

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 29 October 2025 16:46:16 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/2661

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 29/10/2025 4:46 PM from Adam Dracott on behalf of Contaminated Land.

Application Summary

| | |
|---------------|---|
| Reference: | DM/25/2661 |
| Address: | Land At Coombe Farm London Road Sayers Common West Sussex |
| Proposal: | Outline planning application (with all matters reserved except for access) comprising a residential development of up to 210 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works. |
| Case Officer: | Stuart Malcolm |

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Comments Details

Comments:

The proposal is to develop a parcel of land into a residential units of up to 210 with associated access and other works. East of the site runs the A23 and to the west, the B218. Noise from traffic dominates the soundscape. A noise impact assessment prepared by "Create" (reference BD/CC/P24-3564/02 Rev A) has been submitted with the application. The following comments are based on this report. Please note that I have not carried out any noise measurements on site to validate those within the report.

The noise impact assessment notes that the design is at an early stage and the noise assessment is indicative only (see section 6.10) and that detailed noise impact assessment for noise break in should be revisited once the design has been further developed. As the design has no been finalised, this provides an opportunity for

the design team to apply good acoustic design to the development in accordance with the ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise New Residential Development (May 2017) document. This guidance encourages early consideration of noise issues and assists proper consideration where the acoustic environment is challenging.

The principles of good acoustic design are recommended in the report. These need to be applied to ensure the development is acceptable from an acoustics perspective. I therefore recommend the following condition to be included in the decision notice should you be minded to approve the application:

No development shall commence until a scheme that addresses the issues of acoustics, ventilation and overheating (AVO) has been submitted to and agreed in writing by the Local Planning Authority.

Good acoustic design shall be fully integrated into the scheme. The hierarchy of good acoustic design (GAD) outlined below shall be applied in descending order and the methods utilised shall be clearly outlined in an Acoustic Design Statement (ADS):

- i. Maximising the spatial separation of noise source(s) and receptor(s).
- ii. Investigating the necessity and feasibility of reducing existing noise levels and relocating existing noise sources
- iii. Using existing topography and existing structures (that are likely to last the expected life of the noise-sensitive scheme) to screen the proposed development site from significant sources of noise
- iv. Incorporating noise barriers as part of the scheme to screen the proposed development site from significant sources of noise
- v. Using the layout of the scheme to reduce noise propagation across the site
- vi. Using the orientation of buildings to reduce the noise exposure of noise sensitive rooms
- vii. Using façade design eg façade barriers, balconies and winter gardens to minimise exposure to noise
- viii. Using the building envelope to mitigate noise to acceptable levels

The scheme shall a) outline the level of noise exposure for each property and how the noise level within any domestic living room or bedroom, with windows open for normal ventilation, shall comply with the desirable internal noise levels as outlined in Table 2.1 of BS8233:2014 and b) outline how the noise level within any domestic bedroom, with windows open, shall not normally exceed 42 dB(A) LAFmax between 23:00 and 07:00, in line with WHO Night Noise Guidelines for Europe 2007.

Where the standards in (a) or (b) above cannot be achieved following GAD and with windows open, only then shall the scheme

show how those standards will be met with windows closed and how adequate ventilation and cooling will be provided.

and unless otherwise agreed in writing by the Local Planning Authority,

Where windows must remain closed to achieve acceptable internal noise levels, an overheating assessment must be undertaken in accordance with CIBSE document TM59. The cooling hierarchy below shall be applied to the scheme:

1. Minimise internal heat generation through energy efficient design
2. Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls
3. Design the properties to enable passive ventilation (e.g. cross ventilation)
4. Provide mechanical ventilation
5. Provide active cooling (ensuring they are the lowest carbon options).

The methods integrated into the design to prevent overheating shall be fully outlined in the AVO scheme and no dwelling hereby permitted shall be occupied until the approved scheme has been implemented in full for that dwelling.

If as a last resort mechanical ventilation is to be used, it must be demonstrated that it still complies with internal noise levels while providing sufficient ventilation.

Any amendments to the scheme or alterations to it must be agreed in writing with the Local Planning Authority in advance.

All acoustic reports submitted in relation to the scheme shall include characterisation of uncertainty and shall demonstrate the adoption of good practice to minimise uncertainty.

Kind regards