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Sent: 13 February 2026 14:48:43 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0238

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 13/02/2026 2:48 PM from Adam Dracott on behalf of Contaminated Land.

Application Summary

Reference:	DM/26/0238
Address:	LVS Hassocks London Road Sayers Common Hassocks West Sussex BN6 9HT
Proposal:	Hybrid application that seeks consent for separate and severable elements comprising: Demolition of all existing buildings bar the chapel, to retained for use within Use Class F and: a) Full planning permission for the development of the north western part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and b) Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including 30% affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works
Case Officer:	Stuart Malcolm

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Comments Details

IMPLEMENTATION PHASE

Comments:	During the implementation phase it will be necessary to control emissions of noise and dust to protect local amenity. I therefore recommend a construction environmental management plan
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(CEMP) is required by a suitable condition. It would be expected that, amongst other things, within the CEMP there is a commitment to restrict hours of work activities, including demolition, site clearance, construction, deliveries, loading and unloading, to the following:

0800-1800 Monday to Friday

0900-1300 Saturdays

No work on Sundays and Bank Holidays

It would also be expected that there is a prohibition on burning of demolition and other waste on site and that best practice measures are specified to minimise noise and dust from crossing the site boundary and affecting local residents.

Recommended condition:

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.

OPERATIONAL PHASE

I note the submission of a noise assessment report prepared by RSK Acoustics Limited

- to assess the impact on the proposed development from noise;
- to quantify the existing noise climate; compare this to design targets; and
- to specify any appropriate mitigation.

The report and its conclusions are accepted. It identifies that some mitigation measures are necessary and gives some options for acoustic glazing and acoustic ventilation to meet the required standards. A scheme should be required by condition to ensure these measures are implemented to protect future residents from external noise. As the proposal matures, and detailed design is developed to clarify the reserved matters, good acoustic design should be demonstrated in accordance with ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise 2017 and this should be demonstrated in an acoustic design statement which accompanies the reserved matters application. The hierarchy of potential mitigation measures should include consideration of the following:

- Maximising the separation distance between source and receiver;
 - Incorporating noise barriers to screen the development site;
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- Using existing features to reduce noise propagation as part of site layout;
- Orientating the buildings so that habitable rooms (particularly bedrooms) face away from the primary noise source;
- Using innovative façade and window designs such as plenum windows;
- Constructing the building envelope to mitigate noise to acceptable levels whilst providing adequate ventilation and considering thermal comfort.

A noise mitigation scheme will be required, and this should be included as a condition in any decision notice that is issued.

Recommended condition:

No development shall take place until a scheme for protecting the residential and other noise sensitive units from noise generated by road traffic, or other external sources, has been submitted to, and approved in writing by, the local planning authority. The scheme shall include an Acoustic Design Statement in line with the recommendations of ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise 2017 and shall ensure that internal and external noise levels are in accordance with BS 8233 2014: Guidance on Sound Insulation and Noise Reduction for Buildings. Noise from individual external events typical to the area shall not exceed 45dB L_{Amax} when measured in bedrooms internally between 23:00 and 07:00 hours, post construction unless otherwise agreed in writing with the LPA. Where the internal noise levels will be exceeded by more than 5dB with windows open, then the applicant shall submit details of an alternative means of ventilation with sufficient capacity to ensure the thermal comfort of the occupants with windows closed. Noise levels in gardens and public open spaces shall not exceed 55 dB L_{Aeq} 1 hour when measured at any period unless otherwise agreed in writing. All works that form part of the scheme shall be completed before the noise sensitive development is occupied.

The proposal includes a multi-use games area (MUGA). Whilst the acoustic report concludes that the impact from this will be low, the report assumes only day time operations. I do not expect the MUGA to be used at night, however, in order to ensure that there are no adverse impacts on local amenity from noise at the MUGA in the late evening and night-time, I recommend that hours of use for the MUGA are restricted to 0800-2000 hours.

Kind regards