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Sent: 10 October 2025 12:59:54 UTC+01:00
To: "planninginfo" <planninginfo@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 10/10/2025 12:59 PM from Oliver Benson on behalf of Environmental Protection.

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: I have reviewed the submitted Noise Impact Assessment prepared by RSK Acoustics (Ref: 2062918-RSKA-RP-001-(03), dated 11 April 2025) in support of the proposed development at Foxhole Farm.

While the report proposes mitigation through enhanced glazing and acoustically treated trickle ventilators, it must be emphasised that reliance on closed windows and mechanical ventilation should be

considered only as a last resort. In line with the Professional Practice Guidance on Planning and Noise (ProPG), the hierarchy of noise mitigation must be followed. This includes:

- Optimising site layout and building orientation to shield sensitive rooms from dominant noise sources;
- Strategic placement of habitable rooms and windows to minimise exposure;
- Utilising natural screening and separation distances;
- Incorporating acoustic barriers or landscaping where appropriate.

Only after these design-led approaches have been exhausted should reliance on façade treatments and alternative ventilation systems be considered. The final design should demonstrate compliance with the Good Acoustic Design principles outlined in ProPG and the Sussex Planning Noise Advisory Document.

If all the above design is explored, and properties must still rely on closed windows, then overheating guidance must be followed. In such cases, the cooling hierarchy must be followed, starting with passive design measures before considering mechanical solutions. The use of mechanical ventilation or cooling must be justified through dynamic thermal modelling and should not compromise internal acoustic conditions.

I would also highlight, that the report proposes that fixed plant associated with the community building should be designed to achieve noise levels no more than 5 dB above the representative background sound level. However, this is not considered sufficiently protective in the context of a residential-led development.

To ensure minimal impact on both existing and future sensitive receptors, the Council will expect fixed plant noise levels to be designed to achieve at least 5 dB below the representative background sound level (LA90) at the nearest residential facades. This aligns with the standard condition, which I would recommend.

Additional, construction activities have the potential to impact nearby residents. It is recommended that a Construction Environmental Management Plan (CEMP) be secured by condition to control working hours, noise-generating activities, and communication with affected neighbours.

On this basis, as well my previously recommended conditions on the 13th May 2025, I would also recommend the following conditions be attached:

1. Unless otherwise agreed with the local planning authority, the noise rating level (LAr,Tr) of plant and machinery within the build shall be at least 5dB below the background noise level (LA90,T) at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014+A1:2019. The
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assessment shall be carried out with the plant/machinery operating at its maximum setting. These measures shall be implemented before the development is brought into use and thereafter be maintained in accordance with the approved details.

2. Construction Environmental Management Plan: Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of: hours of construction working; measures to control noise affecting nearby residents; wheel cleaning/chassis cleaning facilities; dust control measures; pollution incident control and site contact details in case of complaints. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Kind regards