

From: Nicholas Bennett <Nicholas.Bennett@midsussex.gov.uk>
Sent: 30 September 2026 18:07:47 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: DM/26/1613 - Land adj to Worsell Drive

Hi Caroline

I have reviewed the acoustic report, and make the following comments:

The submitted acoustic assessment indicates that acceptable internal noise levels are likely to be achievable through enhanced glazing and façade design. However, it also identifies that open windows are unlikely to provide a suitable overheating mitigation measure for a significant proportion of the development and states that dynamic thermal modelling will be required at a later stage. The submitted information therefore does not fully address the ventilation and overheating implications associated with achieving acceptable internal noise levels. EP therefore recommends the following Acoustics, Ventilation and Overheating (AVO) condition:

Acoustics, Ventilation and Overheating: Prior to the construction of the dwellings, an Acoustics, Ventilation and Overheating (AVO) Scheme shall be submitted to, and approved in writing by, the Local Planning Authority.

The AVO Scheme shall demonstrate that the development has been designed in accordance with the principles of good acoustic design as set out in the Professional Practice Guidance on Planning and Noise (ProPG) and shall include an Acoustic Design Statement detailing the measures incorporated to minimise noise exposure. The scheme shall identify the predicted external and internal noise environment for the development and demonstrate how internal ambient noise levels within habitable rooms will achieve the guideline values contained within BS 8233:2014 (or any subsequent revision), with consideration given in the first instance to achieving those standards whilst providing appropriate natural ventilation.

The scheme shall also demonstrate that internal noise levels within bedrooms will not normally exceed 45 dB LAmax,F between 23:00 and 07:00.

Where it is demonstrated that the required internal noise standards cannot reasonably be achieved through good acoustic design whilst providing natural ventilation, the scheme shall set out how acceptable internal noise levels, adequate ventilation and thermal comfort will be achieved.

Where windows are required to remain closed, or partially closed, to achieve acceptable internal noise levels, an overheating assessment shall be undertaken in accordance with CIBSE TM59 (or any subsequent revision). Any mechanical ventilation system shall be capable of providing the required ventilation rates whilst maintaining the specified internal noise environment.

No dwelling shall be occupied until the approved AVO Scheme has been implemented in full for that dwelling. The approved measures 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

Additionally, given the proximity of other residential premises, I recommend a construction management condition:

Construction Environmental Management Plan: 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 and site contact details in case of complaints. 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.

Reason: Amenity and DP29

Regards

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