From: Kevin.Beer <Kevin.Beer@horsham.gov.uk>
Sent: 02 July 2025 11:06:52 UTC+01:00
To: "Matthew.Porter" <Matthew.Porter@horsham.gov.uk>
Subject: DISC/25/0074 - Land at Duckmoor Farm, Wooddale Lane, Billingshurst

Dear Matthew,

Apologies for the delay in providing comments on this discharge of condition application.

Environmental Health have reviewed the Ardent Consulting Engineers Noise Assessment, dated February 2025, and we have the following comments to make.

1. The report presents the results of a noise survey undertaken between the 6th and 10th February 2025.
2. We note the comment in section 5.5 'Internal noise levels at all properties are below the threshold where a closed window is required to prevent adverse noise impacts. Therefore, all properties can rely on opening windows during periods of overheating conditions, without causing adverse noise impacts'. It is however not entirely clear what façade noise levels will be on western side of the most noise impacted plots (plots 50 to 59) during the day. From reviewing Appendix B we note that noise levels on the western façade of these plots during the day are likely to be in the region of 50 to 55dB, allowing a 15dB reduction for an open window internal noise levels in rooms on western side of these plots is therefore likely to be in the region of 35dB to 40dB and so above the living room and daytime bedroom noise criteria as details in BS8233.
3. Given the above we are therefore not currently convinced that opening windows on the western side of these plots can be relied on to prevent overheating. Given this and the fact that these rooms will be west facing where the potential for solar gain will be higher is a concern to Environmental Health. We would therefore welcome dialogue with the applicants noise consultant on this matter.
4. We also note the comment in section 5.6 'All residents will have access to an external space which meets the external noise criteria to protect amenity'. Given the layout of the properties with amenity spaces suitably screened, which is welcomed, this comment is accepted.

Given the above we are not in a position where we can recommend the discharge of conditions 8 and 9 at this time.

Kind regards

Kevin

Kevin Beer

Environmental Protection Officer (Pollution)

Telephone: 01403 215420
Email: Kevin.Beer@horsham.gov.uk

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