

Dealt with by: Environmental Health

Our Ref: SMD/2025/0334

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Date: 23rd October 2025

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**Ellins Field Farm Crowborough Road
Lask Edge**

PROPOSED DEVELOPMENT

Proposed menage

Potential Areas Of Environmental Concern.

1. Noise during demolition and construction
2. Manure Storage/ Odours
3. Amplified music / voice
4. Lighting

General Comments

Manure: There is no information provided in regard to the disposal of horse manure. It may be advisable to apply the condition set out below in order to protect the local environment, soil and water. The site is situated within a nitrate vulnerable zone and therefore manure disposal must therefore comply with the Nitrate Pollution Prevention Regulations 2008

Noise: The primary cause of noise from equestrian training centres/units/menages can be the use of amplified sound and voice, it may be advisable to apply a condition ensuring that use of amplification is prohibited or controlled such that the amenity of the area and nearby residents is not compromised.

Light: The nearest residential property is approx. 150m away from the menage. Based on the predicted spillage levels no adverse impact to pre-existing luminance levels is predicted. The lighting proposed reduces glare according to the submission. We would advise the condition below is imposed to take account of the advice and ensure neighbourhood lighting amenity is protected during operational use.

Recommendation

The Environmental Health Department have no objection in principle subject to the following or similar conditions being applied to any permission granted.

1. Construction & Demolition works: Time of operations

Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.

- **08:00 - 18:00 hours (Monday to Friday);**

- **08:00 - 13:00 hours (Saturday)**
- **No working is permitted on Sundays or Bank Holidays.**

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: *To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.*

2. Manure

Manure generated from the approved use should be collected and stored in a dedicated storage area, with sufficient capacity to store 6 months worth of manure. The manure storage area should have an impermeable surface capable of containing, or facilitating the collection of, all manure generated leachate and sited at least 50m from all neighbouring residential properties. The burning of manure as a means of disposal is not permitted.

Reason: *To protect the amenity of neighbours and pollution of the environment.*

3. Lighting

The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance or cause glare at the adjoining light sensitive locations when the light (s) is (are) in operation. The floodlighting hereby permitted shall not be operated outside the hours of 07:00 to 23:00.

Reason: *To protect the local amenities of the local residents by reason of excess of illuminance.*

4. Noise :PA Systems

No amplified sound shall be audible within or at the boundary of any noise sensitive (occupied) premises either attached to or in the vicinity of the premises to which this application refers.

Reason: *To ensure that the reasonable residential amenities of adjoining properties are adequately protected from noise pollution.*

Advisory Note/ Informative:

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

The site is situated within a nitrate vulnerable zone and therefore manure disposal must therefore comply with the Nitrate Pollution Prevention Regulations 2008

The lighting scheme should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011(or later versions). It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.

Illuminated area m ²	Zone E1	Zone E2	Zone E3	Zone E4
• Up to 10.00	• 100	• 600	• 800	• 1000
Over 10.00	n/a	300	600	600

Environmental Zones			
Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc.
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

The guidance advises that, where an area to be lit lies on the boundary of two zones or can be observed from another zone, the limits used should be those applicable to the most rigorous zone.

During any demolition and construction activities (including landscaping) the contractor shall take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.

Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)

Regards
Environmental Health