

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 12 December 2024 15:59:24 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/24/2970

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 12/12/2024 3:59 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/24/2970
Address:	Capital Hair And Beauty Unit A Consort Way Burgess Hill West Sussex RH15 9TJ
Proposal:	Construction of new commercial building within classes E(g), B2 and B8.
Case Officer:	Joanne Fisher

[Click for further information](#)

Comments Details

	The proposed development is situated on an industrial estate, with the nearest residential property over 190 metres away and intervening buildings providing some level of screening. Given this separation distance and the surrounding industrial context, it is unlikely that daytime activities would generate noise levels that could cause a nuisance to nearby residents.
Comments:	However, consideration must be given to the potential for noise from nighttime operations, particularly HGV deliveries or other high-noise activities. Noise generated at night could propagate and potentially echo, which may result in disturbances to residential receptors, even at this distance. To minimise the risk of noise disturbance, it is recommended that the hours of operation be restricted to 07:00 to 23:00. These hours align with recognised daytime noise guidance and would help

mitigate the risk of nighttime noise impacting nearby residents.

Should the applicant wish to operate outside these hours, a comprehensive Noise Impact Assessment should be submitted to assess the potential impacts of worst-case noise scenarios, given the varied uses applied for (E(g), B2, B8). The report should:

- o Identify and assess all potential noise sources.
- o Model noise propagation, including any potential echo effects.
- o Propose mitigation measures or controls to ensure that noise levels remain within acceptable limits for nearby sensitive receptors.

This approach ensures that any potential noise impacts are effectively managed while allowing the applicant the opportunity to demonstrate compliance with relevant noise standards should nighttime operations be essential.

Regarding the air quality assessment, I have reviewed the proposed damage mitigation and find the suggested total cost of £5,905 to be satisfactory. As part of the mitigation measures, it is proposed to install two additional EV charging stations beyond what would otherwise be required.

Could it please be confirmed that the value of these two EV charging stations exceeds the calculated mitigation costs? If any shortfall is identified, it is essential that additional mitigation measures are incorporated to address the deficit.

Once it has been confirmed that adequate air quality mitigation measures have been implemented, I will be in a position to recommend approval, subject to appropriate conditions.

Kind regards