



Denton Homes Limited

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Mid Sussex District Council

Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

14th July 2025

Dear Sir / Madam,

DM/23/2794 – Non Material Amendment at Gatehouse Farm, Gatehouse Lane, Hassocks

I write in connection with planning application ref. DM/23/2794 which saw permission granted for:

"Construction of five detached dwellings with associated landscaping. AMENDED PLANS received 4th March 2024 showing a 2.5 metre high acoustic fence along the eastern and part northern boundary and the submission of a Noise Report".

At

Gatehouse Farm, Gatehouse Lane, Goddards Green, Hassocks ("the Site").

An application was previously submitted to vary Condition 19 (Noise Report) and 20 (Acoustic Fencing). However, a letter dated 11th July (Appendix 1) from the Local Authority confirmed that the application is invalid and advised as follows:

"Please be advised that this application can not be dealt with as Variation of Condition. Please submit a Non Material amendment application . For further clarification, please contact the planning case officer Joanne Fisher tel: 01444 477330".

This application has therefore been submitted as a Non Material amendment in response to that letter.

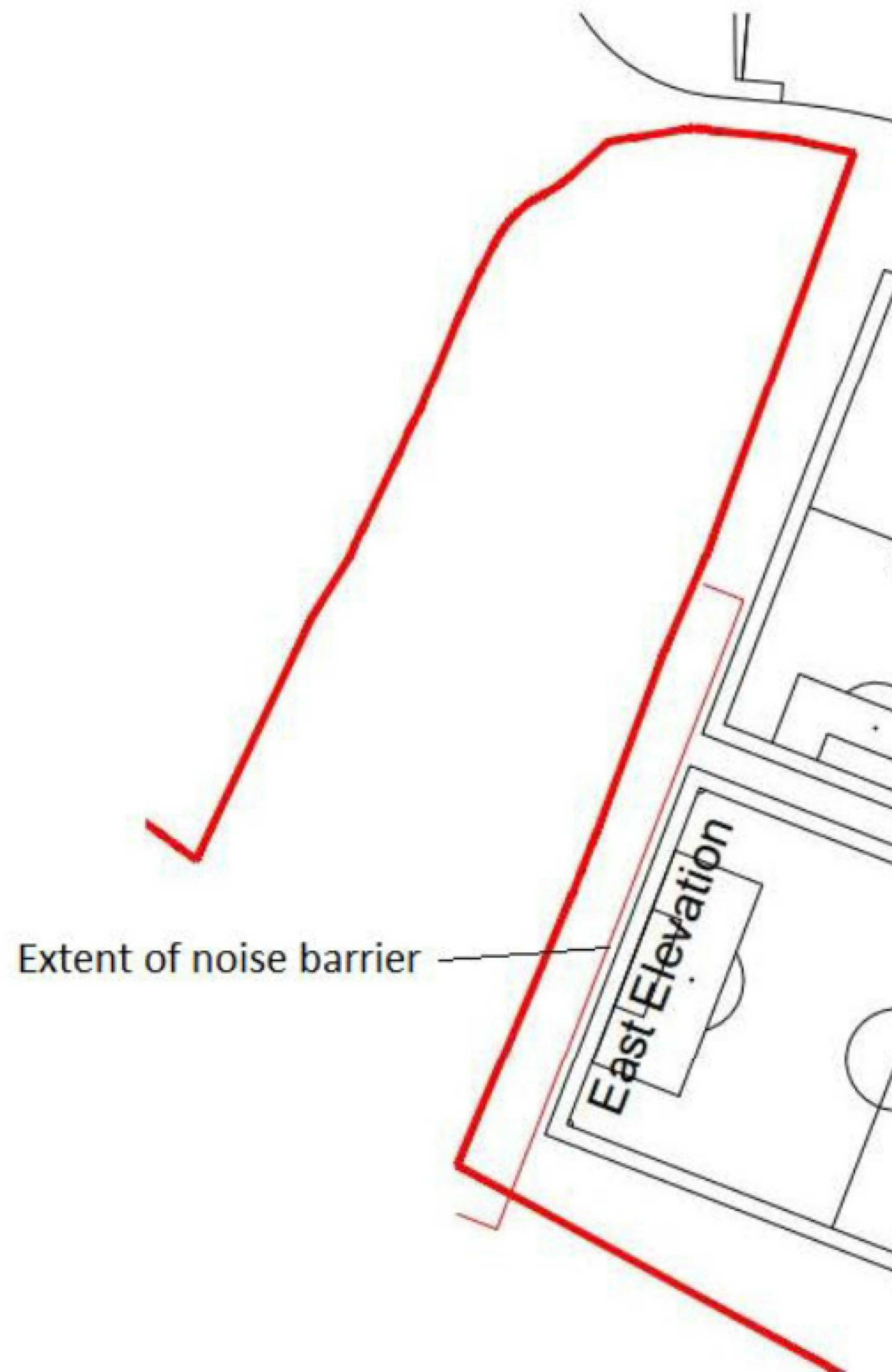


Background

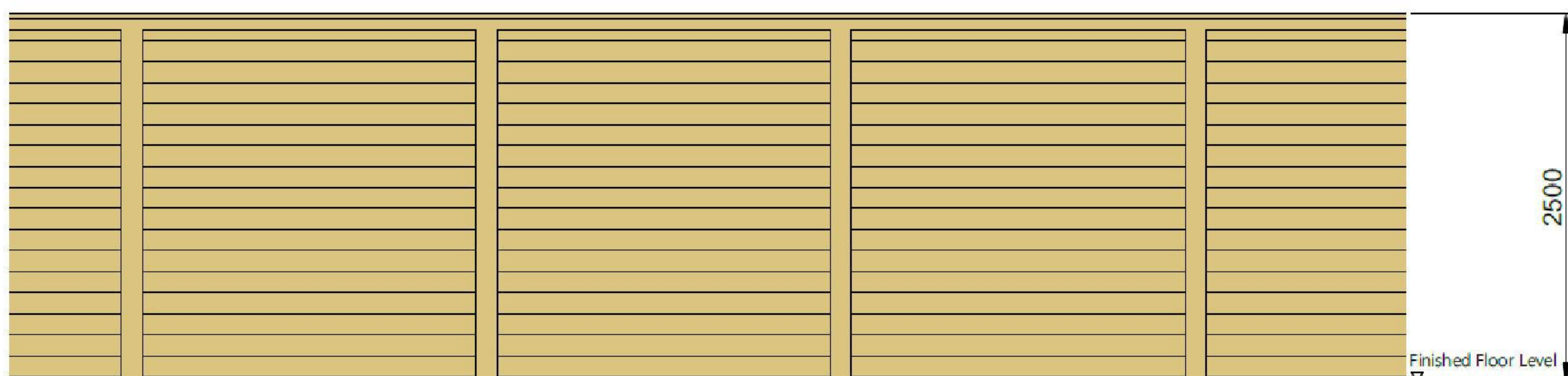
The approved scheme shows how an acoustic fence would be added to the eastern boundary and part of the northern boundary at a height of 2.5m. The extent of the acoustic fencing is shown below in purple:



At the same time, a noise barrier of the same height and specification would be inset around 1m from the eastern boundary within the adjoining "Centre for Outdoor Sports" development. It would extend for circa 96m, with the extent of the noise barrier in that case indicated in red below:



The external appearance and specification in both cases is as follows:



- Comprised of close boarded timber panels;
- To have a minimum mass per unit area of 15kg/m²;
- To be completely continuous and imperforate; and
- To be built to a height of 2.5m from existing ground level.



The current application proposes that the acoustic fence on the eastern boundary of the Gatehouse Farm Site be removed where it is directly behind an identical acoustic barrier within the Centre for Outdoor Sports.

A more conventional close boarded fence of some 1.8m in height would be installed on the boundary as an alternative to the approved acoustic fence.

