

**DM.25.2720 Kilnwood Apartments, Rocky Lane, Haywards Heath. West Sussex
Proposal Proposed 6 two-bedroom apartments within a 3-storey apartment block.**

The proposed development is for residential properties on a site close to a railway line and a busy A road. The proximity of these noise sources means that with the proposed design/layout, to avoid adverse noise impacts, some windows to properties in the development will need to be kept closed. In addition, the external sound levels in the proposed private amenity spaces will not meet the guidance noise levels outlined in BS 8233:2014. The acoustic assessment states that with suitable design and mitigation external sound levels in these external spaces are expected to meet the guidance criteria however, details regarding how this will be achieved are a little vague.

Closed window solutions should be considered only as a last resort and should be accompanied by a satisfactory Acoustic Design Statement as per ProPG. In section 5 of the Acoustic Assessment produced by Ardent Consulting Engineers dated May 2025 report ref: 2503580-ACE-XX-00-RP-C-0601A, the author states that good acoustic design principals have influenced the design of the development however the details in this document are limited. An additional document provided by Ardent Consulting Engineers dated 15 December 2025 states that due to the limited area available and the location of the railway line and road, the new apartment block can't be placed any further from the noise sources. In addition, the report states that living rooms rather than bedrooms have been located to the south of the block, which is closest to the dominant noise source, Rocky Lane. I feel that the developer could have gone further when considering good acoustic design to reduce the noise impact on future residents before deciding on a closed window solution however, given the planning history at this site, the report is accepted and I recommend a condition to ensure that a suitable glazing and ventilation strategy is provided for this development if permission is granted.

The acoustic assessment refers to permission granted to the adjacent development in 2015, highlighting the condition attached. It should be noted that the Council has since updated its recommended condition which aims to protect future occupants of residential accommodation from environmental noise.

Although not mentioned in the acoustic assessment, the Sustainability Statement submitted by Cross Homes (Sussex) Ltd states that each of the six apartments is intended to have its own air source heat pump to provide heating and hot water. I therefore recommend a condition to ensure that noise from this plant will not adversely affect the amenity of existing and proposed future residents.

Given the proximity of existing residential dwellings to the proposed development, conditions are recommended to protect existing residents from noise and dust during the construction phase.

Conditions:

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

Reason: to protect the amenity of local residents.

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 Hours
Saturday: 09:00 - 13:00 Hours
Sunday & Public/Bank holidays: None permitted

Reason: to protect the amenity of local residents.

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.

Reason: To protect the amenity of local residents

ProPG: No development shall commence until a scheme that addresses the issues of acoustics, ventilation and overheating (AVO) has been submitted to and agreed in writing by the Local Planning Authority.

The scheme shall a) outline the level of noise exposure for each property and how the noise level within any domestic living room or bedroom, with windows open for normal ventilation, shall comply with the desirable internal noise levels as outlined in Table 2.1 of BS8233:2014

and b) outline how the noise level within any domestic bedroom, with windows open, shall not normally exceed 45 dB(A) LAFmax between 23:00 and 07:00, in line with ProPG, BS8233 and WHO 1999.

Where the standards in (a) or (b) above cannot be achieved with windows open, the scheme must show how those standards will be met with windows closed and how adequate ventilation and cooling will be provided.

In addition, unless otherwise agreed in writing by the Local Planning Authority, where windows must remain closed to achieve acceptable internal noise levels, an overheating assessment must be undertaken with accordance with CIBSE. 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 AVO 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.

All acoustic reports submitted in relation to the scheme shall include characterisation of uncertainty and shall demonstrate the adoption of good practice to minimise uncertainty.

Reason: to protect the amenity of future residents.

Heat Pumps: Unless otherwise agreed, any air source heat pumps serving each property shall not come into use until a scheme has been submitted to the LPA demonstrating that the noise rating level (L_{Ar},Tr) of each heat pump operating at the maximum setting shall be at least 5dB below the background noise level (LA₉₀,T) at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014+A1:2019.

The results of any assessment and details of any mitigation measures shall be submitted to the Local Planning Authority upon request. 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 and thereafter be maintained in accordance with the approved details.

Reason: to protect the amenity of future and local residents.

Informative:

Your attention is drawn to the requirements of the Environmental Protection Act 1990 regarding your duty of care not to cause the neighbours of the site a nuisance. Accordingly, you are requested that:

- No burning of construction waste materials shall take place on site.

9 June 2026

Jane Cooper

Environmental Protection