



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/0963
LOCATION:	New Barn Farmhouse, Capel Road, Rusper, West Sussex
DESCRIPTION:	Replacement of caravan with new dwelling
RECOMMENDATION:	Further information required

Noise

Environmental Health have reviewed the EAS Ltd Noise Impact Assessment, dated May 2026, and we have the following comments to make.

1. Given the high noise levels we accept that with appropriate mitigation, including mechanical ventilation to prevent overheating, that acceptable internal noise levels are achievable.
2. Of concern however is the likely noise levels in proposed amenity space as given the source of the noise is air traffic, which will only increase when Gatwick's northern runway is operational, there is no way that this can be mitigated.
3. We note the comment in section 7.6 of the report 'External noise levels less than the 55 dB(A) L(A)eq recommended as an annoyance threshold by WHO are likely to be exceeded regularly in the external areas of the residences. In the summer months when the outdoor areas at the dwellings will be used by the residents, it is considered that the external noise levels will exceed 55 dB(A) L(A)eq very frequently at the proposed dwellings'. We would be grateful if the applicants noise consultant can confirm what the LAeq (16hr) will be for the external amenity areas.

Land Contamination

Environmental health has reviewed the Preliminary Contamination Risk Assessment dated May 2026 and we have the below comments.

1. Paragraphs 2.2 and 2.3 confirm that the attached report is for the whole of the wider site as well as the smaller plot assigned for the current application. This is accepted but can the applicant please confirm that the plot in question has been studied in sufficient detail. Especially as some sections (i.e. paragraph 8.4) fail to mention the proposed three-bedroom dwelling. Furthermore, the conceptual site model (CSM) includes a stables building which I believe to not be present on the actual site for the current application.
2. The CSM suggests that the uppermost layer is topsoil. Given that the site is a farm and stables we are surprised at this conclusion and would expect some form of made ground, as is acknowledged in paragraph 10.2. Can the applicant please provide more detail of how this conclusion was reached.
3. Beyond the first paragraph, asbestos is not mentioned in the report. Given the age of the farm buildings we believe there is a high chance of asbestos being present in the buildings or made ground of the site. The applicant must do a refurbishment & demolition asbestos survey which must cover all areas affected by works. An asbestos management plan shall then be written and implemented during the works including removal by a licensed contractor and controls for dust/fibre release.
4. With regard to the risk assessment presented in Table 8.1, whilst potential sources of contamination are identified and assigned risk ratings, the methodology used to derive these ratings is not clearly set out. For clarity and transparency, it is recommended that the report includes a defined risk assessment framework, such as a risk matrix, demonstrating how the assigned risk levels have been determined based on likelihood and severity. This would provide appropriate justification for the conclusions reached.
5. We disagree with paragraph 10.1 and believe further investigation is required as this site has been agricultural in use so there is potential for significant unknown contamination.
6. We are happy to condition an intrusive site investigation, once the above matters have been addressed.

ANY RECOMMENDED CONDITIONS:

Not currently in a position to support this application and recommend conditions.

NAME:	Kevin Beer and Georgina Hermitage
DEPARTMENT:	Environmental Health and Licensing
DATE:	15/07/26