

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 16 April 2025 17:16:25 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/0590

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 16/04/2025 5:16 PM from Adam Dracott on behalf of Environmental Protection.

Application Summary

Reference:	DM/25/0590
Address:	Little Reeds Farm London Road Hickstead Haywards Heath West Sussex RH17 5LY
Proposal:	Engineering works: 5m high earth noise bund with associated landscaping
Case Officer:	Andrew Clarke

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Comments Details

NOISE

I make these comments with reference to the Noise Assessments that have been submitted in support of this application.

Comments:

1. The noise data that have been collected, on which the noise assessments are based, were made between 6 and 14 October 2021. This was around the time of the end of Covid-19 restrictions. The traffic levels at that time were lower than they are currently and therefore the noise levels are possibly different from those back in 2021. There has been no discussion in the reports about the uncertainty of the baseline noise levels in relation to these changes in traffic levels now compared to those in 2021.
2. There are 3 noise impact assessment reports in the submitted documents all written by Anderson Acoustics:
 - a. Noise Impact Assessment Reeds Farm, Hickstead September

2024 (reference 5549_001R_2-0_JE)

b. Noise Assessment Reeds Farm, Hickstead November 2021 (reference 5549_001R_1-0_RNM). This was appended to the March 2025 report (see below) as an options appraisal

c. Noise Impact Assessment Reeds Farm, Hickstead March 2025 (reference 5549_001R_3-0_JN)

The position of the proposed earth bund is different in these reports. The latest report dated March 2025 is the report I will be basing my comments on.

3. In the March 2025 report, there is no explicit bund size. In section 2.3, Figure 2.2, counting the 1m contours, it appears that the height of the bund is 5m. This would be in accordance with the description of the development. It is important to note, as the inputs in the noise modelling software CadnaA are critical in providing reliable outputs on which decisions are to be made.

4. The Institute of Environmental Management & Assessment have produced Guidelines for Environmental Noise Impact Assessment (version 1.2, November 2014). The results from the March report in Table 4.1 show that the benefit in noise terms with the earth bund and fence in place are “slight” to “none/not significant”. There is some benefit to the noise environment at the property but it is small.

5. The noise environment around the property with the earth bund and fence in place will continue to be dominated by traffic noise. The noise levels in all but the east façade will remain above the upper guideline value for external residential amenity spaces, which is 55 dBLAeq in British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings.

CONTAMINATION

The development requires a substantial amount of imported material being brought to the site. This has the potential to bring contaminated material onto site and to degrade the quality of the land and at worst cause the site to become contaminated land in terms of Part 2A of the Environmental Protection Act 1990. In order to protect the land from falling within this definition, a materials management plan will be required to ensure the imported materials are of a suitable quality.

I recommend that a condition is applied to the approval document requiring that a materials management plan is submitted to the LPA, approved by the LPA, implemented and verified to the satisfaction of the LPA.

On the basis of the above, I do not object to this application.

Kind regards