
From: planninginfo@midsussex.gov.uk
Sent: 06 March 2024 14:55
To: planninginfo
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/24/0446

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 06/03/2024 2:54 PM from Mr Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/24/0446
Address:	Land Off Scamps Hill Scaynes Hill Road Lindfield West Sussex
Proposal:	The erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.
Case Officer:	Stuart Malcolm

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Comments Details

Comments:

I have reviewed the noise screening report conducted by Noise Consultants Ltd, with reference number 14967A-20-R01-02, dated the 31st January 2024.

It's worth noting that Noise Consultants Ltd proactively reached out to Environmental Health before the application, ensuring compliance with our requirements. I can confirm that the report meets a high standard. It analyses the impact of the development on road traffic noise and vice versa, as well as the potential effects of local business noise on the development.

The report highlights that houses closest to the road might experience significant road traffic noise, suggesting the need for an acoustic assessment if the development proceeds. This assessment would clarify the noise levels, and if necessary, consider factors such as house layout, orientation, and positioning, aligning with pro-PG standards to safeguard future residents from noise without the need for closed windows. In the event that there is no other option than for residents to keep windows closed to maintain acceptable noise levels, an overheating assessment will be needed to ensure that residents don't have to choose between high noise levels and overheating.

I therefore recommend the inclusion of a suitably worded condition to address these considerations.

I have also reviewed the Air Quality Mitigation Statement prepared by Air Quality Consultants Ltd, referenced as J20/14967A/10/3 and dated February 2024.

Similar to Noise Consultants Ltd, Air Quality Consultants Ltd engaged with Environmental Health before the application to confirm our requirements. Although an air quality assessment wasn't deemed necessary, an Emissions Mitigation Statement was required.

Upon evaluating the proposed mitigation measures, I find the suggested total damage cost of £20,935 satisfactory. The report's Section 4 outlines allocations exceeding this amount, covering initiatives such as cycle path installation, electric charging points, and enhancements to public transport infrastructure. These endeavours adequately address the necessary damage mitigation.

Consequently, I am content with the report and its proposals. Nevertheless, I recommend imposing conditions to ensure the implementation of these measures.

In summary, I recommend approving the application with the following conditions attached:

1. Construction hours: Works of construction or demolition, 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

Reason: to protect the amenity of local residents.

2. 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 hrs
- Saturday: 09:00 - 13:00 hrs
- Sundays and Bank/Public Holidays: None permitted

Reason: To protect the amenity of local residents

3. 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: hours of construction working; measures to control noise affecting nearby residents; wheel cleaning/chassis cleaning facilities; dust control measures; pollution incident control and site contact details in case of complaints. The 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.

Reason: to protect the amenity of local residents from noise and dust emissions during construction.

4. 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) 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 eg 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.

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 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.

7. Unless agreed otherwise with the LPA, all works within section 4 of the Air Quality mitigation Statement by Air Quality Consultants Ltd, ref: J20/14967A/10/3, dated February 2024, shall be completed before any part of the development is occupied.

Kind regards