

**Tamara.Dale**

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**From:** Lee.Money  
**Sent:** 21 October 2025 16:01  
**To:** Tamara.Dale  
**Subject:** RE DC/25/1480 Land North of 6 Montpelier Cottages Old London Road  
Washington EH response

Hi Tamara

This application proposes a radically different layout to that previously approved under DC/21/1689.

A particular concern is that the garden areas are to be located on the eastern side of the proposed dwellings adjacent to the A24 as opposed to the previous scheme that located amenity areas to the west where they were shielded from the road noise. This was a key measure in making the development acceptable. The noise report provided with the application makes no clear recommendations with respect to the ensuring amenity space complies with the WHO requirements.

Further information should be provided to show how the development and amenity spaces will be shielded from the high levels of road traffic noise.

As with the previous application occupiers will not be able to rely on openable windows for ventilation of the first floor bedrooms so an appropriate mechanical ventilation system will need to be provided. Reliance on trickle vents is unlikely to be sufficient to mitigate overheating risks and may not manage exposure to air pollution.

An overheating risk assessment and air quality assessment prepared by competent person should be provided so these risks can be properly considered.

Regards

Lee

**Lee Money**

Team Leader Pollution

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**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**

Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane Eaton

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**From:** Planning <[planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)>  
**Sent:** 09 October 2025 10:59  
**To:** eh.planningconsultation <[eh.planningconsultation@horsham.gov.uk](mailto:eh.planningconsultation@horsham.gov.uk)>  
**Subject:** Planning Application Consultation - DC/25/1480

Please see the attached consultation letter from Horsham District Council Re:DC/25/1480

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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