

DM.26.0073 Land off West Hoathly Road, EG

The location is to the South of East grinstead and appears to be low risk with regard to noise and existing air quality, except for traffic noise affecting some of the facades closest to the road. Construction activities could adversely affect the amenity of existing residents or those of completed sections/phases.

Accordingly I recommend the following conditions should the proposed development be granted permission:

Conditions:

Acoustics, Ventilation and Overheating: Prior to the commencement of above-ground construction, details of the ventilation and overheating mitigation measures for those dwellings identified within the submitted Noise Impact Assessment (Suono Consultancy Ltd Ref. 2A2C.RP.1.1, dated 6 January 2026) as requiring alternative means of ventilation for overheating control, shall be submitted to and approved in writing by the Local Planning Authority.

The submitted details shall demonstrate how thermal comfort will be achieved whilst maintaining the internal noise standards set out within the Noise Impact Assessment. The approved measures shall be implemented prior to first occupation of the relevant dwelling and shall thereafter be retained and maintained.

Reason: To ensure that future occupiers are provided with an acceptable standard of residential amenity having regard to noise, ventilation and overheating and to accord with DP29

Air Quality: Prior to the commencement of any residential part of the development 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 shall 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 reserved matters application. The calculated figure of £13,055 submitted in the Omnia Air Quality Assessment (Report No: C11312/1.0) is accepted and agreed. All works which form part of the approved scheme shall be completed before any part of the development is occupied 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.

Reason: to preserve the amenity of local residents regarding air quality and emissions and in accordance with DP29

Construction Management: Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of: measures to control noise or vibration affecting

nearby residents; artificial illumination; dust control measures in accordance with best practice. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Construction and Deliveries (during the construction phase): Unless otherwise agreed in writing with the LPA, no construction plant or machinery shall be used and no commercial goods or commercial waste shall be delivered or collected within the application site outside the hours of 08:00 - 18:00 Hours Monday – Friday, 09:00 - 13:00 Hours Saturday, and no work permitted on Sundays or Bank/Public Holidays.

Nick Bennett
24 Aug 2026