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Sent: 06 January 2025 14:32:53 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/24/2957

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 06/01/2025 2:32 PM from Mr Nick Bennett on behalf of Environmental Protection.

Application Summary

Reference:	DM/24/2957
Address:	The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX
Proposal:	Sever existing land to retain existing public house use and area of pub garden and erect a convenience store and 4 no. apartments with associated works, including alterations to the existing vehicular access and car park.
Case Officer:	Andrew Watt

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Comments Details

Comments:	The proximity of the site to residential premises has potential to impact residential amenity by way of noise disturbance from plant noise (refrigeration, heating etc), delivery noise and customer noise from the adjacent pub. The acoustic assessment states that these noise impacts can be sufficiently mitigated by imposing conditions.
	The measured night-time background noise levels in the acoustic report are accepted.
	However, the report raises a number of issues that require clarification: Plant noise – can the consultant confirm whether or not the acoustic barrier prevents line of sight to the upstairs bedrooms at

numbers 2 and 4 Meadow Approach?

Pub noise – the pub is open till 00.30 Sun to Thurs and 01.30 Fri and Sat. There is a Licensing condition to prevent use of the garden for drinking after 2300 hrs, but it can be used for smoking. As the noise survey was undertaken in October it may well underestimate the impact of noise from people in the garden. Table 10 in the noise report shows that windows will need to be closed in bedrooms at night, to avoid sleep disturbance, and the report recommends louvred ventilation panels or MVHR with Summer bypass or cooling, in order to provide ventilation to the bedrooms in the flats. Can clarification be provided on whether the noise during hotter Summer months will affect the recommendations made?

Deliveries – appear to have been assessed without reversing beepers and refrigeration units on lorries. There is already an assessment of "adverse impact" so these additional noise sources will probably need re-assessment/addressing and further mitigation may be needed eg restricted delivery hours, smaller vehicles, low noise cages etc. Please could this be commented on?

Once the information above has been clarified, we will be in a better position to fairly assess the likely acceptability of the development.

Kind regards