

DM.25.2223 Field at Saint Hill Manor

Environmental Protection Consultation Response

The proposed development is close to existing residential dwellings. Should planning permission be granted, Environmental Protection recommends conditions to safeguard residential amenity and address potential impacts from construction, operational activities, and associated traffic movements.

Key Concerns

- Noise and Disturbance: Construction activities, plant operation, parking, and events could adversely affect nearby residents.
- Air Quality: Additional traffic movements linked to the development may impact local air quality.
- Event Management: The nature and frequency of events cannot be fully predicted; amplified music and entertainment pose a risk of noise nuisance.

Recommended Conditions

Construction Phase

Working Hours:

Mon–Fri: 08:00–18:00

Sat: 09:00–13:00

Sun & Bank Holidays: No work permitted

Deliveries: Same hours as above; none on Sundays or Bank Holidays.

Plant Noise: The rating level of the noise emitted from fixed plant and equipment (mechanical and electrical) located at the site shall not exceed 37dB (daytime) and 29dB (night) at any premises used for residential purposes surrounding the site when assessed in accordance with BS 4142:2014+A1(2019).

Operational Phase

Parking Hours: Car park use restricted to 07:00–23:00 daily, except during the annual Saint Hill IAS event.

Reason: To protect residential amenity and prevent late-night disturbance (DP29).

Event Noise Management:

Prior to the commencement of any event involving amplified music or entertainment, a Noise Management Plan (NMP) shall be submitted to, and approved in writing by, the LPA. The NMP shall include:

Details of any noise monitoring procedures during events;
Maximum permissible noise levels at the site boundary or nearest noise-sensitive receptors;
Measures to prevent and control noise breakout (e.g., speaker orientation, sound limiters);
Complaint response protocol and contact details;
Event scheduling and finish times;
Post-event review arrangements.

The approved NMP shall be implemented for all events and maintained thereafter.

Reason: to safeguard the amenity of nearby residents and prevent excessive noise disturbance, in accordance with DP29

Air Quality: Prior to the commencement of the use hereby permitted, the details of a scheme of mitigation measures to improve air quality relating to the development shall be submitted and approved in writing by the Local Planning Authority. The scheme be in accordance with, and to a value derived in accordance with, the *Air quality and emissions mitigation guidance for Sussex* which is current at the time of the application. All works which form part of the approved scheme shall be completed before any part of the development is used for parking and shall thereafter be maintained in accordance with the approved details.

Informative – In order to ensure approval, we strongly recommend that the above scheme is agreed in advance with the Council's Air Quality Officer.

Reasons – To accord with DP29