

From: Jonathan Sewell-Rutter <jonathan@dwellarchitecture.com>
Sent: 09 October 2025 07:05:58 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Cc: "Chair" <chair@scayneshillcentre.org>; "Stephanie Channell" <stephanie@dwellarchitecture.com>
Subject: RE: DM/25/1887 - Scaynes Hill Millennium Village Centre
Attachments: NIA excerpt the old post office Dec 2023.pdf

Dear Andrew

Thanks for the efforts that you and your colleagues in EH are taking in progressing this application.

The testing and report prepared by DAA as specialists in the field is offered as representative as required by BS4142. We do not propose commissioning any further tests or reports to substantiate, but to support their findings I attach in confidence an excerpt from an NIA commissioned by us for a site in the same postcode at a similar distance setback from the A272. You'll see on page 8 that the **minimum** overnight background noise recorded over a 3-day sampling window was the same as DAA recorded at the Millennium Centre at 36dB, and the weighted average is considerably higher at 41dB. Whilst pub noise might be an influencing factor in this average, the same can be said of live music events occurring ad-hoc at the Millennium Centre and it is the minimum that is of particular relevance. To this end we offer DAA's work as entirely representative in the context of this other independent survey taken in the locality.

In terms of the plant noise spl output and decay to the neighbouring receptor, it's reasonable to assume that these will be consistent if operating during the day or night at 31dB. The plant noise is therefore 5dB lower than the background level at night. Therefore we contend again that this is a non-issue.

Whilst the likelihood is that the plant will not operate overnight, our preference is to avoid a condition preventing this, or requiring re-application, should it be necessary. If EH remain unsatisfied with this then they can propose conditioning hours of use, however in light of the evidence presented the Council should ensure that imposing such a condition is both reasonable and necessary.

Kind regards

Jonathan

From: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>
Sent: 07 October 2025 14:52
To: Jonathan Sewell-Rutter <jonathan@dwellarchitecture.com>
Subject: DM/25/1887 - Scaynes Hill Millennium Village Centre

To Mr Sewell-Rutter,

DM/25/1887 – Scaynes Hill Millennium Village Centre, Lewes Road, Scaynes Hill - Upgrading of heating plant to include installation of air source heat pumps including caged outdoor condenser units.

I have received comment from our environmental health team who have stated the following:

“I understand that the plant at this site will be used outside the hours specified in the acoustic report.

The nighttime background level measured for this site seems quite high considering the daytime level recorded. In addition, monitoring was only carried out over a short period. I'm not therefore convinced that the background levels measured are representative as required by BS 4142. Please will you make the applicant aware that if this development were to be granted permission, should noise complaints be received then the Council is duty bound to investigate and take formal action where there is evidence of statutory nuisance. It therefore makes sense to properly assess the application and address any potential noise issues at the planning stage.

As the assessment carried out by the DAA group only assesses impact of the plant during the daytime, given the above comments, if the plant will be used between 23.00 and 07.00, can the applicant please provide a BS 4142 assessment for the nighttime period. They may also wish to ensure that a representative nighttime background level is used in the assessment”.

Can you clarify the situation and if required provide the additional details.

On a separate note, as you may be aware, the Village Centre is on land owned by Mid Sussex District Council and in these circumstances the applications have to go to planning committee, the next committee is 13th November, obviously this is beyond the current determination date and therefore can I ask for extension of time until the 17th November to allow for this to take place.

I look forward to hearing from you.

Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning
Planning Officer
Development Management

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