

From: Nicholas Bennett <Nicholas.Bennett@midsussex.gov.uk>
Sent: 17 June 2026 13:24:45 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Subject: RE: DM/26/0131 - Land South And West Of Upper Imberhorne School, Imberhorne Lane, East Grinstead

Subject: Condition 24 – Acoustic Design, Ventilation and Overheating
Hi Steve

Thanks for the acoustic appraisal – yes there is further info needed please. Having considered the appraisal we agree with the need to balance noise, ventilation and overheating in line with current guidance. Our concerns don't relate to the principle of taking a balanced approach so much, as to whether the requirements of Condition 24 have been met. The condition requires that internal noise levels with windows open for normal ventilation should be assessed and where this cannot reasonably be achieved, the design should follow the application of good acoustic design principles, with clear justification and appropriate mitigation.

At it stands, we are not happy that the applicant has provided sufficient evidence that this process has been fully undertaken. The particular concerns are:

- There is limited detail showing how good acoustic design principles have been applied iteratively to the site layout and building design to minimise noise exposure in the first instance.
- The basis on which it is concluded that certain dwellings cannot achieve the relevant internal conditions with windows open is not clearly set out.
- The current approach identifies certain plots for further assessment at a later stage, but it doesn't provide sufficient clarity at this stage as to the extent of impacts or the likely form of mitigation required.

We acknowledge that it might not always be possible to achieve all the guideline levels in all circumstances. But, where this is the case, the intention of the condition is that this is clearly demonstrated and justified, with an explanation of how the design has evolved and how any outstanding impacts will be addressed.

To progress the discharge of the condition, could we ask the applicant to provide:

1. A clear Acoustic Design Statement setting out the design approach taken and how good acoustic design principles have influenced the scheme;
2. Identification of dwellings where the guideline internal conditions with windows open aren't achieved, with a clear explanation of why this is the case; and
3. An indication of the likely strategy for those dwellings to achieve acceptable internal environmental conditions, including consideration of ventilation and overheating, sufficient to provide confidence that the condition can be met.

We remain open to a proportionate and balanced solution but need sufficient information at this stage to demonstrate that the approach is robust and addresses the intent of the condition.

If you want to discuss this, let me know.

Thanks

Nick Bennett – S.E.H.O. | [Environmental Protection](#) | [Mid Sussex District Council](#) | 01444 477292

From: Steven King <Steven.King@midsussex.gov.uk>

Sent: 11 June 2026 14:56

To: Nicholas Bennett <Nicholas.Bennett@midsussex.gov.uk>

Subject: DM/26/0131 - Land South And West Of Upper Imberhorne School, Imberhorne Lane, East Grinstead

Hi Nick

As you may have seen, we have received revised drawings for this reserved matters application and consultations were sent out on 2nd June. In relation to noise issues, there was also a separate Acoustic Appraisal that was sent over on 18th May.

The applicant's agent has asked me if there's anything else you need from them prior to providing your comments on this one. If there's anything further, please can you let me know.

Thanks

Steve

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