

**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** FW: Novartis Phases 1&2 DC/25/0415 EH response 230126

Hi Jason

Thanks for the copy of the additional comments from the applicant's acoustic consultants dated 5 January 2026.

### Daytime overheating risks

For the reasons previously given, it is not accepted that Approved Document O provides for the assessment and mitigation of daytime overheating risks where noise may be a material consideration.

Section 3.2 of Approved Document O states:

"3.2 In locations where external noise may be an issue (for example, where the local planning authority considered external noise to be an issue at the planning stage), the overheating mitigation strategy should take account of the likelihood that windows will be closed during sleeping hours (11pm to 7am)."

The Noise Assessment has identified that a small number of the proposed dwellings will need to keep windows closed to ensure suitable internal noise levels are maintained. Overheating risk during the day may result in adverse impacts on the amenity of the future occupiers resulting in them having to choose between keeping windows closed to reduce noise or having windows open for to reduce overheating. Approved Document O does not give guidance on noise thresholds for daytime overheating risks. Therefore this remains a relevant consideration that can be addressed through further assessment and mitigation. The proposed condition seeks to ensure this issue is addressed in a flexible and proportionate way.

### Noise in amenity spaces

There is no recommendation to refuse planning permission. However it is clear that the balconies located facing the railway line and Parsonage Road will be exposed to noise levels that mean these are of limited value as a outdoor amenity spaces. The consultant comments that mitigation measures could be employed such as (absorbing panels and glazed screens) but these would only make a modest difference with small benefit and would not reduce noise levels to satisfy the WHO guideline values.

This conclusion is accepted but this increases the importance of ensuring accessible quiet amenity space within the development. The aim of the proposed condition is to ensure that access to quieter amenity space is available to occupiers of these dwellings with the development. This is accordance with Paragraph: 011 Reference ID: 30-011-20190722 of the Planning Practice Guidance which states:

"Noise impacts may be partially offset if residents have access to one or more of:

- a relatively quiet facade (containing windows to habitable rooms) as part of their dwelling;
- a relatively quiet external amenity space for their sole use, (e.g. a garden or balcony). Although the existence of a garden or balcony is generally desirable, the intended benefits will be reduced if this area is exposed to noise levels that result in significant adverse effects;
- a relatively quiet, protected, nearby external amenity space for sole use by a limited group of residents as part of the amenity of their dwellings; and/or
- a relatively quiet, protected, external publicly accessible amenity space (e.g. a public park or a local green space designated because of its tranquillity) that is nearby (e.g. within a 5 minute walking distance)."

There are no publicly accessible amenity spaces with 5 minutes' walk of the proposed development.

Regards

Lee

**Lee Money**

Team Leader Pollution

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**From:** Jason.Hawkes <Jason.Hawkes@horsham.gov.uk>

**Sent:** 14 January 2026 10:31

**To:** Lee.Money <Lee.Money@horsham.gov.uk>

**Subject:** FW: Novartis Phases 1&2 DC/25/0415

Hi Lee

Please see the response from the applicants to your latest comments on this one.

Kind regards

**Jason Hawkes**

Principal Planning Officer

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**From:** Matthew Brooksbank <m.brooksbank@nexusplanning.co.uk>

**Sent:** 13 January 2026 14:56

**To:** Jason.Hawkes <Jason.Hawkes@horsham.gov.uk>; Nik Smith <n.smith@nexusplanning.co.uk>

**Cc:** Alicia Privett <a.privett@nexusplanning.co.uk>

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