

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 08 April 2026 12:35:11 UTC+01:00
To: "Katherine Williams" <katherine.williams@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/0798

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 08/04/2026 12:35 PM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/26/0798
Address:	45 The Broadway Haywards Heath West Sussex RH16 3AS
Proposal:	Discharge of condition 5 relating to planning application DM/25/0196
Case Officer:	Katherine Williams

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Comments Details

I have reviewed the Noise Assessment by Acoustic South East, reference J4179, dated 25 March 2026.

Comments: The acoustic report satisfactorily explains why, given the site context and surrounding noise environment, acceptable internal noise levels cannot reasonably be achieved with windows open. The proposed façade glazing specifications are therefore accepted in principle, and I am satisfied that the use of closed windows is justified in this instance. The level of sound insulation proposed is also considered acceptable.

However, the condition specifically requires that where mechanical ventilation is used as a last resort, it must be demonstrated that the system will both provide sufficient ventilation and comply with internal noise level criteria. While the report identifies Mechanical Ventilation with Heat Recovery (MVHR) as the intended approach and references relevant internal noise design targets, no

assessment has been provided of the noise generated by the mechanical ventilation system itself within habitable rooms.

Accordingly, further information is required to confirm that the proposed the MVHR system will operate within acceptable internal noise limits when installed, in order to fully discharge Condition 5. This should include confirmation of predicted internal noise levels arising from the ventilation system and demonstrate compliance with applicable internal noise standards.

Until this information is provided, I cannot recommend that Condition 5 be fully discharged.

Kind regards