

**From:** Kevin.Beer  
**Sent:** 12 June 2026 17:17  
**To:** Sam.Whitehouse  
**Subject:** Stonehouse Farm - Further comments and conditions

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Dear Sam,

Please find below out latest comments in relation to noise and land contamination.

### **Noise**

Environmental Health have reviewed the Acoustic South East report titled Noise Impact Assessment – Variation of Planning Condition, dated 30.04.26, and we have the following comments to make:

1. From reviewing section 3.2 of the above report we note that the measured evening period (19:00-23:00) is 39dB LA90 with the measured overnight period (23:00-07:00) is 29dB LA90. Subjectively this is a very low background noise level.
2. In our view the most likely cause of complaints are night time LMax noise events associated with HGV movements as they turn into and turn out of the access track to Stonehouse Farm onto the B2110, in particular during the warmer months of the year when windows will be open.
3. Given the above we therefore consider that Figure 7 ‘Consideration of LMax Events inside a Bedroom’ is the most appropriate figure to consider. From reviewing this figure we note however that two properties are detailed as receptors – Hillcrest and Hill House. From reviewing our mapping system the property located at the junction of the access track and the B2110 is Hillcrest, we have not however been able to confirm the location of Hill House on our mapping system.
4. Although, as detailed above, it is not clear where the nearest noise sensitive premises subject to the modelling is located, from reviewing the Figure 7 we note that the LMax levels associated with HGV Arrival/Departure range between 55 to 60dB which, given the low background levels as detailed above, is not insignificant.
5. From reviewing Figure 7 we also note that internal noise levels associated with HGV movements are predicted to be marginally above or below the 45dB criteria detailed in Pro PG2017. It is however important to consider this in context in that internal background noise levels are, with a window open, likely to be in the region of 20dB. A predicted internal LMax level of 42dB is therefore not insignificant.
6. In our professional opinion, noise associated with HGV movements to Lot 8 late at night and during the early hours of the morning is likely to result in significant adverse impact on residential amenity and any proposal or proposed amendment to the condition should be refused.
7. The restriction on hours of operation for deliveries and servicing as currently proposed should therefore be maintained

### **Land Contamination**

#### **Lot 9**

We have finished review of the site investigation proposals and are broadly satisfied with what is being proposed, we do however have the following comments:

1. Some of the proposed locations are located in close proximity to historic locations, for example WS12 and WS104 are located in close proximity. Location WS104 may therefore need to be moved to the south east.

2. We note that samples will be tested for heavy metals, PAH compounds, petroleum hydrocarbons and BTEX compounds which is welcomed. Given the presence of agricultural buildings on the site which are likely to contain asbestos containing materials further investigation will also need to include testing for asbestos fibres.
3. The proposals for the additional investigation in the vicinity of the former slurry pit are welcomed, we are however still not entirely convinced that the material around the slurry pit has been adequately assessed in terms of a ground gas risk.
4. Following demolition of buildings and removal of concrete hardstanding areas may be exposed that require investigation.
5. Given the above points, in particular points 3 and 4, we would welcome dialogue with the applicants environmental consultant before the commencement of the post demolition site works so the exact scope of the works can be formally agreed.
6. The condition previously recommend has been provided again below:

**The constructions of the dwellings hereby permitted in Lot 9, Jacksons Farm, shall not commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:**

- (a) **An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.**
- (b) **Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.**

**The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.**

**Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).**

#### Lot 2

1. As detailed in previous comments we are satisfied with the revised preliminary contamination risk assessment, a discovery strategy condition is therefore recommended below.

**If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.**

**Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).**

#### Lot 8

1. We have reviewed the Ashdown Quantitative Ground Contamination Risk Assessment Report, dated 05.06.26, and revisited the Southern Testing reports for this part of the site, and given the proposed use of Lot 8 we are satisfied that the risks from contamination have now been adequately assessed. A discovery strategy condition is therefore recommended below.
2. Future purchasers should be aware however that significant and unproven depths of made ground are present on land to the immediate north of the application site.

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

**Reason:** To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

Kind regards

Kevin

**Kevin Beer**

Environmental Protection Officer (Pollution)



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Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane Eaton

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