



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/1019
LOCATION:	Land To The West of Shoreham Road, Small Dole, West Sussex
DESCRIPTION:	Outline planning application for up to 45 dwellings (including affordable homes) with all matters reserved apart from access.
RECOMMENDATION:	Objection – further information required

MAIN COMMENTS:

Noise

Environmental Health have reviewed the RSK Technical Note, dated 24.09.25, and the additional comments in relation to noise are welcomed. We do however have the following comments to make.

1. We note the comment 'With windows sufficiently open to control peak summer overheating, in line with the Approved Document O (ADO) simplified method, an external to internal level difference of approximately 10dB is expected (equivalent to a total window opening of 4% of the floor area). This would suggest an internal noise level at night of 39dB LAeq,8h and 54dB LAFmax in bedrooms on the worst affected façade facing the road under this condition. This is compliant with the ADO requirements for bedrooms at night when controlling peak summer overheating.'
2. We appreciate that the 39dB and 54dB levels quoted above are below the levels quoted in Approved Document O (ADO), in our view the decibel levels in ADO are however not suitably protective of sleep disturbance. Given that the LAeq (8hr) and LAmx levels are likely to exceed the levels quoted in BS 8233 we are of the view that for the plots adjacent to the A2037 windows will need to be kept closed and mechanical ventilation will need to be installed.
3. It is also important to state that the figures quoted in ADO are night-time values with no daytime noise levels given. We appreciate this is an outline application so in the absence of internal layouts we have been unable to fully form a view on this, however noise levels during the day also mean that the opening of windows cannot be relied upon to prevent overheating which further enforces the view that mechanical ventilation will need to be adopted for the plots adjacent to the A2037.
4. Given the above we remain of the view that the layout does not present good acoustic design, as detailed in with ProPG – Planning and Noise. In our view there seems more than enough space within the footprint of the development to move the whole development slightly to the west so that the eastern most plots 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.
5. We the above comment in mind we note the comment in the technical note 'This application is outline in nature and the site layout has been partly dictated by other limiting layout and landscaping considerations'. We would be grateful if the applicant can confirm what these limiting layout and landscaping considerations are.

Water Neutrality

We have reviewed additional information submitted and we have the following comments to make.

1. The appendices to the Groundwater Investigation Report have been provided and now include borehole logs in accordance with British Standards which is welcomed. We note however that comments in relation to the missing cyanide result have not been provided.
2. We also note that no comments or further assessment have been provided in relation to the potential impacts on the proposed drinking water supply from the Small Dole landfill located to the south of the site – this therefore remains a significant concern to Environmental Health.

Summary

Given the above we remain of the view that the application is insufficiently detailed to be determined. We would however welcome dialogue with the applicant on the above matters.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:

Kevin Beer

DEPARTMENT:

Environmental Health and Licensing

DATE:

30/10/25