

Amanda Haslett

From: Amanda Haslett <amanda.haslett@adur-worthing.gov.uk> on behalf of Amanda Haslett
Sent: 20 November 2024 15:34
To: Amanda Haslett
Subject: Fwd: NOTICE/0016/24 - Durrington Bridge House, Barrington Road

----- Forwarded message -----

From: Michael Lavender <michael.lavender@adur-worthing.gov.uk>
Date: Tue, 19 Nov 2024 at 16:37
Subject: Re: NOTICE/0016/24 - Durrington Bridge House, Barrington Road
To: Amanda Haslett <amanda.haslett@adur-worthing.gov.uk>

Hi Amanda,

No dwelling shall be occupied until an acoustic scheme for the development has been submitted to and agreed by the Local Planning Authority. The acoustic scheme shall include mechanical MVHR ventilation in the homes overlooking the railway in order to negate the need to open windows for thermal comfort at night. The approved mitigation scheme shall be implemented prior to first occupation of any dwelling and retained thereafter.

They have done most of the work, we just need the mechanical ventilation.

Regards

Michael

On Tue, 19 Nov 2024 at 13:34, Michael Lavender <michael.lavender@adur-worthing.gov.uk> wrote:
Hi Amanda,

The calculations are ok, however, I note that these have been done with the windows closed so if windows are open in the summer months then the internal noise levels from the passing trains will exceed the ProPG standards for night time L max noise levels. The applicant is saying that Class MA permitted development rights do not require consideration of ventilation in buildings. That may be so but commercial noise needs to be controlled, and if that control means keeping windows closed then ventilation is relevant if the noise mitigation scheme is to work. Otherwise when it is warm the windows will be opened and the noise control is lost. Therefore I would recommend that the final noise mitigation scheme for this development include mechanical ventilation, preferably MVHR so that during the summer months warm internal air can be replaced with the cooler night air in the bedrooms without the need to open windows. I am happy for this to be a condition.

Regards

Michael Lavender