

From: Nicholas Bennett <Nicholas.Bennett@midsussex.gov.uk>
Sent: 01 October 2026 16:46:10 UTC+01:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: DM/26/2059 Unit 16, Birches

Hi Hamish

I have reviewed the submitted Noise Impact Assessment prepared by SLR Consulting.

The assessment predicts that operational noise associated with the proposed development should result in BS4142 rating levels below representative background sound levels at the nearest residential receptors and concludes that noise impacts would be low. The assessment is broadly accepted and, on the basis of the information submitted, Environmental Health does not object to the proposal.

However, it is noted that the application seeks a flexible use incorporating Class E(g)(ii), E(g)(iii), B2 and B8 uses and that the assessment necessarily relies on a number of assumptions regarding the nature of future occupiers, operational activities, number of vehicle movements/deliveries, plant installations etc. The report itself confirms that the eventual occupier and final operational details are currently unknown.

In order to ensure that noise impacts remain acceptable throughout the lifetime of the development and having regard to the close proximity of residential properties to the north-east of the site, Environmental Protection recommends that the following conditions be imposed.

Operational Noise - The rating level of noise arising from the site, including fixed plant, machinery, loading and unloading operations, external storage areas, forklift truck movements, vehicle movements and all other industrial or commercial activities, shall not exceed the existing background sound level (LA90,T) at any time when measured at the nearest noise-sensitive premises and assessed in accordance with BS4142:2014+A1:2019, or any subsequent replacement standard. Upon request by the LPA, the operator shall submit an acoustic assessment prepared by a suitably qualified acoustic consultant demonstrating compliance with this condition.

Noise Management Plan - Prior to first occupation by any individual operator, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall include, as a minimum:

- Delivery and collection arrangements;
- Loading and unloading procedures;
- Forklift truck operations;
- Management of external yard areas;
- Measures to minimise noise from reversing alarms and vehicle movements;
- Procedures for keeping loading bay doors closed when not required for operational purposes;

- A procedure for investigating and responding to noise complaints.

The approved Noise Management Plan shall thereafter be implemented and maintained for the duration of that operator's occupation of the site.

External Noise - No loading, unloading, forklift truck operations, external handling of materials, waste collections, HGV arrivals or departures, or other noise-generating external commercial activities shall take place outside the hours of 07:00 to 22:00 on any day unless otherwise agreed in writing by the Local Planning Authority.

Reasons: To preserve the amenity of nearby residents and to accord with DP29.

Regards

Nick Bennett

Senior Environmental Health Officer | Environmental Protection Team | Environmental Health | Mid Sussex District Council | Tel: +44 (0)1444 477292 | Email: nicholas.bennett@midsussex.gov.uk



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