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Sent: 27 May 2026 14:52:17 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/1228

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 27/05/2026 2:52 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/26/1228
Address:	Land West Of London Road Handcross West Sussex
Proposal:	Outline planning application (with all matters reserved except for access) for the erection of up to 55 dwellings, including affordable homes, together with green and blue infrastructure, vehicular access from London Road, pedestrian/cycle access from London Road, the provision of utility services structures and the demolition of an existing agricultural building.
Case Officer:	Katherine Williams

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Comments Details

Noise to proposed residents:

Comments: I have reviewed the submitted Noise Assessment prepared by Stuart Michael Associates Ltd, Ref: 7409/NA, and dated April 2026. The report identifies that the dominant noise source affecting the site is road traffic associated with the A23, and confirms that elevated noise levels are present across the site, particularly during the night-time period.

It is noted that this is an outline application supported by an illustrative layout only, and that the final layout and internal arrangements have not yet been determined. The illustrative scheme demonstrates a number of positive design measures,

including setting development back from the A23 as far as practicable and using the built form to provide screening for gardens . These measures are supported and reflect a good starting point in terms of reducing noise exposure through design.

The assessment demonstrates that internal noise standards can be achieved through façade insulation, with compliance largely based on windows being closed, and acknowledges that in many instances open windows would not meet the relevant internal criteria where façade levels exceed typical thresholds. It is recognised that, at this stage, the report is likely seeking to demonstrate that the site is capable of accommodating residential development in principle, and that noise should not act as a constraint to the grant of outline permission, even under a worst-case scenario.

However, for the avoidance of doubt, this does not remove the requirement for the final scheme to demonstrate that the principles of good acoustic design have been fully explored and embedded into the development prior to any reliance on building envelope mitigation. Given the outline nature of the application, there remains clear opportunity to further refine the scheme at reserved matters stage. In particular, consideration should be given to whether there is any additional scope for layout optimisation in relation to the most exposed plots on the western side of the site. By way of example, Plot 44 is currently indicated significantly closer to the A23 than other plots along this boundary and appears to experience the highest level of façade exposure, and it is not clear whether there is potential for this element of the layout to be adjusted.

It is also not clear from the submission that all reasonable options for internal arrangement have been fully explored, in particular whether noise-sensitive rooms such as bedrooms can be preferentially located on the quieter façades wherever practicable. Furthermore, the report confirms that no purpose-built acoustic barriers are proposed, and it is not clear that all such options have been fully considered, particularly in relation to the western boundary. It is acknowledged that acoustic barriers may have limited benefit for upper floors; however, the potential use of landform and/or combined bund and barrier solutions to reduce exposure to the most affected plots, particularly along the western boundary, has not been fully explored.

Where achieving the required internal standards necessitates reliance on closed windows, it should be noted that simple background or trickle ventilation is unlikely to be sufficient, and more robust solutions may be required to ensure that acceptable levels of ventilation and thermal comfort can be achieved without adverse impacts on amenity. By way of example, this could include the use of acoustically attenuated through-wall ventilators, which can provide a greater level of airflow than standard trickle vents whilst maintaining suitable acoustic performance.

Overall, whilst it is accepted that there are inherent constraints associated with the site's proximity to the A23, and that the submitted information demonstrates that the site is capable of accommodating residential development in principle, it is essential that the detailed design fully applies the hierarchy of good acoustic design. The final scheme should seek to achieve acceptable internal and external noise levels with windows open wherever reasonably practicable, with reliance on closed windows only used as a last resort and supported by appropriate ventilation and overheating mitigation.

A condition is therefore recommended requiring the submission of a detailed scheme addressing acoustics, ventilation and overheating to be approved in writing by the Local Planning Authority prior to the commencement of development.

Noise to existing residents:

The assessment of construction noise has been reviewed and is considered acceptable at this stage, subject to the implementation of appropriate mitigation measures and good practice. A condition requiring the submission of a Construction Environmental Management Plan is recommended to ensure that construction impacts are suitably controlled.

