



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/0671
LOCATION:	Land Off Old Crawley Road, Faygate, West Sussex
DESCRIPTION:	Outline Application for a development of up to 120 dwellings (including 45% affordable) with all matters reserved except for access.
RECOMMENDATION:	Further information required

Noise

Environmental Health have reviewed the Anderson Acoustic Noise Impact Assessment, dated 24 March 2026, and we have the following comments to make.

1. The above provides a report on an environmental noise survey at the site between 04.03.26 and 10.03.26. We note that the following is detailed in section 4.4 in relation to noise levels at measurement location UP1.
 - Highest noise levels during the daytime – 68dB LAeq 0700-2300hrs
 - Highest noise levels during the night-time – 61dB LAeq,2300-0700hrs
 - Typical maximum noise levels during the night-time – 78dB LAmix
2. We note the noise modelling results have been provided in Section 5 with reference to ProPG Stage 1 Risk Assessment levels which is welcomed, so that it is clear what noise levels will be across the site and how they will respond to the layout as currently proposed we would however be grateful if information on noise levels can presented as a 3D noise model with the proposed layout overlaid can also be provided.
3. Based on the information that has been provided to date we are not entirely convinced that the layout as currently proposed represents good acoustic design, as detailed in with ProPG – Planning and Noise. We appreciate however that there is acknowledge that properties may need to rearranged in section 8.3 of the report. We will have further comments to make on this matter once the information detailed above has been provided.

Land Contamination

Environmental Health have reviewed the Aqua Terra Consulting Geo-environmental Desk Study, dated February 2026, and the fact that a report of this nature has been submitted in support of the application is welcomed. We do however have the following comments to make:

1. The detail in the majority of the report is accepted, we do however note the conclusion in the report 'following granting of planning permission, it is recommended that a targeted Site investigation is undertaken in the area of the historic quarry to understand the extent of the feature, ground conditions within it and potential risk management required, if any'.
2. Whilst the above conclusions is welcomed and we agree that site investigation works are required in the former quarry area, in order to confirm ground conditions on the site we are of the view that exploratory holes should also be advanced across the wider site.
3. We are however happy to request the above information through conditions; suitably worded planning conditions will therefore be recommended once we are satisfied that sufficient information has been provided in relation to noise.

ANY RECOMMENDED CONDITIONS:

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

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	09/07/26