

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 19 January 2026 16:21:23 UTC+00:00  
**To:** "planninginfo" <planninginfo@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Consultee Comments for Planning Application  
DM/25/1986

## 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 19/01/2026 4:21 PM from Oliver Benson on behalf of Contaminated Land.

### Application Summary

Reference:	DM/25/1986
Address:	Phase 1c, Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West
Proposal:	Reserved matters application to consider access, appearance, landscaping, layout and scale for parcels 1.7, 1.7b, 1.8 and OS1.8 comprising: a) Eastern Neighbourhood Centre: Up to 270 residential dwellings and extra care units; commercial floorspace; the community building, the neighbourhood square, cycle and pedestrian connections, parking and associated infrastructure. b) Eastern Parkland comprising open space, multi-use games areas (MUGA), public art, green circle cycle link and associated infrastructure. (Amended Plans received 13/01/2026)
Case Officer:	Joseph Swift

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### Comments Details

Comments: I have reviewed the additional information submitted by the applicant's acoustic consultant, Ian Sharland Ltd, dated 7 November 2025. The letter provides clarification on how the ProPG: Planning & Noise (2017) hierarchy has been applied to the design of parcels 1.7, 1.7b, 1.8 and OS1.8.

Having reviewed the submission, I am satisfied that the consultant

has now demonstrated ProPG hierarchy has been applied. The response identifies the plots falling within negligible, low and medium noise risk categories and explains how the layout, façade design, window configuration and boundary treatments have been used to minimise noise exposure prior to reliance on mechanical systems. This addresses the concern raised in our previous comments regarding the need for evidence of design-led mitigation being considered ahead of mechanical ventilation.

The justification provided for the use of mechanical ventilation in certain dwellings is now acceptable. The consultant explains how MVHR will operate in apartments as part of the original concept design and how houses will rely on high-performance trickle ventilators unless overheating mitigation requires alternative solutions. This approach is consistent with ProPG which permits mechanical ventilation where internal noise standards cannot reasonably be achieved with open windows, and other options have been considered.

The consultant has also given adequate justification for the exceedance of the external noise guideline levels on the balconies to Block C. Although the west-facing balconies may experience levels above the BS8233:2014 preferred 55 dB LAeq threshold, the consultant has referred to paragraph 7.7.3.2 of the standard, which allows for higher noise levels in situations where residents have access to quieter shared amenity areas. In this case, the Eastern Parkland offers such provision, and the residual acoustic impact is therefore acceptable.

Subject to an appropriate condition to secure the noise mitigation measures outlined in the Environmental Noise Assessment and supporting correspondence, Environmental Health raises no objection to the approval of this reserved matters application.

#### Recommended Condition:

The development shall be carried out in full accordance with the noise mitigation measures set out in the Environmental Noise Assessment prepared by Ian Sharland Ltd (Ref: M4874, dated 20 July 2025) and the clarification letter dated 7 November 2025. These measures include the specified façade constructions, glazing performance, acoustic boundary treatments, balcony screening to Block C, and the acoustic performance requirements for ventilation systems. Any mechanical or passive ventilation system installed to meet Building Regulations shall provide at least the acoustic performance relied upon in the approved noise assessment, such that the internal noise levels in BS8233:2014 are achieved in all noise-sensitive rooms with the ventilation system operating in its normal mode. The approved measures shall be fully implemented prior to first occupation of the relevant dwellings and retained thereafter.

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Kind regards