

Daniel.Holmes

From: Lee.Money
Sent: 12 March 2026 14:02
To: Daniel.Holmes
Subject: RE: DC/26/0024 Bentley House North Heath Lane Industrial Estate North Heath Lane EH response 120326

Hi Dan

Thanks for the copy of the noise consultants response and the noise data.

As discussed I have reviewed the monitoring data provided by the applicants consultant for monitoring position p1 located on the northern side of Bentley House.

Although the background and average noise daytime levels measured in the 2023 survey do not show noise levels to be particularly elevated, the Lmax (peak noise events) do show some significant events during the day. This is typical of activities on a light industrial estate. The immediate proximity of the proposed residential units to the businesses may increase the potential for intrusive noise to future occupiers. This may result in the use of the business park being constrained by the new residential development, contrary to the agent of change principle as set out in the NPPF.

Use class E covers a wide range of activities, including fitness and therefore there is the potential for new uses to be introduced that may impact future occupiers of the development, notably gymnasia and dance studios. Give that some time has elapsed since the noise survey was undertaken is also likely that the pattern of business activity will have changed.

If the application is approved it will be necessary to protect the existing business uses by ensuring appropriate mitigation is provided to the habitable rooms facing onto the business park. The condition below should be attached if consent is granted:

- Prior to commencement of development (other than demolition), a scheme of noise mitigation and mechanical ventilation sufficient to prevent overheating and maintain thermal comfort to all habitable rooms located on the northern elevation of building to be converted shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve the habitable room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of L_{Amax}. The Assessment shall demonstrate that CIBSE TM59 compliance would be achieved with the proposed design, and that CIBSE TM49 has been considered as part of the modelling. Any mechanical ventilation shall have due regard to the design standards of the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020. The scheme shall be fully implemented and thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Regards

Lee

Lee Money

Team Leader Pollution



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

From: Daniel.Holmes [redacted]

Sent: 11 March 2026 13:35

To: Lee.Money [redacted]

Subject: RE: DC/26/0024 Bentley House North Heath Lane Industrial Estate North Heath Lane

Hi Lee,

Just checking to see if you've had a chance to review the additional data provided. I am in the office tomorrow if you're available to chat through.

Thanks,

Daniel Holmes

Senior Planning Officer



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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Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

From: Daniel.Holmes

Sent: 05 March 2026 11:28

To: Lee.Money [REDACTED]

Subject: RE: DC/26/0024 Bentley House North Heath Lane Industrial Estate North Heath Lane

Hi Lee,

In addition to yesterday's email the Agent has sent on the raw data and cover note.

Kind regards,

Daniel Holmes

Senior Planning Officer



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

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From: Daniel.Holmes
Sent: 04 March 2026 15:23
To: Lee.Money [REDACTED]
Subject: RE: DC/26/0024 Bentley House North Heath Lane Industrial Estate North Heath Lane

Hi Lee,
Please see the attached response from the Agent re: your additional request for Bentley House. Let me know if you have any further comment on this.

Kind regards,

Daniel Holmes
Senior Planning Officer



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
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From: Lee.Money [REDACTED]
Sent: 21 January 2026 14:50
To: Daniel.Holmes [REDACTED]
Subject: RE: DC/26/0024 Bentley House North Heath Lane Industrial Estate North Heath Lane

Hi Daniel

Thanks for the consultation request .

As with the previous application for prior approval there are concerns of the proximity of the proposed dwellings to the industrial units. There is also the need to consider agent of change and the potential impact of Class E use which covers a wide range of activities such as dance studios that may prove intrusive to occupiers in the future.

The noise report appears to be contradictory in that the noise levels measured for the façade facing the industrial estate appear to be quieter than the facade overlooking the recreation ground to the south. Please could you ask the applicant to provide the full noise data set from the noise monitoring as I would like to better understand this and the potential implications for the amenity of the development.

Regards

Lee

Lee Money

Team Leader Pollution



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

From: Planning [redacted]
Sent: 15 January 2026 11:17
To: eh.planningconsultation [redacted]
Subject: Planning Application Consultation - DC/26/0024

Please see the attached consultation letter from Horsham District Council Re:DC/26/0024

Telephone:

Email:



**Horsham
District
Council**

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