



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land South of Adversane Adversane Lane Adversane
DESCRIPTION:	EIA Scoping Opinion for a mixed-use development for a new settlement to accommodate 3,200 dwellings, employment uses, community uses and supporting infrastructure.
REFERENCE:	EIA/26/0005
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: We have reviewed the EIA Scoping Report submitted in June 2026 generally agree with the overall methodology for the Noise Assessment.	
MAIN COMMENTS: We have reviewed chapter 8 'Noise and Vibration' of the EIA Scoping Report submitted in June 2026 and we have the following comments to make. 1. We agree with the overall methodology for the Noise Assessment. 2. As noted in section 8.1 and 8.2 of the above-mentioned chapter certain parts of the proposed development are located in close proximity to the heavily trafficked A29 and the main Horsham to Barnham railway line, these sources of noise are therefore potential constraints to development. 3. The sensitive receptors identified in section 8.5 are accepted. 4. The scope of the assessment as detailed in sections 8.7 to 8.9 is accepted, 5. The methods for assessment as detailed in sections 8.13 to 8.27 is also accepted. 6. We accept that construction impacts will be largely controlled through the construction environmental management plan (CEMP) submitted by way of suitably worded planning condition. 7. We will also expect to see the proposed development adopt good acoustic design, following the principles of ProPG Planning and Noise. This should include, but not necessary be limited to, the below: • Adequate separation between proposed dwellings and the A29/the railway line • Adequate separation between the proposed amenity spaces, both private and communal, and the A29/railway line. • Habitable rooms not overlooking the A29 or the railway line. 8. We note however that proposed mitigation for the completed development is detailed in section 8.29 which is welcomed.	

ANY RECOMMENDED CONDITIONS:

N/A

NAME:

Kevin Beer

DEPARTMENT:

Environmental Health & Licensing

DATE:

04.08.26