In terms of when the design is complete, the submitted assessment indicates that changes in road traffic noise affecting existing receptors are negligible and not considered significant, and no further comment is made in this regard.

Air Quality:

I have reviewed the submitted Air Quality Assessment prepared by Stuart Michael Associates Ltd, Ref: 7409/JPM, and dated April 2026.

The assessment demonstrates that baseline pollutant concentrations within the site and surrounding area are well below the relevant national air quality objectives, and that concentrations at nearby receptors are predicted to remain compliant in future years. The predicted changes in pollutant concentrations associated with development-generated traffic are described as "imperceptible" and the overall significance of effect is considered to be negligible. On this basis, it is agreed that the proposed development would not give rise to significant adverse impacts on local air quality and that air quality does not represent a constraint to development in principle.

However, it is noted that the submitted assessment does not include an Emissions Mitigation Assessment in accordance with the Air Quality and Emissions Mitigation Guidance for Sussex. As such,

the development has not demonstrated how emissions arising from the scheme will be quantified and offset in line with this guidance. In accordance with this approach, mitigation should be provided to a value derived from the calculated emissions and should be over and above measures required to meet other legislative or policy requirements.

Recommendation:

It is recommended that the following conditions are attached should the application be approved:

1. No development shall commence until a scheme that addresses the issues of acoustics, ventilation and overheating (AVO) has been submitted to and agreed in writing by the Local Planning Authority.

Good acoustic design shall be fully integrated into the scheme. The hierarchy of good acoustic design (GAD) shall be applied in descending order and the methods utilised shall be clearly outlined in an Acoustic Design Statement (ADS).

The scheme shall a) outline the level of noise exposure for each property and how the noise level within any domestic living room or bedroom, with windows open for normal ventilation, shall comply with the desirable internal noise levels as outlined in Table 2.1 of BS8233:2014 and b) outline how the noise level within any domestic bedroom, with windows open, shall not normally exceed 45 dB(A) LAFmax between 23:00 and 07:00, in line with ProPG, BS 8233 and WHO 1999.

Where the standards in (a) or (b) above cannot be achieved following GAD and with windows open, only then shall the scheme show how those standards will be met with windows closed and how adequate ventilation and cooling will be provided.

and unless otherwise agreed in writing by the Local Planning Authority,

Where windows must remain closed to achieve acceptable internal noise levels, an overheating assessment must be undertaken. The cooling hierarchy shall be applied to the scheme.

The methods integrated into the design to prevent overheating shall be fully outlined in the AVO scheme and no dwelling hereby permitted shall be occupied until the approved scheme has been implemented in full for that dwelling.

If as a last resort mechanical ventilation is to be used, it must be demonstrated that it still complies with internal noise levels while providing sufficient ventilation.

Any amendments to the scheme or alterations to it must be agreed

in writing with the Local Planning Authority in advance.

All acoustic reports submitted in relation to the scheme shall include characterisation of uncertainty and shall demonstrate the adoption of good practice to minimise uncertainty.

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, 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. 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.

3. Construction hours: Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:

- * Monday to Friday: 08:00 - 18:00 hours
- * Saturday: 09:00 - 13:00 hours
- * Sundays and Bank/Public Holidays: no work permitted

Reason: To protect the amenity of local residents.

4. Deliveries: Deliveries or collection of plant, equipment or materials for use during the demolition/construction phase shall be limited to the following times:

- * Monday to Friday: 08:00 - 18:00 hours
- * Saturday: 09:00 - 13:00 hours
- * Sundays and Bank/Public Holidays: none permitted

Reason: To protect the amenity of local residents.

5. 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: hours of construction working; measures to control noise affecting nearby residents; wheel cleaning/chassis cleaning facilities; dust control measures; pollution incident control; 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.

Kind regards