

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 13 May 2025 08:59:16 UTC+01:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/1129

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 13/05/2025 8:59 AM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/1129
Address:	Land At Foxhole Farm Foxhole Lane Bolney West Sussex
Proposal:	Outline application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 residential dwellings, including affordable housing; a community building (use class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers.
Case Officer:	Joanne Fisher

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Comments Details

Comments: Lighting: The submitted lighting report indicates that light levels at all residential areas are likely to be under 1 lux, which complies with E2 areas after curfew. The design has not been finalised yet, and it is recommended that a lighting scheme be agreed upon prior to implementation and installed as agreed to ensure existing and proposed residents are protected.

Air Quality: The air quality report has been conducted in line with

current guidance and concludes that the development will have a negligible impact on air quality. However, given that the development is a major development, an emission mitigation assessment has been undertaken, calculating the damage cost value of £40,319 for NOx and PM emissions. Various mitigation measures have been recommended in Section 6 of the report, but at this stage, it is not certain which measure will be put in place. The specific mitigation measures to be implemented must be agreed upon to meet the calculated cost value, and therefore, a condition is recommended in that respect.

Noise: I do have concerns regarding road traffic noise from the A272 impacting the development. It is recommended that good acoustic design be incorporated in line with the Professional Practice Guidance on Planning & Noise (ProPG). This should include careful consideration of building orientation and placement, strategic room and window placement, and additional mitigation measures where necessary. The aim is to avoid the need for windows to be closed to meet internal noise levels through effective design.

Additionally, noise generated by the construction of the development itself could impact existing residents. It is suggested that construction activities be regulated to minimise noise impact on the surrounding community.

Community Facility: I do have concerns about the community facility, which may be best addressed at the reserved matters stage. The community centre is intended for use by the Kangaroos Charity, with mentions of a café and shop. Specific conditions regarding noise, odour, and opening times may be required, but more detailed information is needed to determine the necessity of such conditions and what they should specify.

Recommendation: Approve with the following conditions:

1) 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) shall be applied in descending order and the methods utilised shall be clearly outlined in an Acoustic Design Statement (ADS).

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 in accordance with CIBSE. The cooling hierarchy shall be applied to the scheme.

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.

2) Construction Hours:

Works of construction or demolition, including the use of plant and machinery, necessary for the 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.

3) Deliveries:

Deliveries or collections 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 Hours
- Saturday: 09:00 - 13:00 Hours
- Sundays and Bank/Public Holidays: None permitted

Reason: To protect the amenity of local residents.

4) Prior to the commencement of the proposed development hereby permitted, the details of a scheme of mitigation measures to improve air quality relating to the development shall be submitted

and approved in writing by the Local Planning Authority. The scheme be in accordance with, and to a value derived in accordance with, the Air quality and emissions mitigation guidance for Sussex, which is current at the time of the reserved matters application. All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

5) Prior to the installation of any external lighting on the site, details of lux levels for a specific scheme, and times of use, together with a report to demonstrate its effect on nearby residential properties, shall be submitted to and approved in writing by the LPA. It is recommended that the information be provided in a format that demonstrates compliance with the ILP Guidance Notes for the Reduction of Obtrusive Light.
The information shall be submitted to and approved in writing by the Local Planning Authority.

Kind regards