

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 22 January 2025 10:27:03 UTC+00:00  
**To:** "planninginfo" <planninginfo@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Consultee Comments for Planning Application  
DM/25/0045

## Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 22/01/2025 10:27 AM from Adam Dracott on behalf of Environmental Protection.

### Application Summary

Reference:	DM/25/0045
Address:	Land At Mill Lane Sayers Common West Sussex
Proposal:	Planning in Principle to develop an area of land to five residential dwellings.
Case Officer:	Katherine Williams

[Click for further information](#)

### Comments Details

The proposal is to develop a parcel of land which is adjacent to the A23 for residential use. The main environmental impact on the proposed dwellings would be from noise from the traffic on the A23 which is about 12 metres from the site boundary. I have concerns that the high noise levels would result in unacceptable adverse impact to future residents.

Comments:

The ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise New Residential Development (May 2017) is pertinent in this case. This guidance encourages early consideration of noise issues and assists proper consideration where the acoustic environment is challenging. It recommends an initial noise risk assessment to provide an indication of the likely risk of adverse effects from noise and is expected to be completed before any planning application is submitted. It is accepted that a full application has not been submitted at this stage, however, in order to fully consider the suitability of the site for residential

development, this initial assessment is considered as an essential preliminary step. Without such an assessment, and given the noise levels that I experienced when I visited the site, my recommendation is that of the four options the ProPG guidance recommends to decision makers (grant without conditions, grant with conditions, “avoid” or “prevent”) I would opt for “prevent”.

---

Kind regards