



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/1922
LOCATION:	Land West of Bines Road, Bines Road, Partridge Green, West Sussex, RH13 8EQ
DESCRIPTION:	Development of 101 dwellings (including 45% affordable), creation of new access, public open space, creation of a cycle path, allotments, and associated landscaping.
RECOMMENDATION:	Further information required

MAIN COMMENTS:

Noise

Environmental Health have reviewed the Acoustic South East acoustic report, dated 13.10.25, and the fact that an acoustic assessment has been provided in support of the application is welcomed, we do however have the following comments to make.

1. From reviewing the above report we note that with windows open internal noise levels in the habitable rooms on the eastern façade of plots 1, 13 to 19 and 38 to 45 i.e. those nearest the B2135 are likely to be above the internal noise criteria as detailed in BS 8233 for both daytime and nighttime hours. L_{Amax} levels during the nighttime hours are also likely to be a cause for concern.
2. In order to achieve acceptable internal noise levels and prevent overheating windows to the above-mentioned habitable rooms would need to be kept closed and potentially costly mitigation and ventilation systems would need to be installed and maintained for the lifetime of the development.
3. In our view the above mitigation should however be seen as the last solution once all available site layout solutions to address noise have been explored. This view is detailed in Figure 2/Note 5 of ProPG which states *Designing the site layout and the dwellings so that the internal target levels can be achieved with open windows in as many properties as possible demonstrates good acoustic design.*
4. Given our above comments we are therefore not convinced that the current layout represents good acoustic design, as detailed in with ProPG – Planning and Noise. We appreciate that noise is not the only material planning consideration, however in our view there seems to be more than enough space within the footprint of the development to relocate plot 1 and move the line of properties from 14 to 19 and 38 to 45 slightly to the west 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.

Land Contamination

Environmental Health have reviewed the Land Science Phase 1 Contamination Assessment, dated 28.08.24, and we have the following comments to make.

1. We are satisfied with the preliminary assessment of the risk from contamination to future site users, as presented in the above-mentioned report.
2. We agree with conclusions in the report in that in order to fully quantify the risks from contamination to future site users some ground investigation works, including testing of soils, is required on the site.
3. We are however happy to request these additional assessment works through conditions. Suitably worded planning conditions will therefore be recommended once are satisfied that sufficient information has been provided in relation to the potential noise impacts.

Air Quality

Comments on air quality have been provided under a separate cover dated 16.12.25

Construction Phase

During site clearance, preparation and construction there is the potential for local residents to experience adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by the developer and a construction environmental management (CEMP) plan will be recommended as a condition, once we are happy that the above matters have been addressed.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:

Kevin Beer

DEPARTMENT:

Environmental Health and Licensing

DATE:

27/01/26