

From: Kate Brocklebank <KBrocklebank@eceplanning.com>
Sent: 25 June 2026 17:16:33 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Cc: "Joseph Chan" <JChan@eceplanning.com>; "Chris Barker" <cbarker@eceplanning.com>; "Adam Walker" <a.walker@peninsularacoustics.co.uk>; "Charlotte Handscomb" <Charlotte.Handscomb@vistry.co.uk>
Subject: RE: Land South And West Of Imberhorne Upper School, Imberhorne Lane, East Grinstead - DM/26/0131
Attachments: PA2091-L02-P02 Imberhorne Lane Acoustic Appraisal.pdf

Hi Steve,

Thanks so much for you both coming back to us so promptly.

In hindsight, perhaps something we should have been more explicit about in our response is the fact that Condition 24 (pls see below) only seeks further assessment where windows must remain 'shut' – we have demonstrated this is not the case on any plot across the scheme and have therefore addressed the Condition.

Above and beyond the planning requirement of the condition and by way of comfort, both housebuilders will carry out overheating assessments as part of their Building Regs approval and this will pick up on all, including those we have highlighted meet the standard with partially open windows.

I attach our previous note which sets out which plots meet the standard with partially closed windows but I must stress, restricting any window would not be reasonable, appropriate or justified. It would be the homeowner's choice to have the window fully open and hear their neighbour driving past or to close it partially which would meet the standards. This is an internal spine road which is only serving the development and not a through road. It would not be proportionate in this context to restrict people's ability to open their own windows.

I do hope this helps clarify matters from the planning/ RM perspective.

24. To support any residential reserved matters application(s), a scheme that addresses the issues of acoustics, ventilation and overheating (AVO) shall be submitted to the Local Planning Authority to demonstrate how the proposals meet the following requirements; Good acoustic design shall be fully integrated into the scheme. The hierarchy of good acoustic design (GAD) outlined below shall be applied in descending order and the methods utilised shall be clearly outlined in an Acoustic Design Statement (ADS):

- i. Maximising the spatial separation of noise source(s) and receptor(s).*
- ii. Investigating the necessity and feasibility of reducing existing noise levels and relocating existing noise sources*
- iii. Using existing topography and existing structures (that are likely to last the expected life of the noise-sensitive scheme) to screen the proposed development site from significant sources of noise*

- iv. Incorporating noise barriers as part of the scheme to screen the proposed development site from significant sources of noise
- v. Using the layout of the scheme to reduce noise propagation across the site
- vi. Using the orientation of buildings to reduce the noise exposure of noise sensitive rooms
- vii. Using façade design e.g. façade barriers, balconies and winter gardens to minimise exposure to noise
- viii. Using the building envelope to mitigate noise to acceptable levels

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.

Where windows must remain closed to achieve acceptable internal noise levels, an overheating assessment must be undertaken with accordance with CIBSE. The cooling hierarchy below shall be applied to the scheme:

1. Minimise internal heat generation through energy efficient design
2. Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls
3. Design the properties to enable passive ventilation (e.g. cross ventilation)
4. Provide mechanical ventilation
5. Provide active cooling (ensuring they are the lowest carbon options).

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.

Reason: To ensure that the layout of the site and the design of the proposed buildings provide a high-quality environment for future residents and to accord with policy DP26 of the Mid Sussex District Plan 2014-2031.

Kind Regards,

Kate Brocklebank

Associate Director, MRTPI

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Planning committee decision-making is about to change significantly. [Find out how the National Scheme of Delegation](#) could affect the way planning applications are determined from October 2026.

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From: Steven King <Steven.King@midsussex.gov.uk>

Sent: 25 June 2026 16:39

To: Kate Brocklebank <KBrocklebank@eceplanning.com>

Cc: Joseph Chan <JChan@eceplanning.com>

Subject: Land South And West Of Imberhorne Upper School, Imberhorne Lane, East Grinstead - DM/26/0131

Hi Kate

I've now received the following comments from our EHO in response to the additional information that has been submitted regarding noise:

'Thanks for the additional info. We're not quite there yet.

I'm comfortable that restricted window opening may form part of the solution and I'm not seeking changes to the overall layout. However, I still need sufficient clarity at this stage on which dwellings are affected and what the proposed approach would mean in practice for those plots, rather than leaving it to be resolved entirely at a later stage.

I'm not looking for detailed modelling or finalised mitigation at this stage, but I would like more clarity on the following:

- *Which specific plots are affected
(i.e. those where some form of window restriction is likely to be required)*
- *An indication of what the likely approach will involve in practice for those plots, eg: the extent to which window opening may need to be limited, and the likely type of mitigation (e.g. reliance on cross-ventilation, glazing adjustments, or whether mechanical systems will be required)*

I don't need full detail at this stage, just enough information to understand the scale of the issue and how it is expected to be addressed, rather than it being left entirely to later design stages when we have less control.'

Could I ask for your response to the above please.

Regards

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