

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 June 2026 16:44:26 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/1155

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 19/06/2026 4:44 PM from Mr Nick Bennett on behalf of Environmental Protection.

Application Summary

Reference:	DM/26/1155
Address:	Wealden House Lewes Road Ashurst Wood West Sussex RH19 3TB
Proposal:	Discharge of planning conditions nos 6 and 11 relating to planning application DM/25/3038
Case Officer:	Steven King

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Comments Details

Comments:

These comments relate to Condition 6 only.
Regarding Noise Impact Assessment (Ref. 31104.NIA.01). The overall approach to mitigating external noise and fixed plant noise is broadly acceptable but, before the condition can be discharged, could I request some clarification to ensure the requirements of Cond 6 are fully met:
Internal noise levels - The report sets out façade specifications intended to achieve BS8233 internal noise criteria but it doesn't seem to explicitly confirm that internal LAeq levels are achieved in habitable rooms and internal LMax levels in bedrooms are satisfied.
External amenity areas - It identifies that some garden areas may exceed 55 dB LAeq without mitigation and proposes fencing and layout measures.
Ventilation strategy and thermal comfort - The report outlines a range of potential ventilation approaches, but does not confirm

which approach the scheme is based on. Also for some façades compliance with internal noise criteria appears to rely on windows being largely closed or only minimally open.

Air Source Heat Pumps - The assessment demonstrates that, with the proposed mitigation and plant specification, noise levels would meet the requirements of Condition 6B.

Could the applicants provide the following additional detail:

Confirmation that the proposed façade specifications are expected to achieve both the BS8233 internal noise levels and the 45 dB LAmax criterion.

A brief clarification of the expected noise levels in garden areas following the proposed mitigation, or confirmation that this represents the lowest practicable level in accordance with BS8233 where 55 dB cannot reasonably be achieved.

Confirmation of which ventilation strategy will be adopted for the development and that it will provide adequate ventilation and thermal comfort without reliance on opening windows where this would compromise the internal noise criteria.

For clarity and to ensure compliance can be secured can they please confirm that the specified maximum sound power level (e.g. 51 dB Lw or equivalent) for the ASHPs will be adhered to and that the mitigation measures described (e.g. fencing and acoustic treatment) will be implemented as part of the scheme.

It is considered likely that the condition can be discharged following receipt of the above clarifications. A short addendum or confirmation note etc should be sufficient.

Kind regards