

**From:** Nicholas Bennett <Nicholas.Bennett@midsussex.gov.uk>  
**Sent:** 16 July 2026 13:53:52 UTC+01:00  
**To:** "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>  
**Subject:** RE: DM/26/1186 RM, Selsfield Road

Hi Joe

Thanks for clarifying.

In that case, I am happy for my previous comments regarding discharge of Condition 15 to be disregarded, as I had incorrectly assumed this was a condition discharge application.

Having reviewed the noise assessment in the context of the Reserved Matters application, I have no objection to the application from an Environmental Protection perspective.

The assessment demonstrates that the relevant internal and external noise criteria can be achieved.

For information, the report identifies that some road-facing bedrooms may require windows to remain closed at night to achieve the internal noise standards. Details of the alternative ventilation strategy required by Condition 15 should be addressed separately at the appropriate stage.

Kind regards

Nick

**Nick Bennett – S.E.H.O.** | [Environmental Protection](#) | [Mid Sussex District Council](#) | 01444 477292

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**From:** Joseph Swift <Joseph.Swift@midsussex.gov.uk>  
**Sent:** 06 July 2026 12:05  
**To:** Nicholas Bennett <Nicholas.Bennett@midsussex.gov.uk>  
**Subject:** RE: DM/26/1186 RM, Selsfield Road

Hi Nick,

Thanks for your email.

I have checked and DM/26/1186 should now be available to view on the online planning register.

This is a Reserved Matters application, so they are not seeking to discharge the conditions attached to the outline permission at this stage.

As such, did you want to make any amendments to your comments?

Many thanks

Joe

Joseph Swift BA (Hons) MPLAN  
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**From:** Nicholas Bennett <[Nicholas.Bennett@midsussex.gov.uk](mailto:Nicholas.Bennett@midsussex.gov.uk)>  
**Sent:** 03 July 2026 15:55  
**To:** Joseph Swift <[Joseph.Swift@midsussex.gov.uk](mailto:Joseph.Swift@midsussex.gov.uk)>  
**Subject:** DM/26/1186 RM, Selsfield Road

Hi Joe

I can't find this on the portal, but my comments are as follows:

The noise assessment is acceptable and does demonstrate that the required internal and external noise criteria can be achieved. However, the report identifies that certain road-facing bedrooms cannot rely on open windows for ventilation during the night-time period due to noise levels. Condition 15 requires details of an alternative means of ventilation in such circumstances. EP therefore recommends that details of the proposed ventilation strategy for these affected plots are provided before the condition is discharged.

**Discharge not recommended at this stage.**

Kind regards

**Nick Bennett**

Senior Environmental Health Officer | Environmental Protection Team | Environmental Health | Mid  
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I am often out of the office on visits. If you require an immediate response please call the office on 01444 477292.  
Thank you.