HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept FAO Hannah Darley
REFERENCE:	**DC/25/0561**
LOCATION:	Unit 1 Horsham Trade Park Foundry Lane Horsham
DESCRIPTION:	Change of use from Vehicle Servicing and MOT centre (Use Class B2) to Storage and Distribution (Use Class B8) together with associated parking. (Retrospective).
RECOMMENDATION:	~~Advice~~ ~~/ No Objection /~~ ~~Objection / More Information~~ / Modification /~~ Refusal~~

SUMMARY OF COMMENTS & RECOMMENDATION:

Approve with condition restricting hours of operation

MAIN COMMENTS:

I have revisited the Noise Impact Assessment following the confirmation that there was a restriction on Sunday working for the vehicle servicing and MOT centre use as approved under DC/06/1742.

The measurement periods in the Noise impact assessment did not include Sundays. Local residents have commented that many of the other units on the industrial estate do not operate on Sundays. This is likely to alter the noise climate and may increase the impact of Sunday working undertaken by the applicant.

No information is provided regarding the activities at the site during the unattended noise survey. It is therefore unclear if the pattern of activity is representative of typical operations. The location of the unattended monitoring position also appears to have to have been partly screened from the loading area. This may mean that the measurements do not fully capture the noise from the activity, whereas first floor windows to the neighbouring dwellings would not benefit from this screening and have direct line of site to the loading bay.

For the attended site measurements undertaken between 09:43 and 10:38 the report makes the following observations:

"From 09:43hrs to 10:06hrs an electric forklift is unloading pallets from small lorry. Tonal alarm is audible and bangs. From 10:10hrs forklift is moving pallets around in external space. At 10:18 hrs another lorry arrives, and loading starts and ends at 10:41hrs."

This comment illustrates how the distinctive character of noise such as reversing alarms together with the sporadic and unpredictable nature of bangs and impact noise from the site activities, can increase the intrusive nature of the noise. The duration of loading activity for each of these vehicles was just over 20 minutes. The measurements provided for this period give a cumulative Lmax of 82dBA which is significantly above the measured average noise level of 54.4dBA and the background noise level of 41.8 dBA for the same period. The BS4142 rating methodology is based on averaged noise levels during the one hour daytime rating period and so this may not fully reflect the impacts of loud but short duration noise events.

Local residents have made representation to the local authority that large articulated vehicles regularly visit the site with the consequence increase vehicle loading and unloading noise, vehicle manoeuvring etc. If this is correct this may result in noise levels higher than those measured during the attended monitoring period.

The report notes that;

"…the former use would have generated noise and activity under a B2 use class. Noise sources would have beeping horns as part of MOT tests, slamming doors and mechanical tools such as impact wrenches. These types of noise source are no longer present at the site."

However, these activities were not permitted on Sundays or Bank holidays under DC/06/1742. The Noise Impact Assessment has concluded that there is a minor adverse impact for site activities during the week, but it is considered that this conclusion cannot be safely extended to periods outside the normal working week which have not been monitored.

Given the proximity of the residential dwellings to the application site, it is also important to consider that that some respite is afforded to the occupiers of these dwellings.

Noise monitoring equipment installed at a resident's house overlooking the yard serving Unit 1 identified incidents late night noise and extended noisy working on Sundays. The recordings made between 29/10/25 and 12/11/25 were characteristic of noise from loading and unloading operations including pallet trolleys, roll cages, vehicle reversing alarms, raised voices, LGV and HGV engine noise.

The recordings support the evidence of disturbance from late night and Sunday working provided by residents.

Having regard to the matters outlined above it is recommended that the restriction on Sunday and Bank Holiday working as applied under DC/06/1742 is maintained.

ANY RECOMMENDED CONDITIONS:

Condition 3 of DC/06/1742 should be applied to protect the amenity of neighbouring residents as set out below:

1. No vehicles, plant or machinery shall be operated and no process carried out and no deliveries taken or dispatched from the site outside the following times:

   0800 hours and 1800 hours on Mondays to Fridays inclusive,
   0800 hours and 1300 hours on Saturdays,
   and not on Sundays and Bank and Public Holidays.

NAME:	Lee Money
DEPARTMENT:	EHL
DATE:	28/11/25