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Sent: 02 May 2025 10:59:18 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/0961

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 02/05/2025 10:59 AM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/0961
Address:	201 Junction Road Burgess Hill West Sussex RH15 0NX
Proposal:	Outline application with some matters reserved for five detached family houses including access.
Case Officer:	Katherine Williams

[Click for further information](#)

Comments Details

I have reviewed the application and have some concerns in relation to noise. These concerns stem from the proximity of the railway line to the west and the road noise from Junction Road to the east.

To mitigate these noise impacts, it is recommended that a condition be imposed requiring good acoustic design in line with the Professional Practice Guidance on Planning & Noise (ProPG). This should include, but not be limited to, careful consideration of the orientation and placement of buildings to minimise exposure to noise sources, strategic placement of rooms and windows within the design to reduce noise intrusion, and further mitigation measures where design alone cannot resolve potential noise issues. This could include the requirement for windows to be closed to meet the required internal noise levels. However, this should be avoided where possible through effective design.

Additionally, there are concerns about the noise generated by the

development itself, which could impact existing residents. It is suggested that conditions be imposed to regulate the timing of construction activities to minimise noise impact on the surrounding community.

1) 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.

Good acoustic design shall be fully integrated into the scheme. The hierarchy of good acoustic design (GAD) shall be applied in descending order and the methods utilised shall be clearly outlined in an Acoustic Design Statement (ADS).

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 42 dB(A) LAFmax between 23:00 and 07:00, in line with WHO NNGL 2007.

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

and 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 in accordance with CIBSE. The cooling hierarchy shall be applied to the scheme.

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.

2) Construction Hours:

Works of construction or demolition, including the use of plant and machinery, necessary for the 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.

3) Deliveries:

Deliveries or collection of plant, equipment, or materials for use during the demolition/construction phase 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: None permitted
- Reason: To protect the amenity of local residents.
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Kind regards