

Date: 08/01/2026

BY PLANNING PORTAL
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Sir

**ABBEVILLE PARK (FORMERLY LAND AT FAIRBRIDGE WAY), BURGESS HILL, WEST
SUSSEX DISCHARGE OF PLANNING CONDITION - DESCRIPTION OF DEVELOPMENT
PLANNING PORTAL REFERENCE: PP-14609629**

I write further to the submission, via the Planning Portal, to the condition discharge of planning condition 7 regarding residential amenity to the Reserved Matters Approval (LPA reference DM/21/2627: 'the RMA') for the residential redevelopment of the former water treatment works at Fairbridge Way, Burgess Hill ('the Site') pursuant to the Outline Planning Permission (LPA reference DM/19/1895: 'the OPP').

Background

The OPP was granted for the redevelopment of the site on 29 June 2021 (LPA ref. DM/19/1895) to provide:

'Outline application for the development of the former sewage treatment works to provide up to 325 dwellings (Use Class C3) with associated access, landscaping and associated infrastructure.'

Subsequent to the approval of the OPP, the RMA was approved on 31 March 2022 for:

'Application for approval of reserved matters pursuant to the outline planning permission reference DM/19/1895 for the approval of the access, appearance, landscaping, layout and scale comprising 307 (Use Class C3) residential units, car and cycle parking, internal roads, a LEMP (400 sq.m) and associated boundary treatments.'

Conditions to discharge

The description of conditions is below:

RMA - Planning Condition 7 - Residential Amenity

Prior to the commencement of construction of plots 108-113, 130 -138 and 161-170 above ground floor slab level, details of the mechanical ventilation system to be fitted to all bedroom windows affected by the noise source identified in the Sharps Redmore updated noise report addendum (dated 22nd March 2022) shall be submitted to and approved in writing with the Local Planning Authority. The details shall include the technical specification of the system, identify the bedrooms within each plot that it will be fitted and the anticipated noise reduction levels to each room. The construction of these plots shall only be in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. Prior to the occupation of units, confirmation shall be provided to the Local Planning Authority, in the form of an internal noise reading, that the systems have been installed so that they themselves do not cause any noise disturbance.

DISCHARGE

I have appended to the application an updated noise report completed by Noise Ltd and letter from the expert noise consultant in response to the above condition.

The below summarises the letter, the new report supersedes the previous Sharps Redmore report and now notes that this condition is no longer relevant.

The potential requirement for mechanical ventilation in Planning Condition 7 was linked to the conclusions of the Sharps Redmore assessment. The purpose of the condition is to ensure that future occupants are provided with good internal noise levels within habitable rooms. The updated assessment supersedes the earlier report and demonstrates that this objective can be achieved using standard thermal double glazing with appropriate background ventilation. It is therefore considered that the proposed approach satisfies the intent of the condition.

I trust that the application is in order and look forward to receiving confirmation that it has been validated in due course. Should you require further information or have any further queries, please do not hesitate to contact me.

Yours faithfully,

Dylan Posa
Assistant Development Manager – South East

Included within application

- Technical letter Fairbridge Way Burgess Hill Places for People Ltd
- Environmental Noise Survey Fairbridge Way Burgess Hill Places for People Developments Limited