

From: Nicholas Bennett <Nicholas.Bennett@midsussex.gov.uk>
Sent: 29 September 2026 15:35:08 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Subject: DM/26/2163 Land SW of Imberhorne Upper School

Hi Steve

These are my comments regarding compliance with the previous acoustics and AQ conditions attached to the outline permission:

Cond 24 – AVO - The noise assessment demonstrates that acceptable internal noise levels can be achieved with enhanced glazing and closed windows. However, the submitted information does not adequately address the ventilation and overheating elements of Condition 24. In the absence of an overheating assessment or detailed ventilation strategy, Environmental Protection cannot confirm that the requirements of the AVO condition have been satisfied.

Cond 25 – AQ - The submitted mitigation package does not comply with the Sussex Air Quality and Emissions Mitigation Guidance. The applicant has relied on EV charging infrastructure which is already required under Building Regs as part of the baseline development and therefore cannot be counted towards the air quality mitigation value. A revised mitigation package is required demonstrating qualifying mitigation measures to a value meeting the calculated air quality damage cost. For example, any EV charging provision above the minimum statutory requirement may be considered and can contribute towards the required mitigation value. Alternatively, other measures identified within the Sussex Guidance, such as enhanced cycle storage, sustainable transport incentives, or resident travel vouchers (e.g. public transport, bicycles or e-bikes), could be used to satisfy the mitigation requirement.

Happy to discuss if needed

Regards

Nick Bennett

Senior Environmental Health Officer | Environmental Protection Team | Environmental Health | Mid Sussex District Council | Tel: +44 (0)1444 477292 | Email: nicholas.bennett@midsussex.gov.uk



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