



Denton Homes Limited

1st Floor Offices, Foundry House, Burton Court, Summer Road,
Thames Ditton, Surrey, KT7 0BH
Tel: (020) 8398 7575 Fax: (020) 8398 0707
www.dentongroup.com

Mid Sussex District Council

Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

9th July 2025

Dear Sir / Madam,

DM/23/2794 – Variation of Conditions 19 & 20 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”).

Specifically, I write in order to vary conditions 19 and 20 of the approved scheme which are as follows:

“19. Prior to the occupation of any dwelling, a report, by a suitably qualified practitioner, confirming that all recommendations outlined in the Noise Impact Assessment [KP Acoustics Report 27779.NIA.01 Rev B] have been implemented, shall be submitted, and approved in writing by the Local Planning Authority, and all measures shall be thereafter maintained.

Reason: To protect the amenity of neighbouring residents and to accord with Policy DP29 of Mid Sussex District Plan”.

“20. Prior to the occupation of any dwelling the acoustic fencing hereby approved to the northern and eastern boundary as shown on drawings 004 RevP6, 005 RevP5 and 015 RevP1 shall be installed and thereafter be retained.

Reason: To protect the amenity of neighbouring residents and to accord with Policy DP29 of Mid Sussex District Plan”.

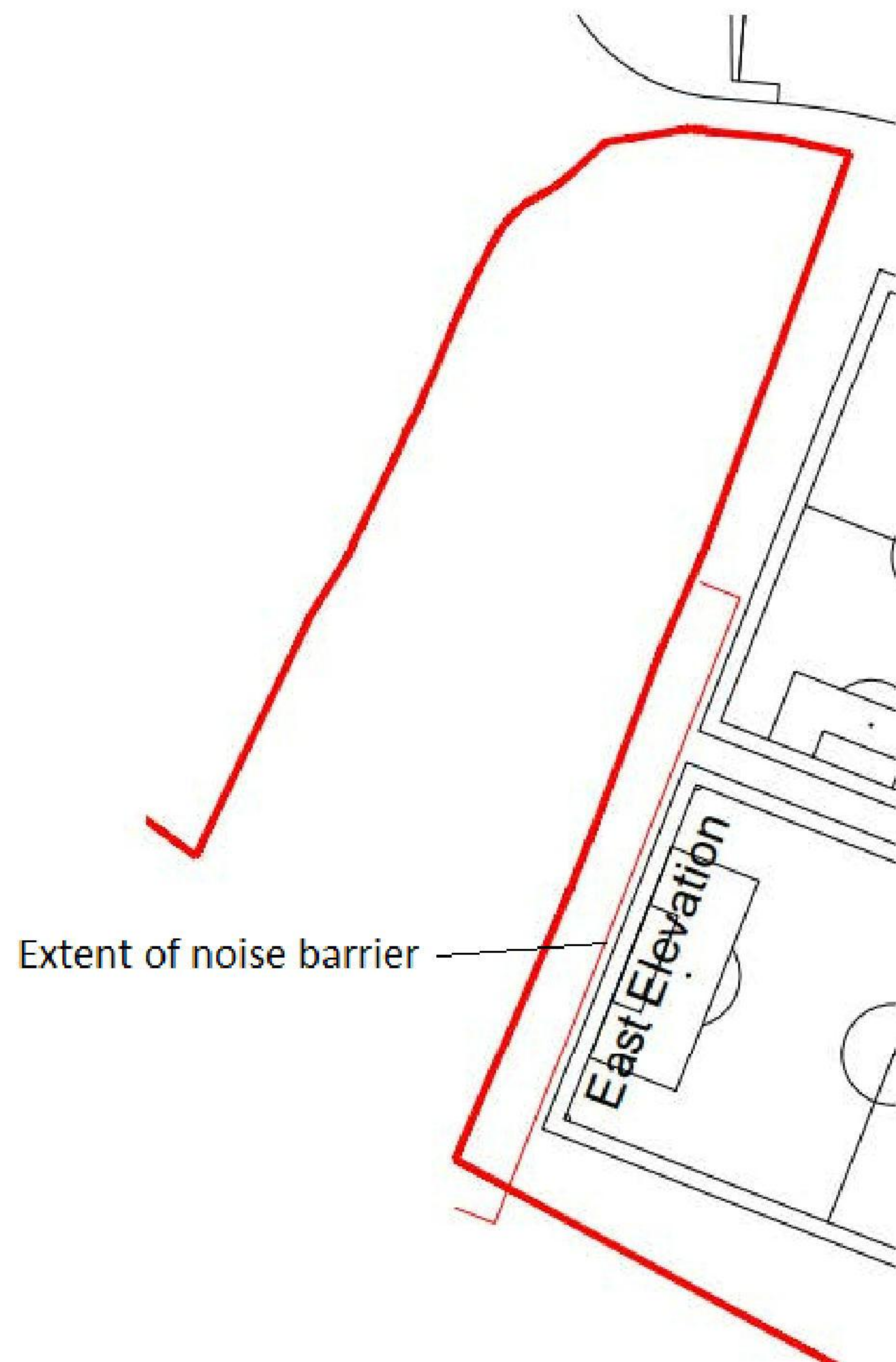


Background

