



## HORSHAM DISTRICT COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council – Planning Dept FAO Matthew Porter
<b>REFERENCE:</b>	<b>DC/25/0894</b>
<b>LOCATION:</b>	Land To the South of Broadbridge Way Broadbridge Heath West Sussex
<b>DESCRIPTION:</b>	Full Planning Application for the erection of 89no. residential dwellings comprising dwellings (54no.) and apartments (35no.), 36% affordable homes, creation of new vehicular access on to Sargent Way, provision of public open space, landscaping and drainage solutions.
<b>RECOMMENDATION:</b>	<del>Advice / No Objection / Objection / More Information / Modification / Refusal</del>

### **SUMMARY OF COMMENTS & RECOMMENDATION:**

Approve with conditions

### **MAIN COMMENTS:**

The acoustic assessment report has identified potentially adverse noise impacts from road traffic on some plots on Sargent Way and Broadbridge Way. There is also the need to consider noise from the adjacent Tesco's petrol station and Tesco supermarket which operate 24 hours.

The report has proposed glazing and ventilation recommendations to ensure internal noise levels achieve the recommended values for habitable rooms

Although the acoustic assessment states it is not a formal overheating assessment, it has identified overheating risks in accordance with Part O of the Building regulations.

Conditions are recommended to ensure these matters are addressed.

### **ANY RECOMMENDED CONDITIONS:**

1. The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:
  - I. A named person for residents to contact;
  - II. Detailed Site logistics arrangements;
  - III. Details regarding parking, deliveries, and storage;

IV. Details regarding dust mitigation measures to be deployed

V. Details of other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network;

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase, unless the written consent of the Local Planning Authority is received for any variation.

2. All works of demolition, construction and ancillary activities, including deliveries and dispatch, shall be restricted to 08:00-18:00 hours on Monday to Friday, from 08:00 to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.
3. The hours of operation, including deliveries and dispatch shall be restricted to 08:00-18:00 hours on Monday to Friday, from 08:00 to 14:00 hours on Saturdays and at no time on Sundays or Bank Holidays.
4. Prior to the commencement of development, a scheme of noise and vibration attenuation and ventilation sufficient to prevent overheating and maintain thermal comfort shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include acoustic performance details of the building facades and glazing and incorporate the recommendations detailed in the Acoustic South East acoustic assessment report, dated 22/04/2025, reference J4003. The scheme shall achieve the habitable room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of LAmax with suitable measures to ensure the thermal comfort of occupiers. Any mechanical ventilation shall be designed and installed in accordance with the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020.

<b>NAME:</b>	Lee Money
<b>DEPARTMENT:</b>	EHL
<b>DATE:</b>	22/07/25