



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/0366
LOCATION:	Land North West of Southwater
DESCRIPTION:	Outline planning application, with all matters reserved (except for primary access to the highway) for a phased development comprising: the demolition of existing buildings and the construction of up to 1,000 residential dwellings (including affordable housing) (Use Class C3); up to 80 specialist accommodation units (Use Class C2); a mixed-use neighbourhood centre (Use Classes E and F); education facilities (Use Class F1(a)); business and employment floorspace (Use Classes B2, B8 and E(g)); redevelopment of existing agricultural buildings including construction of a building for community use (Use Classes E and F2); improvements to public rights of way; sports pitches; gypsy and traveller pitches/plots; public open space; landscaping, and associated infrastructure
RECOMMENDATION:	More information

Noise

Environmental Health have reviewed the below information:

- Environmental Statement Volume II, Appendix 1.1 EIA, Chapter 9 'Noise and Vibration'.
- Appendix 10.4 Baseline Noise Survey.

We have the following comments to make.

1. The study area, as detailed in section 9.2, notably construction noise, constructions vibration and noise associated with the operational stage of the development is accepted.
2. The proposed assessment methodology as detailed in section 9.4 of the EIA is accepted.
3. From reviewing section 9.3 we note that the noise survey was undertaken in 2022 which is several years ago now. Whilst ideally an up-to-date assessment would be welcomed, given that traffic flows remain below pre-covid levels we don't regard this as a material issue.
4. The sensitive receptors identified in sections 9.3.7 and 9.3.8 are accepted.
5. The proposed assessment methodology as detailed in section 9.4 is accepted for the elements that have been scoped in.
6. The elements have been scoped of the assessment, as detailed in section 9.3.28 to 9.4.31 are accepted.
7. We note the following is stated in section 9.6.2 'During the operational phase, no mitigation measures are currently anticipated to be required but this will be reviewed as the assessment progresses. Where possible the new access roads will be designed to minimise noise levels affecting existing receptors'. Whilst commentary in relation to mitigation is welcomed given the fact that the proposals include employment land and the close proximity of the A24 to the northern part of the site we are not entirely convinced that no mitigation will be required.

Land Contamination

Environmental Health have reviewed the below information:

- Environmental Statement Volume II, Appendix 1.1 EIA, Chapter 13 'Ground Conditions and Contamination'
- Geo-Environmental Ltd Preliminary Ground Appraisal Report, dated February 2026

We have the following comments to make:

1. We are satisfied with the preliminary assessment of the risk from contamination to future site users, as presented in the above-mentioned reports.
2. We note the conclusion in the report 'given the preliminary scope of this investigation, further hot spots of contamination may be possible on the site and a more detailed investigation, with levels of sampling and testing consistent with the recommendations of BS 5930 should be undertaken to better characterise the site'. This is accepted – further investigation and characterisation of the site will be required through conditions.
3. We also note the comment in the report relation to Anthrax with the following state 'PHE undertook an assessment of the burn sites and have concluded that no risk remains from burn sites. An email in this respect is presented in Appendix A'.
4. We can confirm that anthrax was previously considered under previous applications on this site and no anthrax was identified – the above comments in relation to anthrax are therefore accepted.

Suggested Conditions

N/A

NAME:

Kevin Beer

DEPARTMENT:

Environmental Health and Licensing

DATE:

01/10/2026