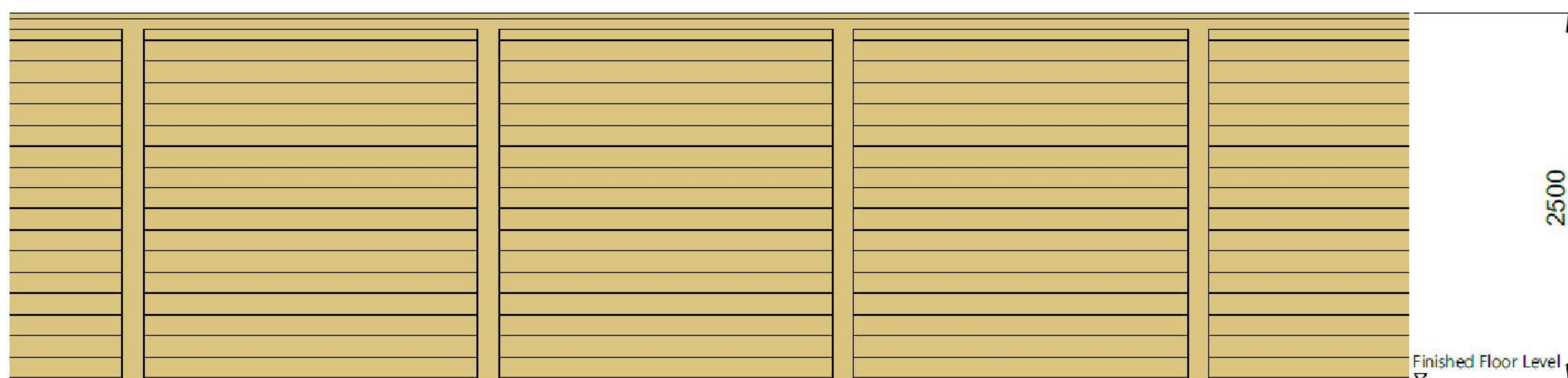
The approved scheme shows how an acoustic fence would be added to the eastern boundary and part of the northern boundary at a height of 2.5m. The extent of the acoustic fencing is shown below in purple:



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.



Amended Wording

Having regard to the above, it is suggested that Conditions 19 and 20 of the approved scheme be amended as follows:

19. Prior to the occupation of any dwelling, a report, by a suitably qualified practitioner, confirming that all recommendations outlined in the Noise Impact Assessment [~~KP Acoustics Report 27779.NIA.01 Rev B, Acoustic Consultants Ltd Report Reference 11300/DO~~] have been implemented, shall be submitted, and approved in writing by the Local Planning Authority, and all measures shall be thereafter maintained.

Reason: To protect the amenity of neighbouring residents and to accord with Policy DP29 of Mid Sussex District Plan

20. Prior to the occupation of any dwelling the acoustic fencing hereby approved to the northern and eastern boundary as shown on drawings ~~004 RevP6, 005 RevP5 and 015 RevP1 015 Rev P3~~ shall be installed and thereafter be retained.

Reason: To protect the amenity of neighbouring residents and to accord with Policy DP29 of Mid Sussex District Plan.

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.

Yours sincerely,

