

**From:** Jane Cooper <Jane.Cooper@midsussex.gov.uk>  
**Sent:** 05 January 2026 16:13:52 UTC+00:00  
**To:** "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>  
**Subject:** DM/25/3178

Hi Jo,

This development will be exposed to noise on all facades due to the building being close to the railway and station, a busy road and a commercial garage.

The Council can however only consider commercial noise sources with relation to prior approvals of this nature, not noise from road traffic or trains.

The acoustic report submitted states that noise from the commercial garage will not have a significant impact on the amenity of future residents.

Haywards Heath railway station is a commercial property however, the report makes little comment regarding noise due to customer announcements. These would probably not be considered as having a significant adverse effect on residents as they are intermittent and generally occur during the day. You should however be aware that Environmental Protection do receive complaints from time to time from existing residents close to the station regarding these announcements. The substation associated with the railway station is a potential source of noise, particularly low frequency sound. The acoustic report has not identified any low frequencies (100Hz, 200Hz or 400Hz) as being of concern, but it is worth noting that this assessment cites an out of date guidance, Planning Noise Advice Document: Sussex (2015). The latest document from PNADS was issued in November 2023 and requires assessment of low frequency noise having regard to "Procedure for the assessment of low frequency noise complaints" NANR45: 2005.

The acoustic report submitted recommends that the development is provided with enhanced glazing and mechanical ventilation to protect future residents from noise generated by road traffic and trains. Although I can't require these recommendations be conditioned under permitted development, the following would be desirable:

1. Installation of enhanced glazing as specified in section 9.6 of the Noise Impact Assessment produced by Environmental Assessment Services Ltd ref 682/1-3 dated Nov 2022 and reviewed March 2024.
2. Installation of the ventilation system detailed in the Ventilation System Design Statement produced by Zahid Rahman dated July 2025.

Happy to discuss if necessary.

Kind regards,

Jane Cooper  
Environmental Health Officer  
Environmental Health  
Tel: +44 (0)1444 477437

Email: [jane.cooper@midsussex.gov.uk](mailto:jane.cooper@midsussex.gov.uk)  
Website: [www.midsussex.gov.uk](http://www.midsussex.gov.uk)



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