

From: Clive Hawkins <design@clivehawkinsonline.com>
Sent: 08 September 2026 13:11:01 UTC+01:00
To: "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>
Subject: Re: DM/26/0164 - 273 London Road, Burgess Hill
Attachments: DAA Noise Survey 2026.pdf

Hi Debbie,

I attach the Noise Survey for the property.

I await the comment of the EHO.

Thanks.

Clive

Clive Hawkins Architects,
Email: design@clivehawkinsonline.com
Tel: 01273 245249
Mobile: 07754801397
From: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>
Sent: 07 July 2026 13:24
To: Clive Hawkins <design@clivehawkinsonline.com>
Subject: RE: DM/26/0164 - 273 London Road, Burgess Hill

Hi Clive

Many thanks for the update and for agreeing to the extension of time.

Kind regards

Debbie.

Deborah Lynn BA(Hons) MSc Town Planning
Planning Officer
Development Management
Tel: 01444 477323
deborah.lynn@midsussex.gov.uk
www.midsussex.gov.uk

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From: Clive Hawkins <design@clivehawkinsonline.com>
Sent: 07 July 2026 13:21
To: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>
Subject: Re: DM/26/0164 - 273 London Road, Burgess Hill

Hi Debbie,

Yes all well, as I trust you are.

My client has instructed a company to produce the Noise survey which, I believe, should be with me in a week or so.

Yes of course you can have any extension of time you require.

Thanks.

Clive

Clive Hawkins Architects,
Email: design@clivehawkinsonline.com
Tel: 01273 245249
Mobile: 07754801397

From: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>
Sent: 07 July 2026 13:15
To: Clive Hawkins <design@clivehawkinsonline.com>
Subject: DM/26/0164 - 273 London Road, Burgess Hill

Dear Clive

I hope this e-mail finds you well.

I am still awaiting the submission of a comprehensive acoustic assessment for the above application.

Please could you provide an update in this respect.

I would also be grateful if you could agree to an extension of time to the 31st July to allow for this to be provided – please advise if this is agreeable.

I look forward to hearing from you.

Kind regards

Debbie.

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From: Deborah Lynn
Sent: 29 April 2026 10:32
To: 'Clive Hawkins' <design@clivehawkinsonline.com>
Subject: RE: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/0164

Hi Clive

I have received the following comments from the Council's Environmental Protection Officer:

"We don't generally require testing in multiple flats for road traffic noise, and a representative measurement, that is then used to work out this impact on other properties given the distance, topography and any barrier effects is sufficient. It is for the applicant's acoustic consultant to decide where noise measurements should be taken and to explain why those locations have been chosen and are representative. It would not be appropriate for the local authority to instruct them on specific monitoring positions.

That said, given the flats have already been built in this case, the facade facing the main road would generally be expected to experience the greatest traffic noise, and there do not appear to be any walls or other features that would provide notable screening at this frontage.

Traffic noise levels at ground and first floor level at the front of the building would also be expected to be broadly similar. The ground floor may experience slightly higher levels due to its closer proximity to the road, but any difference is likely to be small.

I imagine either the ground or first floor flat, with the façade to London Road, would be most appropriate for carrying out the assessment, but provided the consultant clearly sets out and justifies their approach within the report, the use of a representative monitoring locations would be acceptable for assessment purposes.”

I hope that the above assists.

Kind regards

Debbie.

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From: Clive Hawkins <design@clivehawkinsonline.com>

Sent: 28 April 2026 12:34

To: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>

Subject: Re: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/0164

Hi Debbie,

So that we test the correct unit, could the EHO indicate which unit they consider to be the most at risk from noise.

Obviously because of time considerations, we cant test every unit.

Clive

Clive Hawkins Architects,
Email: design@clivehawkinsonline.com
Tel: 01273 245249
Mobile: 07754801397

From: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>
Sent: 24 April 2026 14:31
To: Clive Hawkins <design@clivehawkinsonline.com>
Subject: RE: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/0164

Hi Clive

As this application is retrospective, I consider that this information would be required upfront, prior to determining the application.

Kind regards

Debbie.

Deborah Lynn BA(Hons) MSc Town Planning
Planning Officer
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Tel: 01444 477323
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From: Clive Hawkins <design@clivehawkinsonline.com>
Sent: 24 April 2026 14:28
To: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>
Subject: Re: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/0164

Ok I will inform my client.

Could this be Conditioned, so that if the survey showed that the accommodation was not up to requirements, the work would be done only if the application was approved?

Clive
Clive Hawkins Architects,
Email: design@clivehawkinsonline.com
Tel: 01273 245249
Mobile: 07754801397

From: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>
Sent: 24 April 2026 14:11
To: Clive Hawkins <design@clivehawkinsonline.com>
Subject: FW: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/0164

Dear Clive

Please see the following comments from the Council's Environmental Protection Officer, Oliver Benson, for your information.

A comprehensive acoustic assessment that considers transport related noise during the daytime and nighttime is required to be submitted.

I hope that the above assists but please get back to me should you have any queries.

Kind regards

Debbie.

Deborah Lynn BA(Hons) MSc Town Planning
Planning Officer
Development Management

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From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>

Sent: 23 April 2026 15:31

To: planninginfo <planninginfo@midsussex.gov.uk>

Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/0164

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 23/04/2026 3:30 PM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/26/0164
Address:	273 London Road Burgess Hill West Sussex RH15 9QU
Proposal:	Retrospective application for conversion and external works to building to form 6 flats. Final Acoustic Test Report received 07.04.2026 and updated floor plans and Planning Statement received 22.04.2026.
Case Officer:	Deborah Lynn

[Click for further information](#)

Comments Details

I have reviewed the additional information submitted in support of this application, including the acoustic report provided.

Comments:	The submitted document relates solely to pre-completion sound insulation testing undertaken to demonstrate compliance with Approved Document E of the Building Regulations. It considers airborne and impact sound transmission between flats and does not
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assess external environmental noise sources.

As set out in my previous comments, the primary outstanding concern relates to transport-related noise arising from the site's location on London Road and its proximity to two roundabouts, where traffic noise levels are likely to be elevated, including during night-time periods. No assessment of existing or predicted road traffic noise levels has been provided, nor any evaluation of resulting internal or external noise levels against relevant residential noise criteria.

Accordingly, the additional information submitted does not address the matters previously raised, and my position therefore remains largely unchanged. In the absence of a full external noise assessment carried out by a suitably qualified acoustic consultant, it is not possible to determine whether the proposed flats will achieve acceptable internal noise standards or whether appropriate mitigation has been incorporated into the design.

I therefore reiterate that a comprehensive acoustic assessment is required. This should quantify daytime and night-time road traffic noise, assess compliance with relevant guidance for residential development, and specify any necessary mitigation measures. As previously noted, enhanced glazing and acoustically rated ventilation systems are likely to be required, as standard trickle vents are unlikely to provide sufficient attenuation to enable acceptable internal noise levels to be achieved without reliance on open windows.

Kind regards

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