

From: Alice.Johnson <Alice.Johnson@horsham.gov.uk>
Sent: 21 July 2026 13:37:02 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: FW: DC/26/0592 - Land at Lower Broadbridge Farm
Categories: Consultations

Good afternoon,

Please can this be added to the application.

Kind regards,

Alice Johnson

Senior Planning Officer

Telephone: [01403 215436](tel:01403215436) | [07585 402935](tel:07585402935)

Email: Alice.Johnson@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: 15 July 2026 17:11
To: Alice.Johnson <Alice.Johnson@horsham.gov.uk>
Cc: Matthew.Porter <Matthew.Porter@horsham.gov.uk>
Subject: RE: DC/26/0592 - Land at Lower Broadbridge Farm

Dear Alice,

Environmental have reviewed the latest submissions and we have the following comments to make:

Cass Allen Noise Impact Assessment dated 24.06.26

1. We note that higher resolution noise modelling results are provided in Appendix 8, however when these are fully enlarged we are still unable to read the façade noise levels around the properties. We also note that two numbers are provided in the centre of the property, we assume that one is the LAeq and the other is LAmax, we would however be grateful if this can be clarified.

Nexus Planning Technical Note date 24.06.26

2. The comments in relation to the fencing are noted, in our view the absence of an acoustic fence in the south western part of the site is however likely to cause significant noise impacts which can only be addressed by moving the dwellings so that there is adequate separation between the road and the proposed dwellings or by installing an acoustic fence in the south western part of the site. With this comment in mind, it would be useful to understand if the sewerage undertaker have confirmed that they won't allow construction of the noise barrier in this part of the site.
3. From reviewing their comments we understand that HDC's Landscape Team have also requested further detail and amendment to the fact that the acoustic fencing is now absent from the south western part of the site.
4. We note the comment 'BS8233 does not require 55dB to be achieved, but only best practicable measures are employed, which has been demonstrated through the submission'. Although not directly quoted in the technical note we appreciate that there is commentary in section 7.7.3.2 of the BS8233 in relation to relaxing the 55dB criteria where development may be desirable such as a city centre or urban area adjoining the strategic transport network. This site is not however a development in a city centre or near an existing transport network where development may be desirable and where alternative layouts are limited – this is a greenfield development near to a major road where, in our view, the potential impacts from road traffic noise can be designed out.
5. The comments in relation to 3dB over the 55dB criteria are also noted, it is important to note however that the WHO guidance was revised in 2018 and the 55dB criteria for onset of significant annoyance was not changed.
6. Given the above we therefore do not agree with the comment that the current submission demonstrates that best practical measures have been employed – we remain of the view that the layout as currently proposed does not represent good acoustic design, as detailed in with ProPG – Planning and Noise.

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)

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