

MEMORANDUM TO PUBLIC HEALTH AND LICENSING – PLANNING CONSULTATION

Application No: DC/26/1240

Case Officer: Jason Hawkes

Address: Mowbray Employment Park Horsham West Sussex

Outline planning application (all matters reserved) to provide an Employment Park comprising flexible commercial, industrial and logistics uses (Use Classes E(g), B2, B8), healthcare (Class E(e) including pharmacy) and commercial leisure.

Date comments required by: 08/09/26

Details of the application can be viewed at

<https://www.horsham.gov.uk/planning/planningapplications/view-and-comment-on-planning-applications>

Comments:

No objections to this proposal in principle. We cannot provide a formal response to this application until we have further information. However, there are residential properties in various locations on the Horsham side of the A264. To mitigate any adverse environmental impacts, the applicant will need to exercise suitable controls & we make recommendations for consideration by the Planning Department:

- No development shall commence until an assessment of the acoustic impact arising from any externally located plant has been submitted to and approved in writing by the local planning authority. This may require an assessment undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) with a scheme of attenuation measures to ensure the cumulative noise rating level emitted from the site is 5 dBA less than background.
- No development shall commence until an assessment of the acoustic impact arising from all external & internal activities has been submitted to and approved in writing by the local planning authority (e.g., sporting activities, musical entertainment, hall hire, etc). This may require an assessment undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) with a scheme of attenuation measures to ensure the cumulative noise rating level emitted from the site is 5 dBA less than background.
- The use hereby permitted shall not commence until details and full specifications of mechanical extraction and filtration equipment, and ongoing maintenance plan, have been submitted to and approved in writing by the local planning authority. The use hereby permitted shall not commence until the approved details are fully implemented. The approved fume extraction and filtration equipment shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.
- No development shall commence until full details of any proposed floodlighting, external lighting to car parks, etc & any other illuminated installations together with a detailed mitigation scheme in respect of the effects of light pollution and light trespass, shall be submitted to and approved in writing by the local planning authority.

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- Restrictions on hours of use are recommended to control late night/early morning activities such as deliveries, loading/unloading, etc.

Should you wish to discuss this matter further please do not hesitate to contact me



Paul Hobbs

Principal Environmental Health Officer