



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/0266
LOCATION:	Thakeham Mushrooms, Storrington Road, Thakeham, West Sussex, RH20 3DY
DESCRIPTION:	Demolition of existing buildings and the redevelopment of the site to provide 150 dwellings, including affordable housing, land for the community land trust, works to public right of way and associated landscaping, open space and infrastructure.
RECOMMENDATION:	Further information required

MAIN COMMENTS:

Noise

We have reviewed the Cass Allen Noise Assessment, dated 12.02.26, and the fact that an assessment of this nature has provided in support of the application is welcomed. We do however have the following comments to make.

1. The above provides a report on an environmental noise survey at the Thakeham Mushrooms Site between 10.08.23 and 16.08.23 and between 07.01.26 and 12.01.26. We note that the following is detailed in section 5.6 in relation to noise levels in the eastern part of the site:
 - Average noise levels during the daytime - 57 dB LAeq,0700-2300hrs
 - Average noise levels during the night-time - 47 dB LAeq,2300-0700hrs
 - Typical maximum noise levels during the night-time - 61 dB LMax
2. We note that noise modelling is provided in Appendix 5 which is welcomed, when the modelling printouts for Daytime noise levels (LAeq,16hr) at all facades across development and Night-time noise levels (LAeq,8hr) at all facades across development are enlarged the figures do however become illegible. We would therefore be grateful for these print outs in a higher resolution.
3. We also note that the print out for Night-time noise levels (LMax) at worst-case development façade has been provided with particular focus on the worst case plot and whilst focus on this plot is welcomed, for context we would however be grateful for a modelling printout for the whole development showing the LMax night time levels.
4. In the context of the LMax levels at night we also note the comment in Table 4 (section 5.30) 'Not exceeded more than 10 times per night (between 11pm and 7am)', it is however not clear where this information has been taken from – we would be grateful if this can be clarified.
5. We note the comment in Appendix 3 in relation to position L3 'Due to equipment malfunction this is not a representative 16hr figure – only 5hrs of data was captured'. We appreciate that short term monitoring positions N3 and N7 are located in close proximity to position L3, given the position of L3 on the eastern side of the site where noise levels are likely to be higher the fact that a recent LAeq 16hr figure has not been obtained for this part of the site is a concern.
6. From reviewing the noise monitoring graphs we also note that there are some significant gaps in the data. We appreciate that noise monitoring was also undertaken in 2023, however given the comments above we do have some concerns in relation to how representative the most recent data is.
7. We may further comments to make on the report, in the first instance we would however welcome comments and additional information to address the above.

Land Contamination

We have reviewed the RSK Environment Limited Geo-environmental and Geotechnical Investigation, dated 10.10.22, and we have the following comments to make.

1. Section 4 states that RSK completed a site reconnaissance survey on 18th August 2022. Given that the time since this survey was undertaken we would welcome a comment in a revised report confirming that the findings of the survey are still valid.
2. Given the land-use history, taking into account historic fires at the Thakeham Mushrooms site where firefighting substances were used, per- and polyfluoroalkyl substances (PFAS) and organochlorides, in particular pentachlorophenol, have the potential to be present in the soils and groundwater underlying the Thakeham Mushrooms site – this requires further consideration and assessment in the report.
3. Given the current constraints on the site in the form of buildings and concrete hardstanding we are satisfied with the preliminary site investigation works that have been undertaken to date.

4. We note that the following are recommended in section 11.3:
 - Groundwater sampling and generic quantitative risk assessment for Controlled Waters and vapour inhalation risks to end users
 - Further investigation to delineate the hydrocarbon contamination encountered in the vicinity of TP4, WS3 and WS4
 - A programme of gas monitoring at the site
 - Further investigations to delineate areas of made ground, confirm that the topsoil material at the site is suitable for the proposed use and confirm the stratigraphical succession in northern area of the site
 - An updated asbestos survey to confirm the potential ACM debris / waste materials identified at ground level.
5. We are in agreement with the above recommendations and are of the view that this information be secured through suitably worded planning conditions, revisions to the report to address comments 1 and 2 are in our view required prior to determination.

Air Quality

Comments on the Cass Allen Air Quality Assessment, dated 06.02.26, have been provided under a separate cover.

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 plan (CEMP) will be recommended as a condition, once we are happy that the above matters have been addressed.

Summary

Whilst some information has been provided in the above-mentioned reports, which is welcomed, some further information is required – we are of the view therefore that the application is currently insufficiently detailed to be determined.

We would however welcome dialogue with the applicant and/or their consultants on the above matters.

Suggested Conditions

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	26/03/2026