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Sent: 04 March 2026 15:18:08 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0454

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 04/03/2026 3:18 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/26/0454
Address:	Land Parcel At Bolney Road Ansty West Sussex
Proposal:	Proposed erection of 34 new homes with access from Marwick Close, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works.
Case Officer:	Steven King

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Comments Details

Noise:

Comments:

I have reviewed the submitted noise assessment by Acoustic South East, Project ref J4087 and dated 16th January 2026. The report is of a good standard, and the assessment demonstrates that the required internal noise levels can be achieved across the development, although in several road facing bedrooms this relies on windows being opened to a relatively limited extent. The ANC/Part O method, which assumes a partially open window providing approximately a 10 dB reduction, has been used appropriately to identify where overheating compliance can be achieved, and further calculations have been undertaken for those plots where external night time levels exceed 50 dB LAeq,8hr to determine the maximum permissible opening area that would still satisfy BS8233 and ProPG internal criteria.

Taken together, the assessment shows that the scheme is technically capable of meeting both the internal noise criteria and the overheating requirements. On balance, therefore, the proposal is likely to be acceptable. However, the reliance on relatively limited window openings raises some concern regarding the extent to which the development reflects the principles of ProPG, which emphasise early stage good acoustic design through layout, orientation and room placement before resorting to facade level controls. Achieving compliance by depending on windows that may only be opened to a comparatively small extent does not fully reflect the spirit of ProPG, even though the technical criteria have been satisfied. This places the scheme closer to the minimum threshold of acceptability rather than a best practice example of acoustic design. It would have been helpful to see an accompanying acoustic design statement explaining what alternative design options were considered to minimise noise exposure before relying on restricted window openings.

Notwithstanding this, the assessment confirms that standard thermal double glazing and standard acoustically treated passive vents are sufficient to achieve the required internal noise levels, including at the worst case plots overlooking Bolney Road. No enhanced glazing or mechanical ventilation is stated as necessary for noise control. As the report confirms that internal noise targets can be met with standard specification materials and that openable windows are technically achievable, no bespoke noise conditions appear to be required beyond the standard requirement to implement the mitigation identified in the submitted report.

On this basis, and given the evidence provided in support of the application, the proposal is just about acceptable on noise grounds. However, my view remains that the solution does not fully represent the design led approach envisaged by ProPG.

Air Quality:

I have reviewed that Air Quality Assessment by Omnia Consulting ref C11312/1.1 and dated January 2026 which was submitted as part of the application.

As the development constitutes a major application, an Emissions Mitigation Assessment has been completed in accordance with the Air Quality and Emissions Mitigation Guidance for Sussex. The assessment identifies a required five year mitigation value of £5396 for NO_x and PM emissions. The report refers to the installation of 34 EV charging points, secure cycle storage and pedestrian/cycle connections as mitigation. However, the 34 EV charging points are already required under Building Regulations (Approved Document S) for each dwelling with an associated parking space and therefore cannot be considered additional mitigation for the purposes of the Sussex Guidance. The guidance makes clear that

the damage cost value must be met through measures beyond statutory obligations.

The cycle storage provision and pedestrian/cycle links are likely to exceed the £5396 mitigation requirement when typical construction and installation costs are considered, and may therefore be sufficient to meet the required value. However, this must be explicitly demonstrated by the applicant through a defined mitigation scheme setting out which measures will be delivered and the associated costings. This is necessary to confirm compliance with the Sussex Guidance requirement for additional mitigation.

Given the above, a condition is required to secure the specific mitigation measures proposed by the applicant and ensure they are implemented.

Construction:

Construction activities have the potential to impact nearby residents. It is recommended that a Construction Environmental Management Plan (CEMP) be secured by condition to control working hours, noise generating activities, and communication with affected neighbours.

Recommended conditions:

1. 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.

2. 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.

3. 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.

4. 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