



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE	DC/26/0355
LOCATION:	Land To The Rear of The Copse, Worthing Road, Horsham, West Sussex, RH13 9AT
DESCRIPTION:	Construction of up to 23 residential dwellings, (including 9 affordable homes), including access, parking, landscaping and other associated infrastructure works.
RECOMMENDATION:	Further information required

MAIN COMMENTS:**Noise**

We have reviewed the RF Environmental Noise Impact Assessment, dated February 2026, and we note the conclusions of the report:

1. 'The results indicate that in the external garden area, external levels will fall below the lower guideline values recommended in ProPG and BS8233'.
2. Also, 'With windows open to help combat overheating, the internal noise levels fall below the limits set out in Approved Document O. Therefore, should the overheating strategy for the development rely on opening windows during the summer months for cooling purposes, it will not lead to a significant adverse noise impact'.
3. The above-mentioned noise levels in ADO are in relation to night time noise and we note there is no direct commentary on internal noise levels during the day, however given the above we consider it reasonable to assume that internal noise levels during the will, even with windows open, fall below the guideline values detailed in BS8233.
4. Given the above no further information or conditions are required in relation to potential impacts from road traffic noise.

Land Contamination

We have reviewed the GeoEnviro Solutions Ltd Phase 1 Desktop Study and Preliminary Risk Assessment report, dated November 2023, and we have the following comments to make.

1. We note the comments in section 1.2 'It is currently proposed to demolish the existing property and construct a new 70 bed care home'. From reviewing the proposed site layout in the report it would also appear that this is showing the proposed carehome development and not the 23-dwelling site that this application seeks.
2. We note that detail on a site walkover has been provided in section 2.2 and whilst information of this nature is welcomed it is not entirely clear if the site subject to this current application was subject to the site walkover.
3. Reports of this nature need to be based on the current proposals, given the above we ask therefore that an up-to-date walkover of the site subject to this current application is undertaken and a revised report addressing the above is provided.

Construction Phase

During site clearance, preparation and construction there is the potential for local residents to experience adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by the developer and a construction environmental management (CEMP) plan will be recommended as a condition, once we are satisfied with the preliminary contamination risk assessment.

ANY RECOMMENDED CONDITIONS:

To be recommend at a later date

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	16/04/26