From: Becky Rayner <becky.rayner@savills.com>
Sent: 09 October 2025 16:38:20 UTC+01:00
To: "Giles.Holbrook" <Giles.Holbrook@horsham.gov.uk>
Cc: "Oliver Woolf" <oliver.woolf@savills.com>; "Phoebe Haynes" <phoebe.haynes@savills.com>
Subject: RE: DISC/24/0316 - Kilnwood Vale

Hi Giles,

I hope you are well. I have left you a couple of voicemails this week as it would be great to catch up on Kilnwood Vale 3DEFG conditions. I understand Water Neutrality is going live next week, and as you can imagine, Crest are *extremely* keen for things to progress with this!

We also have the below comments to share in regards to Environmental Health's comments on Conditions 28 and 29. Hopefully the below provides the necessary clarification to be able to discharge the condition.

Comment	**CR Response**
1. From reviewing the submitted information, in particular the Environmental Review and Remedial Strategy and Ground Gas Assessments, it is apparent that initially parts of the site were characterised as CS3. More recent assessments have however characterised the site as CS2 and it is not overly clear why – we would be grateful for some dialogue with the applicants environmental consultants on this matter.	**Response:** The initial ground gas risk assessment (included in the Environmental Review and Remedial Strategy Reports) was based on information from ground investigation carried out prior to the remedial earthworks. Gas protection measures were recommended based on an assessment of the limited information at that time, gathered from borehole monitoring and trial pitting and testing soil samples for organic content. As part of the remedial earthworks to provide a development platform, the strategy included a requirement to validate soils being placed as Engineered Fill against thresholds for chemical and organic content. This approach was discussed and agreed with the EHO at HDC (Lee Money). This information, along with trial pitting a formation level, surface emissions surveys, borehole monitoring, soil organic content tests and large-scale gas generation tests (drum tests) allowed for the ground gas risk to be re-assessed (Gas Assessment Reports). On occasion, the recommendation for ground gas protection measures did not change from those recommended prior to the earthworks, other areas, such as those covering Phases 3DEFG, the combination of the remedial earthworks and additional information on the ground gas source allowed for a reduction in the level of gas protection measures required.
2. Further to the above it is also not clear if all the plots within Sub-Phase 3DEFG will be	**Response:** Gas protections measures are required in all the buildings across Phases 3DEFG. The ground gas risk assessment in each of the Gas Assessment Reports is summarised in Section 6.3 – Validation Works. The subsequent section then provides a summary of the level of protection measures required and the verification requirements.

Comment	CR Response
installed with ground gas protection measures – we would be grateful if this can be clarified. A plan showing the different phases of this development on a proposed plan of the site with detail on what plots which will be receiving gas protection measures would be welcomed.	
3. The ground gas assessments submitted provide detail on the assessment and remedial works that have been undertaken, which is welcomed. It is however not clear from the submitted information who will install the ground gas protection measures and who will undertake the independent verification – we would be grateful if this can be clarified.	**Response:** Each Gas Assessment Report states that design and verification of the gas protection provisions are for the plot developers.
4. Given the land use history we assume that clean cover systems will be installed in the soft landscaping areas, in the information submitted to date does not however appear to be any detail on clean cover systems, verification of imported soils etc.	**Response:** A 1.75-2.0m thick validated capping layer of Engineered Fill has already been placed in accordance with an earthworks specification. The specification prohibited deleterious materials and required validation against chemical threshold values for a residential end use with consumption of homegrown produce. The requirement for topsoil and subsoil therefore is not serving the purpose of remediation as this has been provided, it is to provide a suitable growing medium where placed in soft landscaping. The Engineering Design Statement (attached) provided a non-technical summary of the ground treatment and onward design constraints following the remedial earthworks, and Section 5 summarises Land Quality.

Comment	CR Response
5. A large amount of information has been provided under this discharge of condition application so if the above information is detailed in any of the reports and this has been overlooked we would be grateful if we can signposted to the relevant report/section.	**Response:** Hopefully, the responses above provide clarification and signposting to the relevant report sections; however, we could arrange a call if required.

Becky Rayner MRTPI
Planner
Central South | I'm #MadeByDyslexia -expect big thinking & small typos

savills

Savills, Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2BZ

Mobile: +447816184117
Email: becky.rayner@savills.com
Website: savills.co.uk



From: Giles.Holbrook
Sent: 25 September 2025 13:37
To: Becky Rayner
Cc: Oliver Woolf ; Phoebe Haynes
Subject: RE: DISC/24/0316 - Kilnwood Vale

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Hi Becky,

We are reviewing in consultation with Environmental Health and will return to you as soon as we are able.

Kind regards,
Giles

Giles Holbrook

Senior Planning Officer

Telephone: 01403 215436
Email: Giles.Holbrook@horsham.gov.uk

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.
Communications received after 5pm will be regarded as being served on the next working day.
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

From: Becky Rayner <becky.rayner@savills.com>
Sent: 23 September 2025 11:24
To: Giles.Holbrook <Giles.Holbrook@horsham.gov.uk>
Cc: Oliver Woolf <oliver.woolf@savills.com>; Phoebe Haynes <phoebe.haynes@savills.com>
Subject: RE: DISC/24/0316 - Kilnwood Vale

Hi Giles,

I hope you are well - the flurry of emails has come from Crest asking for updates on 3DEFG and 6B, so any input would be fab.

