

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 26 January 2026 17:10:03 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0052

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 26/01/2026 5:10 PM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/26/0052
Address:	Land At And Adjacent To The Former Sewage Treatment Works Fairbridge Way Burgess Hill West Sussex RH15 8BF
Proposal:	Discharge of planning condition no 7 relating to planning application DM/21/2627
Case Officer:	Susan Dubberley

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Comments Details

I have reviewed the Environmental Noise Assessment dated 11 April 2025 and the accompanying letter dated 18 December 2025, and I am unable to recommend approval of the condition.

Condition 7 requires the submission of full details of a mechanical ventilation system for all bedrooms affected by the noise source identified in the Sharps Redmore Updated Noise Report Addendum. This must include the technical specification of the system, identification of the affected bedrooms within each plot, and the anticipated internal noise levels with the system in operation. None of this information has been provided.

Although Appendix F of the noise report includes an example mechanical fan (the Zehnder LPID100), it is presented only as a generic product example and is not tied to any specific plots or bedrooms. The report does not explain whether this fan is required,

where it would be installed, how many units are required, what ventilation strategy it forms part of, or whether it would achieve the internal noise criteria once fitted. As a result, Appendix F does not satisfy the requirements of the condition.

Furthermore, the April 2025 noise assessment identifies facades where night-time external levels exceed the thresholds in the ADO Noise Guide, and specifically states that certain elevations are at risk of overheating and may therefore require a mechanical fan system to allow windows to remain closed during sleeping hours. This directly contradicts the assertion in the covering letter that trickle ventilation alone is sufficient. The applicant has not demonstrated that windows can remain open at night for all plots without exceeding internal noise limits, nor have they shown that background ventilators can provide compliant ventilation while keeping windows closed. As such, the assessment does not demonstrate that mechanical ventilation is unnecessary.

The submission does not appear to provide the required technical specifications, identify which bedrooms across plots 108–113, 130–138 and 161–170 are affected, or demonstrate the expected internal noise levels once any system is installed. Without this information, the Council cannot assess the suitability or adequacy of the proposed approach.

For these reasons, Environmental Protection cannot recommend that Condition 7 be discharged.

Kind regards