

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 14 March 2025 12:28:30 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/0393

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 14/03/2025 12:28 PM from Adam Dracott on behalf of Environmental Protection.

Application Summary

Reference:	DM/25/0393
Address:	The Royal British Legion Woodland Road Hassocks West Sussex BN6 8HE
Proposal:	Change of use of the existing vacant social club (Use Class F2) to co-working studios (Use Class E), with a first floor extension proposed above the existing ground floor addition to the front of the building, together with the installation of new windows, roof lights, solar panels and heat pumps and a bin and cycle store
Case Officer:	Stefan Galyas

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Comments Details

	The proposal is to change use of the social club to co-working studios. The application is supported a by a noise impact assessment report by Blackbird Acoustics on which these comments are based.
Comments:	The applicant's consultant has carried out noise monitoring and has determined the likely noise impact from plant on the nearest residential properties. There is some uncertainty at the time of the report's completion over the precise specification of the air source heat pumps, the specification for the mechanical ventilation system (supply and extract) and the selection of mountings for both. Whilst I accept the results and conclusions of the assessment, that the Council's noise criteria are generally met, as the plant is not certain

at this point, I recommend that a condition is included in the decision notice to provide a scheme that ensures the measures in the report are implemented.

Prior to the commencement of the development hereby permitted, a scheme for protecting the nearby residents from noise from plant that implements the measures described in the noise impact assessment by Blackbird Acoustics reference 2127.Rep.NIA dated 28 January 2025, shall be submitted and approved in writing by the Local Planning Authority. All works, which form part of the approved scheme shall be maintained in accordance with the approved details.

In order to protect nearby residential amenity, I also recommend that hours of use of the building is controlled. I recommend the following:

Monday – Saturday: 0730-1900
Sundays and bank holidays: no work

During the implementation phase it will be necessary to control emissions of noise and dust to protect local amenity. I therefore recommend a construction environmental management plan (CEMP) is required by a suitable condition. It would be expected that, amongst other things, within the CEMP there is a commitment to restrict hours of work activities, including demolition, site clearance, construction, deliveries, loading and unloading, to the following:

0800-1800 Monday to Friday
0900-1300 Saturdays
No work on Sundays and Bank Holidays

It would also be expected that there is a prohibition on burning of demolition and other waste on site and that best practice measures are specified to minimise noise and dust from crossing the site boundary and affecting local residents.

Recommended condition:

Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of: measures to control noise or vibration affecting nearby residents; artificial illumination; dust control measures; and site contact details in case of complaints. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first

submitted to and approved in writing by the Local Planning Authority.

Kind regards