I was wondering if you have had a chance to review the below in regards to Conditions 41 for 3DEFG?

Kind regards,

Becky Rayner MRTPI
Planner

Central South | I'm #MadeByDyslexia -expect big thinking & small typos

Savills, Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2BZ

Mobile: +447816184117
Email: becky.rayner@savills.com
Website: savills.co.uk



From: Becky Rayner
Sent: 04 September 2025 11:24
To: Giles.Holbrook <Giles.Holbrook@horsham.gov.uk>
Cc: Oliver Woolf <oliver.woolf@Savills.com>
Subject: RE: DISC/24/0316 - Kilnwood Vale

Hi Giles,

I hope you are having a good week! Have you had a chance to review the below?

Kind regards,

Becky Rayner MRTPI
Planner
Central South | I'm #MadeByDyslexia -expect big thinking & small typos

Savills, Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2BZ

Mobile: +447816184117
Email: becky.rayner@savills.com
Website: savills.co.uk



From: Becky Rayner
Sent: 22 August 2025 09:19
To: Giles.Holbrook <Giles.Holbrook@horsham.gov.uk>
Cc: Oliver Woolf <oliver.woolf@Savills.com>
Subject: RE: DISC/24/0316 - Kilnwood Vale

Hi Giles,

We have been working through the comments with the team, and are able to provide the below to address the comments relating to Condition 41 (Noise):

The worst case predicted façade levels are 52.2dB LAeq,16hour (Day), 45.2dB LAeq,8hour (Night) and 57.6dB LAFmax (Night).

As stated previously, it is our understanding that the original condition for this site refers to BS8233:1999, however the comments from the Local Authority refer to BS8233:2014. Regardless, both versions of the standard provide the option of ‘relaxed’ internal sound pressure level criteria that are considered to provide ‘reasonable internal conditions’, see below:

BS8233:1999

Table 5 — Indoor ambient noise levels in spaces when they are unoccupied

Criterion	Typical situations	Design range $L_{Aeq,T}$ dB	
		Good	Reasonable
Reasonable industrial working conditions	Heavy engineering	70	80
	Light engineering	65	75
	Garages, warehouses	65	75
Reasonable speech or telephone communications	Department store	50	55
	Cafeteria, canteen, kitchen	50	55
	Wash-room, toilet	45	55
	Corridor	45	55
Reasonable conditions for study and work requiring concentration	Library, cellular office, museum	40	50
	Staff room	35	45
	Meeting room, executive office	35	40
Reasonable listening conditions	Classroom	35	40
	Church, lecture theatre, cinema	30	35
	Concert hall, theatre	25	30
	Recording studio	20	25
Reasonable resting/sleeping conditions	Living rooms	30	40
	Bedrooms[a]	30	35

[a] For a reasonable standard in bedrooms at night, individual noise events (measured with F time-weighting) should not normally exceed 45 dB L_{Amax}.

BS8233:2014

NOTE 7 Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal target levels may be relaxed by up to 5 dB and reasonable internal conditions still achieved.

The 'Reasonable' internal criteria is a 5dB relaxation of the 'Good' internal criteria and we would consider this an appropriate criteria for the situation where windows are open to deal with overheating. Assuming 15dB sound reduction through an open window as stated in BS8233, this would give internal sound pressure levels of 37.2dB LAeq,16hour (Day), 30.2dB LAeq,8hour (Night) and 42.6dB LAFmax (Night), which are all within the 'Reasonable' criteria with only the daytime LAeq,16hour exceeding the 'Good' criteria by more than 0.2dB and the night-time LAFmax is predicted to achieve less than 45dB(A).

With this in mind, we would consider the internal criteria to be met with windows open.

Supplementary Standards/Regulations and Criteria recently introduced

In addition to this, with the recent introduction of Approved Document O (ADO), this is now the Building Regulation that addresses overheating and has acoustic criteria attached. The Institute of Acoustics and the Association of Noise Consultants have provided a guidance document (ADO Noise Guide – November 2024) which gives external thresholds for the ADO simplified method of calculating overheating risk. The ADO noise guide considers the scope to be limited to bedrooms during the night-time period and the external noise level thresholds are given below:

Table 1 External Noise Levels Above Which the Simplified Method Cannot Be Used

Parameter	High Risk Location	Moderate Risk Location
$L_{Aeq,8h}$, averaged over 8 hours (between 11pm and 7am)	45 dB	50 dB
L_{AFmax}, more than 10 times a night (between 11pm and 7am)	60 dB	65 dB

Again, using the recently added guidance and Building Regulation compliance requirement, the predicted façade sound pressure levels are all under the values given in the document.

Given that the overheating requirements will be addressed through the Building Regulations, and then assessed by Building Control, we consider that overheating and ventilation and overheating risk is suitably covered off and will be properly managed, without duplicating work at this stage of the process.