Justification

An updated Noise Report has now been prepared by Acoustic Consultants Ltd and is submitted with the application. The report considers the impact on noise levels if the acoustic fencing within the Gatehouse Farm Site is removed where it sits directly behind an identical barrier within the Centre for Outdoor Sports.

The report recommends in the first instance that an overlap of at least 4m, or twice the distance between the two fence lines (whichever is greater) should be retained. If that recommendation is adhered to, the removal of the fence would result in a difference of + / - 1 decibel across the Site. Having regard to IEMA guidelines, this difference is negligible and would have no observed effect on the residential amenity of the approved dwellings.

Retention of Fencing

It is accepted that fencing within the Centre for Outdoor Sports is not owned or controlled by Denton Homes. However, the retention and maintenance of this fence for the benefit of future occupiers has been discussed with project managers for the Centre for Outdoor Sports. They have no objection to the proposal and are committed to the retention and maintenance of their own acoustic barrier in perpetuity, in accordance with the terms of their planning approval.

In that regard, Reserved Matters were approved at the Centre for Outdoor Sports under application ref. DM/23/3182. Condition 25 of the approved scheme requires the following:

"Prior to the use of the sports pitches, the acoustic fencing shall be installed in accordance with the noise report and plan number (03)056 Rev A. The fencing shall be thereafter maintained in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with DP29 of the District Plan".

The Council therefore has comfort that the fence must be installed and maintained as approved. The express consent of the Council (in writing) would be required for any deviation from that arrangement.

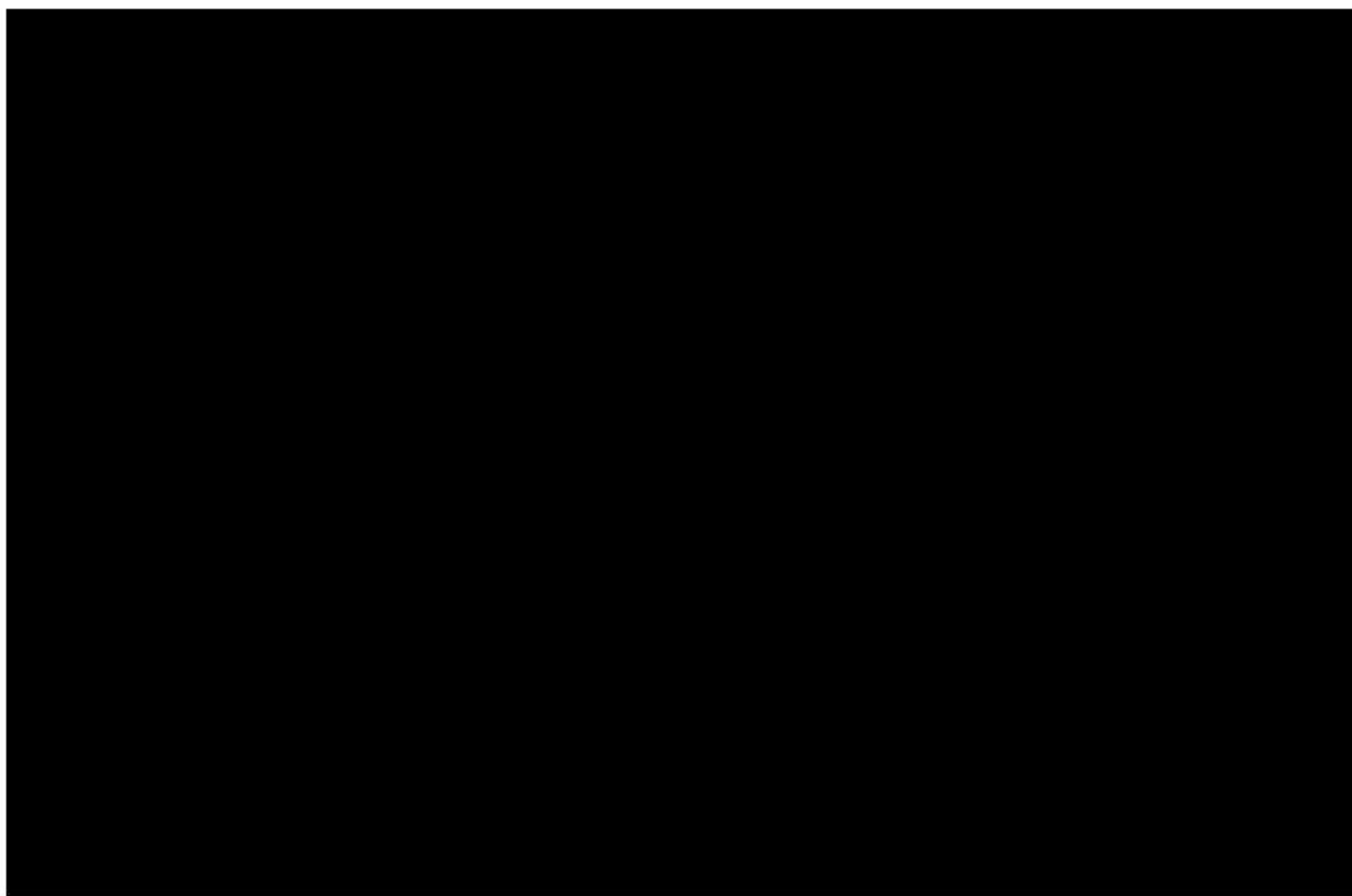
The Council therefore has sufficient comfort required that the fence will installed and maintained as approved and that the amenity of future residents will be protected as required by Conditions 19 and 20 of the approved scheme ref. DM/23/2794.



