HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/26/1204
LOCATION:	Land at Campsfield, Linfield Close, Southwater, West Sussex, RH13 9FR
DESCRIPTION:	All outstanding Reserved Matters for the erection of 82 dwellings with associated parking, landscaping, surface and foul water drainage, open space, and associated works and infrastructure pursuant to permission reference DC/25/0102
RECOMMENDATION:	Further information required

MAIN COMMENTS:

Noise

Environmental Health have reviewed the 24 Acoustics Noise Assessment, dated 24 July 2026, and we have the following comments to make.

1. From reviewing the above report we note that with windows open internal noise levels in the properties on the eastern side of the site i.e. those nearest the A24, will be above the internal noise criteria detailed in BS 8233 for both daytime and nighttime hours. LAmax levels during the nighttime hours are also a likely to be a cause for concern.
2. In order to achieve acceptable internal noise levels and prevent overheating it would appear that windows on the properties closest to the A24 will need to be kept closed and potentially costly mitigation and ventilation systems would need to be installed and maintained of the lifetime of the development.
3. In our view the above mitigation should however be seen as the last solution once all available site layout solutions to address noise have been explored. This view is detailed in Figure 2/Note 5 of ProPG which states *Designing the site layout and the dwellings so that the internal target levels can be achieved with open windows in as many properties as possible demonstrates good acoustic design*.
4. We appreciate that noise is not the only material planning consideration, however in our view there does seem to be adequate space within the footprint of the development to move the whole development to the west so that the dwellings in the eastern most part of the development are not located in the noisiest part of the development. Crucially this would obviate the need for mitigation measures and the costs of maintaining these measures for the lifetime of the development.
5. Given our above comments we are therefore not convinced that the layout represents good acoustic design, as detailed in with ProPG – Planning and Noise.
6. We note that noise modelling contours are provided in Figure 3 which are welcomed, it is however not clear if the models have been run with the noise barriers included – we would be grateful if this can be clarified.
7. We also note the comment *It is anticipated that noise levels in external amenity spaces on the eastern portion of the site will be in the order of 54 dB LAeq, 16 hour or lower, which is acceptable.* From reviewing the noise modelling we note that noise levels are predicated to be between 50 and 55dB in the eastern most gardens. Given this and with the 'in order of 54dB' comment in mind we would be grateful for further clarity on what noise levels are likely to be in proposed garden areas in the eastern part of the site.

Air Quality

Comments on air quality have been provided under a separate cover.

Construction Phase

During site clearance, preparation and construction there is the potential for local residents to experience adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by the developer and a construction environmental management (CEMP) plan will be recommended as a condition, once we are happy that the above matters have been addressed.

ANY RECOMMENDED CONDITIONS:

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	29/10/26