

From: Nicholas Bennett <Nicholas.Bennett@midsussex.gov.uk>
Sent: 30 June 2025 15:36:09 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/1264 - Standen, West Hoathly Road, East Grinstead

Hi Katherine

Thanks for forwarding the additional info. According to EPUK's biomass guidance for LA's, based on the exempt status and the max burn rate, there should be no significant adverse impact as long as the boilers use the correct fuel and are properly maintained. On this basis, I recommend 2 conditions:

Fuel quality - The biomass boilers shall only be operated using clean wood pellets that comply with a recognised fuel quality standard (such as CEN/TS 14961:2005.) A written guarantee shall be submitted to the local authority prior to commencement of the development with a declaration that wood pellets conforming to a recognised fuel quality standard will be consistently used in the biomass boiler (the statement shall be obtained from the fuel supplier).

Maintenance - The biomass boilers shall be maintained according to a written schedule of maintenance, which shall include removal of ash, inspection and maintenance of particulate arrestment equipment, boiler servicing and stack cleaning. The maintenance schedule shall be submitted and approved in writing prior to installation.

Regards

Nick Bennett – S.E.H.O. | [Environmental Protection](#) | [Mid Sussex District Council](#) | 01444 477262

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 30 June 2025 14:10
To: Nicholas Bennett <Nicholas.Bennett@midsussex.gov.uk>
Subject: FW: DM/25/1264 - Standen, West Hoathly Road, East Grinstead

Hi Nick,

I've received the below email following your comments, let me know what you think.

Many Thanks

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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From: Hardy, Gemma <Gemma.Hardy@nationaltrust.org.uk>
Sent: 30 June 2025 09:42
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/1264 - Standen, West Hoathly Road, East Grinstead

Hi Katherine,

Apologies for the delay in getting back to you on this – I've just got back from annual leave today.

In response to the Environmental Health Officer's query:

The boilers can be found on <https://smokecontrol.defra.gov.uk/appliances-php/all-countries/> and see the attached PDF for the 80kW model that I downloaded from this website.

In regards to max consumption of pellets in kg/h - assuming a ton of A grade pellets can produce 4500kWh of heat, a P4 80 at circa 94% efficiency at 80kW output would use circa 16.7kg of pellets per hour, dependant on pellet standard, 33.4kg of pellets if both boilers are running at 100% output.

Please let me know if you need me to send this information directly or if EH have any other queries.

Best wishes,
Gem

Sensitivity: General

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Sent: 18 June 2025 11:09
To: Hardy, Gemma <Gemma.Hardy@nationaltrust.org.uk>
Subject: DM/25/1264 - Standen, West Hoathly Road, East Grinstead

Dear Gemma,

Please see the attached comments from the Environmental Health Officer, who requires further information.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Development Management
Mid Sussex District Council
01444 477214
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