

From: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Sent: 06 July 2026 16:04:28 UTC+01:00
To: "Stephanie.Bryant" <Stephanie.Bryant@horsham.gov.uk>
Cc: "Matthew.Porter" <Matthew.Porter@horsham.gov.uk>
Subject: DC/26/0322 - Steyning Grammar School

Dear Stephanie,

Please find attached our formal comments on this application, please note these supersede my previous comments sent earlier today.

Lighting

Environmental Health have reviewed Method Consulting External Lighting Strategy Report, dated 19.06.26, and we have the following comments to make.

1. We note the above mentioned report makes reference to the ILP Guidance Note 01/21 The Reduction of Obtrusive Light (GN01/21) which is welcomed.
2. With the above comment in mind we note that the following is stated in section 2.1 'Using GN01/21 Table 2, the site is assessed to be in environmental zone E3 (Suburban) meaning, the maximum allowable Upward Light Output Ratio (ULOR) should be below 5%'. Given the location of the site on the outskirts of Steyning we are however not entirely convinced that the site would fall within zone E3, the criteria for site E2 states 'relatively dark outer suburban location', we therefore feel that criteria E2 may be more appropriate.
3. Given the above, and from reviewing the plan titled 'External Lighting Layout Pre Curfew' (submitted to the LPA on 03.07.26), the pre-curfew lighting levels if appropriately managed are not a concern. Given the potential E2 designation the post curfew lighting levels may however be closer to acceptable lighting levels than as predicated under the current E3 designation.
4. To ensure that there are no impacts on residential amenity we therefore recommend the below condition

The external sports facilities hereby approved shall only be used between the following hours..

Monday to Thursday – 09:00am to 21:00pm of the same day

Fridays – 09:00am to 22:00pm of the same day

Saturdays – 09:00am to 17:00pm of the same day

Sundays and recognised Public Holidays – 10:00am to 16:00pm of the same day

Outside of those same hours all lighting and/or floodlighting introduced in support of, or associated with, the external sports facilities shall be non-illuminated and switched off.

Reason: To ensure the protection of the amenities of nearby residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Noise

Given the close proximity of residential dwelling to the application site we also recommend the below condition:

No playing of live or recorded amplified music or other amplified sound, including use of public address systems, shall be permitted on the site until a scheme of noise control has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be written by a suitably qualified person and shall include but not be limited to;

- i. A plan of all locations at which fixed or mobile external loudspeakers are to be sited, including for large events;**
- ii. Details relating to the number of occasions in any 12 month period when fixed or mobile external loudspeakers are to be employed;**
- iii. Details of management responsibilities during use of the external loudspeakers;**
- iv. Details of proposed control measures, including monitoring, that will be implemented to ensure noise and disturbance to local residents is managed and minimised;**
- v. Details of a complaint recording and management plan.**

The scheme shall not rely on BS4142 as the metric for compliance and must take due account of the bass frequency characteristics and the likely resulting noise levels within adjoining or close by residential properties. The approved scheme shall thereafter be maintained and adhered to for the duration of the use hereby permitted.

Reason: To ensure the protection of the amenities of nearby residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Construction Environmental Management Plan

Environmental Health have reviewed the BAM Construction Environmental Management Plan, dated 06.02.26, and we have the following comments to make.

1. Unfortunately we consider that the above mentioned CEMP is insufficiently detailed, in particular the section 4.5 'Nuisance Prevention' as whilst the proposed hours are accepted there is, in our view, insufficient detail on noise mitigation and very little detail on dust mitigation.
2. Given the proposals include demolition, and taking into account the close proximity of residential dwellings to the site, much more detail is required in this section along with reference to current British Standards and technical guidance in relation noise, vibration and dust control.
3. In particular the revised CEMP should include, but necessarily be limited to, the following information:

Noise Mitigation

- Whether new and quiet vehicles / plant machinery will be used at all times.
- Detail as to whether all vehicle engines and plant will be switched off when not in use, pneumatic tools will be fitted with silencers / mufflers etc
- Detail as to whether low impact techniques will be adopted where possible.
- Detail regarding whether generators and compressors will be silenced or screened as appropriate.
- Detail as to whether all vehicles and mechanical plant shall be maintained in good and efficient working order.

- Detail as to whether engine covers will be kept closed when machines are in use.
- Detail to whether care will be taken when erecting or striking scaffolds to avoid impact noise from banging steel and when handling of materials and waste to minimise dropping from heights.
- Detail as to whether shouting and raised voices will be kept to a minimum, use of radios is to be restricted etc
- Detail as to whether a site inspection will be undertaken daily to identify

Dust Mitigation

- Detail as to whether wind speed and direction will be taken into account
- Detail as to how buildings will be demolished, how any ACM will be dealt with etc.
- Detail on dampening down equipment.
- Detail on bins and skips and whether they will be in a restricted area or covered, sheeted and labelled etc.
- Detail on stockpiled materials and whether they will be suitably covered to avoid dust generation.
- Detail on wheel washing, road sweeping, speed limits etc.
- Detail as to whether on-site and off-site inspections will be undertaken to monitor dust.
- Confirmation that no burning of waste materials will take place on the site.

4. If there is an opportunity for this document to be revised prior to determination we would be happy to review and provide further comments. If not then we would recommend the inclusion of the below condition:

No development shall commence until a Construction 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. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
- iv. Site working hours and a named person for residents to contact;
- v. Detailed Site logistics arrangements; the loading and unloading of plant, materials and waste; the storage of plant and materials used in construction of the development,
- vi. Details regarding parking, deliveries, and storage by site operatives and visitors;
- vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;
- viii. 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;
- ix. Details of public engagement and Communication procedures with the local community prior to and during construction works
- x. Details of traffic construction routing to and from the site
- xi. Anticipated number, frequency and types of vehicles used during construction,
- xii. The method of access and routing of vehicles during construction,
- xiii. The erection and maintenance of security hoarding,

xiv. The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)

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