

From: Jane Cooper <Jane.Cooper@midsussex.gov.uk>
Sent: 03 June 2026 15:31:29 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Subject: DM/26/0946

Hi Jo,

The Environmental Noise Survey and Noise Impact Assessment Report submitted by Hann Tucker Associates states that internal noise levels at this development will exceed the requirements of BS 8233 with open windows, and that alternative ventilation measures will therefore be required. The report has suggested various possible glazing configurations and ventilation solutions that would allow acceptable internal noise levels to be achieved when windows are closed.

Regarding overheating, the report states that the site falls into a 'moderate' risk category and that bedrooms will require additional means to prevent overheating as it will not be possible to rely on opening windows. The report advises that a detailed overheating assessment should be carried out to allow bedrooms to be designed to avoid or severely restrict the reliance on opening windows to satisfy overheating targets.

I therefore recommend the following conditions be applied to any permission granted:

Ventilation and overheating: No development shall take place until details of alternative means of ventilation with sufficient capacity to control overheating and to ensure the thermal comfort of future occupants with windows closed has been submitted to and approved by the Local Planning Authority. All works that form part of the scheme shall be completed before the noise sensitive development is occupied.

Glazing and ventilators installed within the build shall meet the requirements laid out in the Acoustic report by Hann Tucker Associates (ref: HT: 29914/NIA1), dated the 27 February 2026. Specifically, the glazing and ventilators installed within habitable rooms are required to meet the minimum Weighted Sound Reduction levels delineated in section 9 of the report.

Where windows must remain closed to achieve acceptable internal noise levels, an overheating assessment must be undertaken in accordance with CIBSE document TM59. The cooling hierarchy below shall be applied to the scheme:

1. Minimise internal heat generation through energy efficient design
2. Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls
3. Design the properties to enable passive ventilation (e.g. cross ventilation)
4. Provide mechanical ventilation
5. Provide active cooling (ensuring they are the lowest carbon options)

The methods integrated into the design to prevent overheating shall be fully outlined in the 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.

Construction hours: Works of construction, 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.

Deliveries: Deliveries or collection of plant, equipment or materials for use during the construction phase shall be limited to the following times:
Monday to Friday: 08:00 - 18:00 hrs
Saturday: 09:00 - 13:00 hrs
Sunday & Public/Bank holidays: None permitted.

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; 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.

Air Quality: The calculated emissions cost of £4372.95 submitted in the Air Quality Assessment produced by Anderson Acoustics dated May 2026 is accepted. Prior to the operation of any part of the 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 be in accordance with, the Air quality and emissions mitigation guidance for Sussex which is current at the time.
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.

Happy to discuss if necessary.

Kind regards,

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