

From: Nicholas Bennett <Nicholas.Bennett@midsussex.gov.uk>
Sent: 03 September 2026 17:09:07 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: DM/26/2054 PRINCE ALBERT

Hi Andy

The submitted Noise Assessment (Noise Solutions Ltd Ref. 92722/PNA-R) identifies that the proposed dwellings would be exposed to traffic noise and noise from adjacent commercial uses, including the public house beer garden and convenience store deliveries. The assessment concludes that acceptable internal noise standards can be achieved through the use of an appropriately designed building envelope incorporating upgraded glazing and ventilation provisions.

Environmental Protection has no objection in principle to the proposed residential development, subject to the imposition of an appropriately worded Acoustics, Ventilation and Overheating (AVO) condition.

However, we are mindful that the principles of Good Acoustic Design, as advocated within ProPG, extend beyond just achieving internal noise criteria through the provision of enhanced glazing and alternative ventilation. The design should seek to provide acceptable living conditions whilst allowing occupants reasonable opportunities for natural ventilation and enjoyment of external amenity space. Reliance on closed-window solutions should generally be considered a measure of last resort. Additionally, the AVO Scheme should also include consideration of the external amenity areas of the proposed dwellings.

Recommended conditions:

Construction and Deliveries: (during the construction phase): Unless otherwise agreed in writing with the LPA, no construction plant or machinery shall be used and no commercial goods or commercial waste shall be delivered or collected within the application site outside the hours of 08:00 - 18:00 Hours Monday – Friday, 09:00 - 13:00 Hours Saturday, and no work permitted on Sundays or Bank/Public Holidays.

Acoustics, Ventilation and Overheating: No above-ground development shall commence until an Acoustics, Ventilation and Overheating (AVO) Scheme has been submitted to and approved in writing by the Local Planning Authority.

The AVO Scheme shall demonstrate that the development has been designed in accordance with the principles of good acoustic design as set out in the Professional Practice Guidance on Planning and Noise (ProPG) and shall include an Acoustic Design Statement detailing the measures incorporated to minimise noise exposure.

The scheme shall identify the predicted external and internal noise environment for the development and demonstrate how internal ambient noise levels within habitable rooms will achieve the guideline values contained within BS 8233:2014 (or any subsequent revision), with consideration given in the first instance to achieving those standards whilst providing appropriate natural ventilation.

The scheme shall also demonstrate that internal noise levels within bedrooms will not normally exceed 45 dB LAmax,F between 23:00 and 07:00.

Where it is demonstrated that the required internal noise standards cannot reasonably be achieved through good acoustic design whilst providing natural ventilation, the scheme shall set out how acceptable internal noise levels, adequate ventilation and thermal comfort will be achieved.

Where windows are required to remain closed, or partially closed, to achieve acceptable internal noise levels, an overheating assessment shall be undertaken in accordance with CIBSE TM59 (or any subsequent revision). Any mechanical ventilation system shall be capable of providing the required ventilation rates whilst maintaining the specified internal noise environment.

No dwelling shall be occupied until the approved AVO Scheme has been implemented in full for that dwelling. The approved measures shall thereafter be retained and maintained.

Reason: To ensure that future occupiers are provided with an acceptable standard of residential amenity having regard to noise, ventilation and overheating and to accord with DP29.

Nick Bennett

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