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Sent: 18 June 2026 13:50:23 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/1377

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 18/06/2026 1:50 PM from Adam Dracott on behalf of Environmental Protection.

Application Summary

Reference:	DM/26/1377
Address:	Land At Mill Lane Sayers Common West Sussex
Proposal:	Proposal for 9 new build homes.
Case Officer:	Katherine Williams

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Comments Details

In making these comments I refer to the Planning Noise Assessment prepared by Anderson Acoustics dated February 2026 that was submitted in support of the application.

Comments:

The assessment report has been drafted based on the statement that the advice within it is indicative as there were no elevations or internal layout plans for the dwellings available at the time it was prepared. This is demonstrated by the fact that the illustrative block plan layout in Figure 3.1 in the Anderson Acoustics report differs from the submitted proposed site plan (referenced 1795_3.002_RevE). Of particular concern is the inclusion of the car ports which do not appear in the acoustic assessment report. Therefore the effect of these car ports has not been accounted for in the barrier calculation which is an important part of the predicted noise attenuation across the site in the noise model. The noise modelling has assumed a 2m earth bund and a 1.8m high fence. The car ports that have been included in the submitted plans, but not accounted for in the acoustic report, would have a significant

affect on the noise transmission from the source (A23 traffic noise) to the residents in the dwellings.

The assessment report advocates the importance of the principle of good acoustic design to achieving the aims of the Noise Policy Statement for England and the National Planning Policy Framework to minimise and avoid significant adverse impact through the development process. However, whilst the report notes and recommends this approach, it does not demonstrate that this has been adopted and implemented in the current proposal.

The report also recommends, amongst other things, that every effort should be made to locate habitable rooms away from the eastern façade and that the distance of the dwellings from the noise source, the A23, should be maximised. It is not clear how these guidelines have been considered in the development of the plans and, more generally, it has not been demonstrated that the iterative process of plan development incorporating good acoustic design has been followed.

For the above reasons I am not convinced that the development as proposed will not result in residents experiencing significant adverse impact from noise and that sufficient mitigation measures have been included within the proposals.

Kind regards