

From: Jane Cooper <Jane.Cooper@midsussex.gov.uk>
Sent: 17 June 2026 14:51:21 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: DM/26/1315

Hi Caroline,

I would like to make the following comments regarding the above application:

Air Quality: The calculated emissions damage cost of £14,311 submitted in the Air Quality Assessment produced by Aether dated May 2026 seems reasonable. The developer should however be made aware that costs involved with travel plans and EV charging points are regulated by other regimes and are therefore required in addition to the mitigation options costed in the air quality mitigation statement.

Noise: I have read the Environmental Noise Survey by noise.co.uk dated the 13th of May 2026, report no: 23230-1-R2.

Monitoring at the site was carried out 4 June to 5 June 2025 but no times are indicated to show the length of the survey, and the data has not been supplied. Can the developer please provide further information to demonstrate that the data is representative. It would be useful to know whether trains were running according to schedule during the monitoring period and that engineering works were not taking place at the time of the survey.

The 3D noise monitoring information isn't clear, table 7 gives levels for the highest affected receiver for daytime dB, LAeq, 16hr, and for Nighttime dB, LAeq, 8hr and LAFMax however these values don't seem to correspond with the levels shown in figs 3, 4 and 5. Please the consultant could clarify this discrepancy.

The report indicates that desirable internal noise levels for habitable rooms specified in BS8233:2014 will only be achieved at some of the properties with windows closed. Mitigation in the form of enhanced glazing and ventilators has been proposed however, in accordance with the Principles of Good Practice, this remedy should be considered only as a last resort following a comprehensive examination of other design strategies that would permit openable windows while maintaining acceptable noise levels. This may involve assessing the orientation of buildings, the layout of rooms within a property and the possibility of using non-sensitive rooms or balconies as sound barriers. Currently, it appears that these alternatives have not been adequately explored as an Acoustic Design Statement has not been provided. So that I can comment further, please can the developer provide an Acoustic Design Statement showing how good acoustic design has been used to develop a scheme that addresses the issues of acoustics, ventilation and overheating at this proposed development.

It is worth noting that the Environmental Noise Survey has concluded that to meet acceptable noise levels in some of the proposed garden areas, fences between 2.4m and 3m tall or a boundary barrier will be required.

The Energy and Sustainability Statement submitted by create dated April 2026 ref: PN/VL/P25-3535/02 Rev A states that ASHPs will be provided to the dwellings however, the noise from these units has not been assessed in the Environmental Noise Survey.

Please can you put the above points to the developer.

Thank you.

Kind regards,

Jane Cooper
Environmental Health Officer
Environmental Health
Tel: +44 (0)1444 477437
Email: jane.cooper@midsussex.gov.uk
Website: www.midsussex.gov.uk



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