

From: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Sent: 20 May 2026 10:53:29 UTC+01:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Subject: RE: DM/26/0759 13 Beaconsfield

Hi Peter,

Thank you for sending this through.

Given the conditions already in place that you have outlined below, I would not raise an objection to the application, even without the previously proposed condition for doors being shut other than access or egress, which I understand now is not enforceable.

Based on the conditions you have outlined below and noting that the door will be insulated as previously required, any future issues could be investigated under the Environmental Protection Act 1990 as a potential statutory nuisance, and specific abatement required if needed. As the exact manner of operation is currently unknown, it is also unclear whether the previously proposed condition would meet the test for necessity in planning terms, as it may be the door can remain open for some operations.

The applicant should be made aware that the Environmental Protection would be duty bound to investigate any future complaints. Should a statutory nuisance be identified, an abatement notice may be served. Future occupiers should therefore ensure that the premises are operated appropriately to minimise the risk of complaints.

Thanks,

Ollie

Oliver Benson
Senior Environmental Health Officer
Environmental Protection Team
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“Working together for a better Mid Sussex”

From: Peter Davies <Peter.Davies@midsussex.gov.uk>

Sent: 20 May 2026 10:09

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

Subject: RE: DM/26/0759 13 Beaconsfield

Hi Ollie,

As discussed, adding a condition requiring doors to remain shut would not be enforceable.
The building does have the following conditions in place when allowed at appeal in BH/098/99.

8. No power tools, or machinery shall be used at the premises (other than portable hand tools).

Reason: To safeguard the amenities of the neighbouring properties.

14. Deliveries to and from the buildings shall be made only between the hours of 07.30 and 20.00 Mondays to Fridays and 07.30 and 13.00 on Saturdays and no times on Sundays or Bank Holidays.

Reason: In the interests of local amenity.

Thanks

Peter

Peter Davies MSc (Hons)
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From: Oliver Benson <Oliver.Benson@midsussex.gov.uk>

Sent: 18 May 2026 17:14

To: Peter Davies <Peter.Davies@midsussex.gov.uk>

Subject: RE: DM/26/0759 13 Beaconsfield

Hi Peter,

I've had a look at the application, and given the location of these new doors, opening directly onto the rear gardens of properties on Portland Road, I do have some increased concern regarding noise breakout. This new plan is likely to introduce a new and more direct noise pathway to receptors, potentially increasing the impact on those residents depending on what occurs in warehouse.

On that basis, I think it would be worth adding another condition requiring these doors to be kept closed other than for access and egress given their location, so that the sound insulation condition for the doors will still have the desired impact.

Happy to discuss further if needed.

Oliver

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"Working together for a better Mid Sussex"

From: Peter Davies <Peter.Davies@midsussex.gov.uk>

Sent: 15 May 2026 10:45

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

Subject: DM/26/0759 13 Beaconsfield

Hi Ollie

Following our discussion yesterday about 13 Beaconsfield Close, would it be possible to provide some written comments. I put the application through for sign off but my manager has come back asking for written comments. As well as confirming that the previous condition would still be effective as the windows cant be opened but the doors could be left open all day and would then not matter about the sound proofing.

'All new windows and roof lights shall be unopenable and shall achieve a minimum Weighted Sound Reduction Index (Rw) of 42 dB. All new doors shall also achieve a minimum Rw of 42 dB.'

Reason: Reason: to protect the amenities of nearby residents and to accord with policy DP26 of the Mid Sussex District Plan.'

Would you like me to put a consultation through on uniform?

Thanks

Peter

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