



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/1318
LOCATION:	Land North of Shermanbury Road, Shermanbury Road, Partridge Green, West Sussex, RH13 8EU
DESCRIPTION:	Outline Application for the demolition of existing buildings and structures and the erection of up to 75 dwellings with public open space and vehicular access point from Shermanbury Road with all matters reserved except access.
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Preliminary Risk Assessment (Parts 1-4), prepared by LK Consult, dated April 2026 Noise constraints assessment, prepared by e3p, dated June 2026 Air Quality Assessment, prepared by Redmore Environmental, dated June 2026	

MAIN COMMENTS:**Contaminated Land:**

The report does not mention a site walkover and provides no photographs of the site, beyond aerial photography. I can therefore assume that a site walkover has not been completed. As the site has been a working farm, and has had buildings present until at least the 1800's, a site walkover is necessary to assess the condition of the land. This will allow the phase II desk study to be properly planned to ensure areas of potential contamination are targeted. I cannot recommend this application for approval until this information has been submitted and incorporated into the phase I study.

Noise:

Environmental health accepts the above noise assessment, provided that the final application is in line with the parameter plan submitted with the current application. If there are any significant changes to the layout this would need to be assessed by a new noise report.

Air Quality:

I am satisfied with the damage costs calculated. However, the mitigations listed (cycle storage and EV charging points) will not be accepted as these are already required by other planning legislation. The mitigations need to go above and beyond other requirements and the value of these mitigations should be itemised. However, I am happy to secure these mitigations by condition.

SUGGESTED CONDITIONS

Pre-Commencement Condition: The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- I. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- II. A description of management responsibilities;
- III. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
- IV. Site working hours and a named person for residents to contact;
- V. Detailed Site logistics arrangements;
- VI. Details regarding parking, deliveries, and storage;
- VII. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;
- VIII. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- IX. Communication procedures with HDC and local community regarding key construction issues – newsletters, fliers etc.

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Pre-Commencement Condition: Prior to the commencement of the development, a detailed mitigation strategy establishing the on-site measures to improve air quality at both the operational and construction phases shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be written in accordance with the Council's Planning Advice Document: Air Quality & Emissions Reduction Guidance (2021), and shall detail the calculated damage costs that will be spent on practical mitigation measures. The approved detail within the strategy shall thereafter be strictly adhered to unless otherwise agreed to and approved in writing by the Local Planning Authority.

Reason: To mitigate against the impact of the development in accordance with Policy 24 of the Horsham District Planning Framework (2015) and Air quality and emissions mitigation guidance for Sussex (2021).

NAME:	Georgina Hermitage
DEPARTMENT:	Environmental Health and Licensing
DATE:	24/08/2026