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Sent: 16 June 2025 16:36:22 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/1453

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 16/06/2025 4:36 PM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/25/1453
Address:	Birch Trees Farm Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AG
Proposal:	Erection of a dwelling and associated development.
Case Officer:	Joanne Fisher

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Comments Details

Comments: I am concerned about the potential impact of noise from a nearby garage on the proposed residential development. At this stage, no specific layout or design details have been provided, which limits our ability to fully assess the potential for noise intrusion. However, in accordance with the Agent of Change principle, it is the responsibility of the new development to ensure that existing businesses are not adversely affected by future complaints from new residents. To address this, we recommend that a BS4142:2014+A1:2019 noise assessment be undertaken to evaluate the potential impact of noise from the garage on the proposed dwelling. Should further details of the building design, orientation, and mitigation measures become available, it may be possible to reconsider the need for this assessment.

The impact of this noise assessment may impact the design of the building.

Recommendation: approve with condition:

Construction shall not commence until a scheme has been submitted to the LPA demonstrating that the noise rating level (L_{Ar},T_r) of plant and machinery from the nearby commercial and industrial activities shall be at least 5dB below the background noise level (L_{A90},T) at any window with the proposed development. All measurements shall be defined and derived in accordance with BS4142: 2014+A1:2019. The assessment shall be carried out with the plant/machinery operating at its maximum setting. The approved measures shall be implemented before the development is brought into use.

Kind regards