



Denton Homes Limited

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Joanne Fisher

Mid Sussex District Council
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29th January 2026

Dear Joanne,

DM/25/2743 – Discharge of condition 14 and 19 relating to planning application DM/25/1758.

I write in connection with above application and in order to provide additional detail to enable the discharge of Condition 19.

By way of brief summary, it is worth noting that the original approval for five dwellings at this site (ref. DM/23/2794) was accompanied by an acoustic report prepared by KP Acoustics Ltd. and dated April 2024.

In order to ensure a suitable environment for future residents, the KP Acoustics report detailed a variety of measures including a 2.5m high acoustic fence to the eastern boundary, as well as particular specifications for both glazed and non-glazed elements, appropriate ventilation systems and limitations on the open area of windows as a percentage of floor area.

Condition 19 of planning application ref. DM/23/2794 required submission of a report which confirms that all recommendations outlined in KP Acoustics report have been implemented.

The subsequent Section 73 application ref. DM/25/1758 saw permission granted for revised plans. That application was accompanied by an updated acoustic report prepared by Acoustic Consultants Ltd. dated March 2025. That report outlines that fencing of 1.8m in height to the eastern boundary (with an area of overlap where 2.5m high fencing is retained), would be adequate to avoid an adverse effect on residential amenity. It recommended no other measures.

Condition 19 of the approved scheme ref. DM/25/1758 requires a report confirming that all recommendations from the Acoustic Consultants Ltd. report from March 2025 are complied with.

In that regard, I now enclose a report from Acoustic Consultants Ltd. dated 27th January 2026 confirming that the required fencing has been installed entirely to their satisfaction. Photographic evidence of the fencing has also been provided.



Given that a report - detailing compliance with measures from the Acoustic Consultants Ltd. report - has now been provided, we consider that the information required for discharge of Condition 19 has been provided in full.

However, whilst not required for discharge of the Condition, I am also able to confirm that the following measures, originally detailed within the KP Acoustics report from April 2024, have also been implemented at the site:

- Cavity wall construction to meet specified standards;
- Triple glazing which meets noise control requirements;
- Ventilation System (ADF System 4) which meets the required standard.

As above therefore, we have gone some way beyond the measures actually required in this case in order to ensure a suitable environment for future residents.

I therefore trust that you are able to discharge Condition 19 at your earliest convenience.

Yours sincerely,

Liz Brooks
Technical Manager