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Sent: 23 April 2026 15:30:33 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0164

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 23/04/2026 3:30 PM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/26/0164
Address:	273 London Road Burgess Hill West Sussex RH15 9QU
Proposal:	Retrospective application for conversion and external works to building to form 6 flats. Final Acoustic Test Report received 07.04.2026 and updated floor plans and Planning Statement received 22.04.2026.
Case Officer:	Deborah Lynn

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Comments Details

I have reviewed the additional information submitted in support of this application, including the acoustic report provided.

Comments: The submitted document relates solely to pre-completion sound insulation testing undertaken to demonstrate compliance with Approved Document E of the Building Regulations. It considers airborne and impact sound transmission between flats and does not assess external environmental noise sources.

As set out in my previous comments, the primary outstanding concern relates to transport-related noise arising from the site's location on London Road and its proximity to two roundabouts, where traffic noise levels are likely to be elevated, including during night-time periods. No assessment of existing or predicted road traffic noise levels has been provided, nor any evaluation of

resulting internal or external noise levels against relevant residential noise criteria.

Accordingly, the additional information submitted does not address the matters previously raised, and my position therefore remains largely unchanged. In the absence of a full external noise assessment carried out by a suitably qualified acoustic consultant, it is not possible to determine whether the proposed flats will achieve acceptable internal noise standards or whether appropriate mitigation has been incorporated into the design.

I therefore reiterate that a comprehensive acoustic assessment is required. This should quantify daytime and night-time road traffic noise, assess compliance with relevant guidance for residential development, and specify any necessary mitigation measures. As previously noted, enhanced glazing and acoustically rated ventilation systems are likely to be required, as standard trickle vents are unlikely to provide sufficient attenuation to enable acceptable internal noise levels to be achieved without reliance on open windows.

Kind regards