

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 07 November 2025 12:13:17 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/25/2640

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 07/11/2025 12:13 PM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/25/2640
Address:	Burgess Hill Northern Arc, Land N And NW Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West
Proposal:	Reserved matters application to consider access, appearance, landscaping, layout and scale pursuant to application DM/21/3279 (original reference DM/18/5114) for parcel P1.2 comprising of the construction of a primary school with nursery and special support centre, car parking, multi-use games area, playing fields, landscaping and associated infrastructure.
Case Officer:	Joseph Swift

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Comments Details

Noise

Comments: I have reviewed the submitted Noise Impact Assessment prepared by Heyda Acoustics, ref: 24131-HEY-XX-XX-T-Y-5001-P05 , dated October 2025. The report provides a detailed assessment of noise impacts from both fixed plant and the proposed sports pitch, and considers the effects on nearby sensitive receptors.

In relation to fixed plant, the report recommends that noise emissions be controlled to 5 dB below the prevailing background noise level at the nearest residential receptors, in line with Planning

Condition 38 and BS 4142:2014+A1. Table 11 in section 8.1.2 makes it clear that these limits are 50dB during the day and 37dB at night at the nearest receptor. These limits apply to the total noise emission levels from all static plant and processes within the proposed development. Individual plant items may need to be designed to a lower limit such that the overall total level achieves the stated criteria above. It is anticipated that if the above limits are adhered to, this would result in a low impact at the nearest sensitive receptors.

I am satisfied with this approach and have no further comments, as this matter can be addressed under the existing condition.

With regard to the sports pitch, the assessment predicts a modest increase in ambient noise levels of up to +2 dB(A) at the worst-affected receptor. While this is below the threshold typically considered to result in significant adverse impacts, the pitch will still be audible, particularly during quieter evening periods when background levels naturally fall. To safeguard residential amenity, I recommend that a condition be imposed to restrict the hours of use of the sports pitch, particularly in the evening and at weekends to ensure that its operation does not lead to unnecessary disturbance.

Lighting

I have reviewed the Lighting assessment by FLOH, ref: F2371-BS-RP-003, dated October 2025 which provides a preliminary design for lighting. The document makes it clear that it does not provide a proposal that could be adopted without further investigation and detailed design. Further reports will be required to show that condition 40 of the outline application can be met, and depending on the lighting lux levels, it may be that conditions are required to time limit some external lighting, but it is not possible to say at this stage with the current information.

Air Quality

I have reviewed the Air Quality Assessment prepared by Entram Environmental and Transportation, dated October 2025. The report calculates a total air quality damage cost of £10,058.97 and proposes mitigation measures intended to meet or exceed this value.

While the mitigation cost is agreed, it is my understanding that the measures outlined in the transport plan, and their associated costs, are already required as part of the development. Therefore, they cannot be considered additional mitigation under the Air Quality and Emissions Mitigation Guidance for Sussex.

As such, although the costs are accepted, the proposed mitigation measures do not fully address the calculated damage cost. Additional measures will need to be identified and agreed upon to

ensure compliance with the guidance. I therefore recommend that this requirement is secured by planning condition.

Recommendation:

Approve with conditions:

1) The use of the external sports pitch shall be restricted to the hours of

08:00 to 20:00 Monday to Friday,

09:00 to 18:00 on Saturdays,

and

10:00 to 16:00 on Sundays and Bank Holidays.

No use of the pitch shall take place outside of these hours.

2) Prior to the commencement of the proposed 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 the costs derived from the Air Quality assessment by Entram Environmental and Transportation, dated October 2025, and the mitigation measures in accordance with the Air quality and emissions mitigation guidance for Sussex which is current at the time of the reserved matters application. 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.

Kind regards