

From: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Sent: 22 December 2025 11:24:19 UTC+00:00
To: "Sam.Whitehouse" <Sam.Whitehouse@horsham.gov.uk>
Subject: DC/25/1269 - Land North of Guildford Road

Dear Sam,

Environmental Health have reviewed the comments from Acoustic South East, dated 25th November, 2025 and the comments are noted. We have the following comments to make.

1. In summary, we appreciate that with suitable glazing and mechanical ventilation that acceptable internal noise levels in all of the plots can be achieved. This site is not however a development in a city centre or near an existing transport network where development may be desirable and where alternative layouts are limited – this is a greenfield development near to a major road where, in our view, the potential impacts from road traffic noise can be designed out. As stated in previous comments, in our view there seems to be adequate space within the footprint of the development to move the dwellings in the most noise impacted part of the site so that they are not located in the noisiest part of the development. This would obviate the need for mitigation measures and the costs of maintaining these measures for the lifetime of the development.
2. We also note the comments that the external amenity spaces will achieve 55dB or less. However, given the context of this site (greenfield and not in a city centre) and with the guidance in section 7.7.3.2 of BS 8233:2014 (Guidance on sound insulation and noise reduction for buildings) in mind we consider that the 50dB criteria is more appropriate to the context of this site. In our view the layout of the development, including the use of any acoustic fencing, should therefore be designed so that all rear garden areas achieve 50dB or less.
3. Achieving 50dB or less in garden areas will also help to ensure that living room areas, which often adjoin garden areas by way of patio doors, will achieve the 35dB criteria in BS8233:20214 with patio doors open and ensuring a better standard of amenity than having to keep patio doors closed.

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)

Telephone: [01403 215420](tel:01403215420)

Email: Kevin.Beer@horsham.gov.uk





Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton