From: Becky Rayner <becky.rayner@savills.com>
Sent: 22 August 2025 09:18:56 UTC+01:00
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.

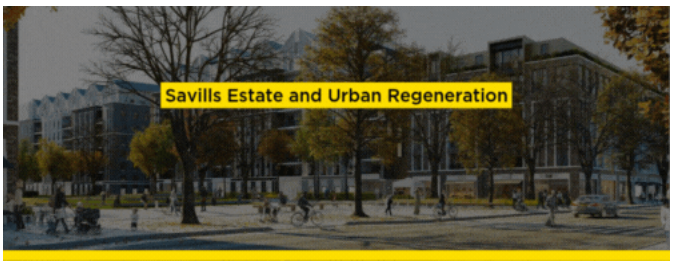
If anything additional is required, please do let me know.

Kind regards,

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

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From: Giles.Holbrook
Sent: 13 August 2025 08:06
To: Becky Rayner
Subject: FW: DISC/24/0316 - Kilnwood Vale

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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

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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
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