HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/24/0134
LOCATION:	Roundstone Park, Worthing Road, Southwater, West Sussex, RH13 9JG
DESCRIPTION:	Application for Approval of Details Reserved by Condition 8 to approved application DC/22/0096.

SUMMARY OF COMMENTS & RECOMMENDATION:

Comments relating to below information:

Peninsular Acoustics, Acoustic Assessment dated May 2024

MAIN COMMENTS:

Environmental Health have reviewed the Peninsular Acoustics, Acoustic Assessment dated May 2024 and we have the following comments to make.

1. Given the high road traffic noise levels residents of dwellings facing Worting Road won't be able to rely on opening windows or, if present, patio doors to achieve sufficient ventilation.
2. From reviewing section 3.4 'Mitigation Strategy Summary' we note that three different types of trickle vents are proposed. As detailed in our formal comments on this application dated 15.02.23, made prior to determination, our concern is that trickle vents may not allow sufficient ventilation of the dwellings, particularly those with west facing façades where solar gain will be higher, and may not prevent overheating.
3. Should the proposed ventilation strategy not be sufficient and windows/patio doors need to be opened during periods of hot weather then, given the high road traffic noise levels, internal noise levels will be compromised.
4. As also detailed in our formal comments dated 15.02.23 – to ensure that the proposed ventilation strategy is adequate to ensure an acceptable level of thermal comfort is maintained, and prevent overheating, we are of the view that an overheating assessment in accordance with current technical guidance is required in support of this planning application.

Given the above unfortunately we are not in a position where we can recommend the discharge of condition 8 at this time. We would however welcome dialogue with the applicant's acoustic consultants on the above matters.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	21/06/2024