

DM.26.1779 Addaction, 22 - 24 Sussex Road, Haywards Heath. West Sussex. RH16 4EA

Change of use of existing building to children's day nursery together with operational works and landscaping to front elevation, single storey outbuilding to rear and use of rear yard for supervised children's play area

The proposed nursery will operate between 08:00 and 18:00, Monday to Friday, with up to 87 children having regular access to the outdoor play areas.

Noise associated with the nursery has been assessed by the applicant's acoustic consultant with reference to the IEMA Guidelines. It should be noted that the IEMA Guidelines provide a framework for evaluating the significance of noise effects within the Environmental Impact Assessment process and are not intended to be a prescriptive noise assessment methodology. Furthermore, they do not include a specific approach for assessing intermittent, variable and unpredictable noise sources such as children's play activities. Whilst there is no recognised methodology specifically designed to assess noise generated by children's outdoor play, I am satisfied that the assessment is reasonable in this instance, particularly in light of the mitigation measures proposed.

The most recent acoustic report prepared by Hann Tucker Associates, dated 20 August 2026, concludes that impacts on neighbouring occupiers can be reduced through the implementation of a Noise Management Plan, controls on the timing and extent of outdoor play activities, and the installation of acoustic barriers. These acoustic barriers are likely to provide limited attenuation of children's play noise, and some degree of disturbance may still be experienced by nearby residents, particularly when using outdoor amenity areas or when their windows are open. I would therefore advise caution in allowing this change of use but recognise that the amenity issues must be balanced against the need for nursery places in this area. It should also be noted that any disturbance would be restricted to daytime hours between 09:00 and 17:00, Monday to Friday.

The applicant has advised that no additional outdoor plant will be provided to this development.

In view of the above, I have recommended planning conditions to manage and minimise the impact of noise arising from outdoor play activities on the amenity of neighbouring residents.

Given the proximity of the proposed development to both existing residential and commercial properties, further conditions are also recommended to control noise and dust during the construction phase, should planning permission be granted.

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.

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

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 demolition and 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.

Noise - ensure implementation of recommendations in report: Prior to occupation of the development hereby permitted, acoustic screening shall be provided in accordance with the recommendations detailed on page 16 of the acoustic report produced by Hann Tucker Associates ref HT: 33035/NIA1 R1 dated 20 August 2026.

Pupil numbers: No more than 87 pupils shall be permitted on site at any one time.

Use of outside area: Children shall use the outside area only between the following times 09:00 -11.30 and 13.30-17.00, Monday to Friday excluding Public Holidays.

Hours of operation: Operation of the nursery shall be restricted to 08:00 to 18:00 hours Monday to Friday.

Deliveries/collections (operational): No commercial waste or commercial goods shall be loaded or unloaded onto or from a collection or delivery vehicle except between the hours of 07:00 - 18:00 hours Monday to Friday excluding Public Holidays.

Noise Management Plan: The development hereby permitted shall not be brought into operation until a suitable noise management plan (NMP) has been submitted to and approved in writing by the LPA. This NMP shall include (but shall not be limited to) noise mitigation measures recommended in the acoustic report submitted by Hann Tucker Associates ref HT: 33035/NIA1 R1 dated 20 August 2026.

The development shall operate in accordance with the approved NMP. The NMP shall be reviewed after any significant changes to the operation of the site, or after any noise complaints are received.

Informative:

Having planning permission in place is no defence against a statutory noise nuisance being caused or allowed to occur. Should Environmental Protection receive a complaint, we are required to investigate under the provisions of the Environmental Protection Act 1990 and must take formal action where a statutory noise nuisance is in existence.

14 September 2026
Jane Cooper SEHO