If anything additional is required, please do let me know.

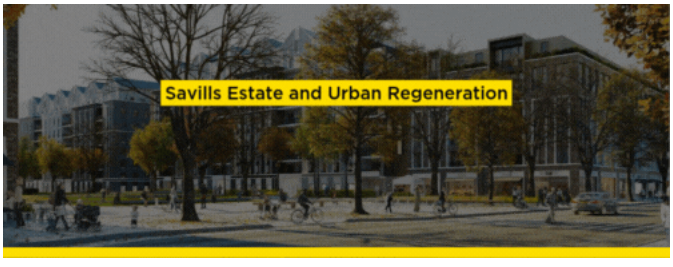
Kind regards,

Becky Rayner MRTPI
Planner
Central South | I'm #MadeByDyslexia -expect big thinking & small typos

savills

Savills, Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2BZ

Mobile: +447816184117
Email: becky.rayner@savills.com
Website: savills.co.uk



From: Giles.Holbrook <Giles.Holbrook@horsham.gov.uk>
Sent: 13 August 2025 08:06

To: Becky Rayner <becky.rayner@savills.com>
Subject: FW: DISC/24/0316 - Kilnwood Vale

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Hi Becky,

I have now received the long-outstanding EH comments in relation to the above application. Please do accept my apologies that these have taken a significant amount of time to be received.

Unfortunately these do raise a number of matters for further attention, in particular in relation to Conditions 28 and 41. Please can you investigate these matters and provide a response to the details which are being sought.

In respect of Condition 41 I am aware that Condition 41 does not explicitly reserve details of internal ventilation for approval. It may be beneficial to explain the ventilation strategy being pursued within Phase 3DEFG to ensure that overheating is avoided notwithstanding the specifications for acoustic insulation being provided.

Kind regards,
Giles

Giles Holbrook

Senior Planning Officer

Telephone: 01403 215436
Email: Giles.Holbrook@horsham.gov.uk





Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.
Communications received after 5pm will be regarded as being served on the next working day.
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

From: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Sent: 12 August 2025 17:10

To: Planning <planning@horsham.gov.uk>
Cc: Giles.Holbrook <Giles.Holbrook@horsham.gov.uk>
Subject: DISC/24/0316 - Kilnwood Vale

Dear Planning,

Please find attached our formal comments on this discharge of condition application.

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)

Telephone: 01403 215420
Email: Kevin.Beer@horsham.gov.uk





Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

Disclaimer

IMPORTANT NOTICE This e-mail might contain privileged and/or confidential information. If you have received this e-mail in error, please notify the sender and delete the e-mail immediately; you may not use or pass it to anyone else. Whilst every care has been taken to check this outgoing e-mail for viruses, it is your responsibility to carry out checks upon receipt. Horsham District Council does not accept liability for any damage caused. E-mail transmission cannot guarantee to be secure or error free. This e-mail does not create any legal relations, contractual or otherwise. Any views or opinions expressed are personal to the author and do not necessarily represent those of Horsham District Council. This Council does not accept liability for any unauthorised/unlawful statement made by an employee. Information in this e mail may be subject to public disclosure in accordance with the law. Horsham District Council cannot guarantee that it will not provide this e mail to a third party. The Council reserves the right to monitor e-mails in accordance with the law. If this e-mail message or any attachments are incomplete or unreadable, please telephone 01403 215100 or e-mail customer.services@horsham.gov.uk. Any reference to "e-mail" in this disclaimer includes any attachments.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**.

NOTICE: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, the Savills Group cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability in respect of viruses or computer problems experienced. The

Savills Group reserves the right to monitor all email communications through its internal and external networks.

For information on how Savills processes your personal data please see our privacy policy

Savills plc. Registered in England No 2122174. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills plc is a holding company, subsidiaries of which are authorised and regulated by the Financial Conduct Authority (FCA)

Savills (UK) Limited. A subsidiary of Savills plc. Registered in England No 2605138. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Advisory Services Limited. A subsidiary of Savills plc. Registered in England No 06215875. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Commercial Limited. A subsidiary of Savills plc. Registered in England No 2605125. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Channel Islands Limited. A subsidiary of Savills plc. Registered in Guernsey No. 29285. Registered office: Royal Terrace, Glategny Esplanade, St Peter Port, Guernsey, GY1 2HN. Registered with the Guernsey Financial Services Commission. No. 86723.

Martel Maides Limited (trading as Savills). A subsidiary of Savills plc. Registered in Guernsey No. 18682. Registered office: Royal Terrace, Glategny Esplanade, St Peter Port, Guernsey, GY1 2HN . Registered with the Guernsey Financial Services Commission. No. 57114.

We are registered with the Scottish Letting Agent Register, our registration number is LARN1902057.

Please note any advice contained or attached in this email is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation – Global Standards (incorporating the IVSC International Valuation Standards) effective from 31 January 2025 together, the "Red Book'. Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

BEWARE OF CYBER-CRIME: Our banking details will not change during the course of a transaction. Should you receive a notification which advises a change in our bank account details, it may be fraudulent and you should notify Savills who will advise you accordingly.