

From: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Sent: 30 June 2026 10:22:45 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: RE: DM/25/2569 Service request - SR/26/2110 Land North Of Jeremys Cottage
Jeremys Lane Bolney Haywards Heath West Sussex RH17 5QE

Hi Andrew,

I've had a look at the noise report and the updated layout.

There are still a few issues, including one bedroom still facing the A23, albeit shown as a guest bedroom, which will need alternative ventilation/cooling as open windows wouldn't be suitable. Also, most of external amenity areas are above guideline levels, but I agree there's not much more they could do, and there are acceptable areas.

That said, the layout has clearly been improved to follow the ProPG approach, with most of the more bedrooms moved away from the road.

On balance, it's probably acceptable in noise terms now, so I wouldn't object.

Thanks,

Ollie

Oliver Benson
Senior Environmental Health Officer
Environmental Protection Team
Tel: 01444 477 059
Email: oliver.benson@midsussex.gov.uk
Website:

<https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.midsussex.gov.uk%2F&data=05%7C02%7CAndrew.Horrell%40midsussex.gov.uk%7C7e520e466eec4315a44c08ded6892500%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639184081686045677%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIsIkFOIjoiTWVpbCIsIlIdUiJoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Tvyk0hGPqz26%2FCiEia9SksHylqKWkUKxlwc%2BrvQWaAo%3D&reserved=0>

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-----Original Message-----

From: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>
Sent: 29 June 2026 12:17
To: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Subject: RE: DM/25/2569 Service request - SR/26/2110 Land North Of Jeremys Cottage Jeremys Lane Bolney Haywards Heath West Sussex RH17 5QE

Hi Oliver,

In view of the below I have now received updated floor plans to follow the mitigation hierarchy set out below and a Noise Impact Assessment.

Do you want me to formally consult you guys or is this sufficient given existing service request?

Look forward to hearing from you.

Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning Planning Officer Development Management

andrew.horrell@midsussex.gov.uk (mail to andrew.horrell@midsussex.gov.uk) <http://https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.midsussex.gov.uk%2F&data=05%7C02%7CAndrew.Horrell%40midsussex.gov.uk%7C7e520e466eec4315a44c08ded6892500%7C248de4f9d13548cca4c8babd7e9e8703%7C0%7C0%7C639184081686080663%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMtIsIkFOIjoiTWFpbCIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=hMhCo5sjvSrGRZmnwGhSRzMSZTafTmV1d66v%2Bmzlexs%3D&reserved=0>

01444 477446

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-----Original Message-----

From: Oliver Benson <oliver.benson@midsussex.gov.uk>

Sent: 01 June 2026 17:00

To: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>

Subject: DM/25/2569 Service request - SR/26/2110 Land North Of Jeremys Cottage Jeremys Lane Bolney Haywards Heath West Sussex RH17 5QE

Hi Andrew,

Given the proximity of the site to the A23, with the proposed dwellings approximately 70–75 metres from the carriageway and the site boundary closer still, there is clear potential for elevated road traffic noise to affect future occupiers. However, beyond the likely need for mitigation, there is a more fundamental concern that the current design does not appear to follow the mitigation hierarchy set out in ProPG: Planning & Noise.

The indicative layout suggests that a number of habitable rooms, including bedrooms, are oriented towards the A23, which would expose them to higher noise levels. There is no evidence that the scheme has been designed to minimise noise exposure through layout, orientation, or building form. ProPG is clear that good acoustic design should prioritise these measures before reliance is placed on façade treatments.

At present, it has not been demonstrated that alternative design approaches have been properly explored. For example, reducing the façade facing the road, reorienting the internal layout, or adopting building forms such as an L- or T-shaped arrangement to shield more sensitive rooms could all materially reduce noise exposure. If such options are not feasible, the applicant should provide clear justification based on site constraints, rather than factors such as cost alone.

It is likely that enhanced glazing and façade insulation will be required in any case to achieve internal noise standards in accordance with BS 8233:2014, and alternative means of ventilation may also be necessary, such as through wall ventilation. However, reliance on closed windows should be treated as a last resort under the ProPG hierarchy, even if in this location it may ultimately be difficult to avoid entirely.

I do not consider that this issue can be adequately addressed by condition if the application were approved as currently proposed, as the fundamental layout and orientation of the buildings would already be fixed. The acceptability of the scheme in noise terms therefore needs to be demonstrated prior to determination through a suitable noise impact assessment and, importantly, through evidence that the design has followed the ProPG

hierarchy.

On that basis, I would recommend that further information is sought from the applicant before the application is determined.

Kind regards,

Oliver

Oliver Benson
Senior Environmental Health Officer
Environmental Protection Team
Tel: 01444 477 059
Email: oliver.benson@midsussex.gov.uk
Website:

<https://eur02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.midsussex.gov.uk%2F&data=05%7C02%7CAndrew.Horrell%40midsussex.gov.uk%7C7e520e466eec4315a44c08ded6892500%7C248de4f9d13548cca4c8babb7e9e8703%7C0%7C0%7C639184081686101366%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoitWFBpClslldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=hj18fU3EQOzXA%2ByZv3GyfMQkdeH%2FpeRgDNLOYGMa%2Byc%3D&reserved=0>

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-----Original Message-----

From: mpc@midsussex.gov.uk <mpc@midsussex.gov.uk>

Sent: 01 June 2026 11:22

To: Oliver Benson <oliver.benson@midsussex.gov.uk>

Subject: Service request - SR/26/2110 Land North Of Jeremys Cottage Jeremys Lane Bolney Haywards Heath West Sussex RH17 5QE

Oliver Benson

This is sent from an unmonitored address, please do not respond.

Please see attached Service Request
SR/26/2110

Type: Planning - consultation.

Details: Hello,

I have an application currently pending (DM/25/2569) for two dwellings on land to the north of Jeremys Cottage, Jeremys Lane, Bolney.

The properties themselves are some 70m from the A23, the red line boundary of the site is some 22m from the A23.

Just wondered you wanted to comment or any suggested conditions were the application approved?

I look forward to hearing from you.

Regards
Communities Support Team
Mid Sussex District Council