOCATION:	Orchard Farm, Emms Lane, Brooks Green, Horsham, West Sussex, RH13 0TR
DESCRIPTION:	Change of use of building nos. 14-17 and a former packing building from agriculture to a mixed commercial storage (Class B8) and light industrial use (Class E) together with associated alterations and parking.
RECOMMENDATION:	Objection – further information required

MAIN COMMENTS:

Noise

Given the low background noise levels in this part of Horsham District the proposed change of use from agriculture to mixed commercial storage (Class B8) and light industrial (Class E) has the potential to have a significant adverse impact on residential amenity, in particular those properties located in close proximity the access road to the site.

Given the above the application should therefore be supported by a noise impact assessment, undertaken by a suitably competent acoustic consultant, which quantifies and assesses the impact of noise on residential amenity and, crucially, provides the LPA with confidence that noise levels are capable of being mitigated through conditions.

A report of the nature has not however been submitted with the proposals – it has therefore not been adequately demonstrated that noise will not give rise to adverse impacts on the amenity of the occupiers of nearby dwellings.

Air Quality

We note that an air quality assessment has not been submitted in support of the application. Horsham District Council, in association with other Local Authorities in Sussex, have prepared guidance for developers to assess the air quality impact of developments and this document is titled "Air quality and emissions mitigation guidance for Sussex (2020)". This guidance should be applied to this development and an assessment of the air quality impacts and any proposed mitigation submitted in support of the application. In accordance with the above-mentioned guidance, a damage cost calculation is also required from all developments classified as 'Major'. Applicants are required to submit a mitigation plan detailing proposed measures to mitigate and/or offset the impacts and providing itemised costing for each proposed measure, with the total estimated value of all the measures being equal to the total damage costs.

Land Contamination

Given the historic agricultural use of the site, a land use which Environmental Health considers potentially contaminating, the application should be supported by a Phase 1 Preliminary Risk Assessment, undertaken by a suitably competent and qualified environmental consultant.

Proposed Water Supply

From reviewing the water neutrality statement we note that water neutrality requirements are not proposed to be met with a rainwater harvesting scheme or an onsite borehole. Should this change and a private water supply is proposed then we would 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 comments 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:	26/03/2024