

Development Management – Delegated Officer Report

Application Number: AWDM/1460/25 **Recommendation:** APPROVE

Site: Land South Of West Street And West Of Loose Lane, Sompting

Proposal: Approval of Details Reserved by Condition 18 (Noise Protection) of AWDM/0323/19. (This application supersedes the previous submission under AWDM/1157/23).

Neighbours Checked: n/a

Additional neighbour notification: N

Proposal, Site and Surroundings:

This is an application to approval details pursuant to Condition 18 of application AWDM/0323/19. The Hybrid application was approved in August 2023 for up to and including 469 homes, comprising outline permission for up to 373 dwellings and full permission for 96 dwellings.

Condition 18 states:

No Phase of the development except remediation, demolition, archaeological and drainage works for which planning permission is hereby granted shall take place until a scheme for protecting the proposed dwellings from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the permitted dwellings are occupied and shall specifically include the provision of mechanical ventilation heat recovery units and acoustic glazing.

The details pursuant to the condition have previously been approved under application AWDM/1157/23 in October 2023. The details included within this application seek to supersede the previous submission.

The approved acoustic report set out the following requirements:

- 4mm glass/14mm air gap/6mm glass double glazed windows
- Mechanical ventilation heat recovery (MVHR) system to the plots facing the A27.
- The remainder of the development can specify Titon V50 standard canopy vent or similar.
- A 4m high acoustic fence to be installed on the edge of the A27, with a minimum surface density of 25kg/m²

Following a review of the current noise levels, an amended acoustic report has been submitted which proposes the following:

- 4mm glass/16mm air gap/4mm glass double glazed windows
- Titon V50 standard canopy vent or similar
- A 4m high acoustic fence to be installed on the edge of the A27, with a minimum surface density of 25kg/m².

MVHR is no longer proposed. The applicant considers that the latest acoustic assessment demonstrates that adequate mitigation is proposed without the need for MVHR as the report demonstrates that all plots within the site are provided with acceptable noise levels, in accordance with British Standard 8233:2014.

Planning History:

Most relevant:

AWDM/0323/19

Hybrid planning application for up to and including 469 homes comprising: (1) Outline planning permission (all matters reserved with the exception of access) for the erection of up to and including 373 dwellings, community orchard/growing space, non-vehicular links between the site and Worthing, traffic calming measures, associated landscaping, open space/recreation areas, ecological enhancements including improvements and extension to Cokeham Brooks Local Wildlife Site, and all other associated development works. (2) Full planning permission for 96 dwellings (part of the overall 469 dwellings comprising 2 no. 1-bed, 37 no. 2-bed, 40 no. 3-bed and 17 no. 4-bed homes, including 30% affordable housing) and all other associated development works, provision of formal playing pitches (Phase 1). (3) Change of use of land south of Hamble Recreation Ground to community/education and agricultural/horticultural uses associated with a new Community Farm. (Development site includes Land West of Dankton Lane leading from the East of Upper Brighton Road Sompting)

AWDM/1322/24:

Application for Approval of Reserved Matters for Phase 2 following hybrid planning permission AWDM/0323/19. Details regarding the scale, layout, appearance, access and landscaping for the erection of 91 dwellings (including 30% affordable housing), a pocket park, car parking, a pumping station, a community orchard and community storage and welfare building (Phase 2 relates to land west of Dankton Lane and north of West Street).

Consultations:

Public Health: 1st response: When I discussed the original outline application with the acoustic consultant we agreed in principle to include MVHR to the properties closest to the Upper Brighton Road, due to the likelihood that windows would need to be kept closed in this location to achieve the acoustic objectives. When we signed off, Condition 18 MVHR was included in the final design.

This new application does away with MVHR and instead provides acoustic trickle vents for the windows at the noise sensitive properties. The acoustic report pages 38 & 39, identifies that an overheating assessment is needed for these properties because windows are required to be closed. We therefore need to see the overheating assessments for the properties that require windows to be closed, before making any decision. If residents are forced to tolerate noise because they need their windows open in the summer to keep the property cool then the requirements of Condition 18 have not been fulfilled.

2nd response following receipt of overheating assessment: If the report is showing that the bedrooms will not overheat when windows are closed at night then we cannot object to the modified application to discharge condition. I think the fact that the facades facing the A27 are North facing, helps as they will receive less solar gain.

Sompting Parish Council: Councillors commented that traffic and road condition would need to be monitored once this starts

Representations: N/A

Relevant Planning Policies:

Adur Local Plan (2017) Policies 15, 34

National Planning Policy Framework (CLG 2024)

Planning Practice Guidance (CLG 2024)

Planning Assessment

The application has updated the noise assessment since the original application to approve Condition 18 and has demonstrated to the satisfaction of the Council's EHO that MVHR is no longer required. The concern had been with those units closest to the A27 to the north of Phase 2. The noise report demonstrates that adequate protection will be provided through acoustic glazing, the acoustic fence and bund to be provided along the edge of the site to reduce road traffic noise.

The EHO wanted further assurance that the removal of MVHR would not lead to overheating and a report was submitted which confirmed that overheating would not be an issue.

The amended acoustic protection measures can therefore be approved. While the solution does not include MVHR, contrary to the requirements of Condition 18, it is considered that it is acceptable in this case to deal with this matter by way of this amended approval of conditions application rather than require a s73 application and Deed of Variation.

Recommendation: APPROVE the details pursuant to Condition 18.

Is recommendation contrary to letter(s) of representation? N/A

Case Officer: Peter Barnett Date: 14th January 2026

Authorised by: Jo Morin Date: 15.01.2026