Conclusion

Approved schemes for the Gatehouse Farm site and the adjoining Centre for Outdoor Sports would see identical acoustic fences erected along the eastern boundary, positioned just 1m apart and extending for a distance of nearly 100m. The updated noise report prepared by Acoustic Consultant Ltd. shows that this double length of fencing is simply unnecessary for the protection of residential amenity.

Instead this application proposes to replace the barrier on the Gatehouse Farm boundary with a more conventional 1.8m high close boarded fence. Discussions have taken with representatives from the Centre for Outdoor Sport. They confirm that they are committed to the implementation and maintenance of a 2.5m acoustic fence in accordance with the terms of their approval. The Council has comfort via Condition 25 of the approved scheme that the fence must be "maintained in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority". As such, residential amenity will be preserved.





Appendix 1 – Validation Letter



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CONTACT: Claire Bulmer
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E-MAIL: planningvalidation@midsussex.gov.uk
DATE: 11th July 2025

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England)
Order 2015

Dear Steven Doel

REFERENCE: DM/25/1758

DESCRIPTION: VARIATION OF CONDITION NOS 19 AND 20 OF PLANNING APPLICATION DM/23/2794 - TO REFLECT UPDATED NOISE REPORT AND REVISED PLANS.

LOCATION: GATEHOUSE FARM 1 BIRDCAGE LANE GODDARDS GREEN HASSOCKS

The application was received on 9th July 2025.

Having assessed the documents provided with this application, it has unfortunately been deemed invalid. To enable us to register your application, please address the following matters:

1. Please be advised that this application can not be dealt with as Variation of Condition. Please submit a Non Material amendment application . For further clarification, please contact the planning case officer Joanne Fisher tel: 01444 477330

Please submit a copy of the above documents to the address at the head of this letter. Alternatively, a single copy can be submitted electronically to **Claire Bulmer** on [**planningvalidation@midsussex.gov.uk**](mailto:planningvalidation@midsussex.gov.uk). No further action will be taken until the information above has been received.

Please note: If the above matters are not addressed within 21 days from the date of this letter the application will be withdrawn and any fees paid for this application will be returned to you following confirmation of account details.

Planning Services Division

Ann Biggs
Assistant Director Planning and Sustainable Economy

Note: If you have submitted your planning application via the planning portal please do not resubmit amended plans via this system. Any additional information should be submitted directly to the Validation Officer on the details above.

Yours sincerely

Planning Service Support Team

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