

From: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Sent: 17 August 2026 13:14:44 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: RE: Request for further information - DM/26/1569 - Tesco's, Jane Murray Way, Burgess Hill

Hi Anna,

No, I would have no further comment, but for planning records I would make it clear what I have considered.

I have reviewed the Greggs Odour Impact Assessment which considers a typical Greggs bakery operation comprising the sale and preparation of pastries, sandwiches, pizzas and other baked goods and identifies this as a relatively low odour-generating use. The assessment identifies that Greggs stores typically incorporate odour control measures including baffle grease filters and mechanical extraction systems designed to provide both filtration and effective dispersion of extracted air. The report concludes that where similar extraction and odour control measures are employed, premises with sensitive receptors located more than 20m from the extraction point would not normally require a detailed odour assessment.

The nearest residential receptor is understood to be approximately 90m from the proposed extraction point, with a car park between the source and receptor. Given the nature of the proposed use, the separation distance involved and the conclusions of the submitted assessment, significant adverse odour impacts are considered unlikely.

I have also reviewed the manufacturer's information submitted for the proposed Mitsubishi Electric PLA-ZM air-conditioning system and Elta Fans MULTIFLOW SEM extract fan. The applicant has confirmed that the extraction plant equipment will operate between 05:30 and 19:00 hours.

The manufacturer's information indicates noise levels of 50-60 dB(A) at 3m the proposed equipment. Given the approximately 90m separation distance to the nearest residential receptor, significant attenuation would be expected before noise reaches nearby dwellings. Whilst background sound levels are likely to be lower during the early morning period, it is considered unlikely that noise from the proposed plant would result in adverse impacts at residential properties.

Whilst a highly conservative assessment could consider façade reflections and character corrections for any tonal element, the proposed equipment comprises modern commercial plant and it would therefore unlikely have any significant tonal characteristics. Additionally, given the separation distance involved, it is considered unlikely that any such characteristics would be perceptible at nearby dwellings. Therefore, I do not consider that it would be reasonable or necessary to require a detailed acoustic assessment in this instance.

The applicant should ensure that any plant installed achieves the performance specifications submitted, or better, and is appropriately maintained throughout its operational life. Should noise from the operation of the premises subsequently give rise to a statutory nuisance, the matter would be investigated under the Environmental Protection Act 1990.

The submitted lighting information states that the signs will be internally illuminated, static, limited to a maximum of 350 lux and illuminated only during opening hours. Given the distance to the nearest residential receptors, significant adverse light intrusion is considered highly unlikely.

Based on the information submitted and the confirmed operating hours, I would have objection to the application.

Many thanks,

Ollie

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



"Working together for a better Mid Sussex"

From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 17 August 2026 12:54

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

Subject: FW: Request for further information - DM/26/1569 - Tesco's, Jane Murray Way, Burgess Hill

Hi Ollie

I note that you have been copied into this reply providing the additional information you requested.

Do you wish to comment?

Regards

Anna

Submit your planning application online.

<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI

Planning Officer

Development Management

Tel: +44 (0)1444 477342

anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



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- SAVE A TREE Only print this email if absolutely necessary.

From: Tom Leigh <tom@jmsplanning.com>

Sent: 17 August 2026 12:14

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

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

Subject: RE: Request for further information - DM/26/1569 - Tesco's, Jane Murray Way, Burgess Hill

Hi Anna,

Opening Hours will be 7am to 7pm Monday to Sunday, with plant needing to be switched on roughly 1.5 hours prior to opening.

Kind regards,



Tom Leigh BSc (Hons) MSc MRTPI
Principal Planner

07568 115450 | jmsplanning.com | tom@jmsplanning.com

Build Studios, 203 Westminster Bridge Rd, London SE1 7FR



From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 17 August 2026 11:49

To: Tom Leigh <tom@jmsplanning.com>

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

Subject: RE: Request for further information - DM/26/1569 - Tesco's, Jane Murray Way, Burgess Hill

Dear Tom

Thank you for your email. I look forward to receiving the additional supporting information to allow my consideration of the application.

I have also received comments this morning from Oliver Benson, MSDC Senior Environmental Health Officer, see attached.

He has requested the following additional supporting information, which I hope you can also provide in consultation with Greggs:

- The intended operating times for the Greggs unit.
- The operation times for the kitchen extract system.

I look forward to hearing back from you on the above matters at your earliest opportunity.

Thank you.

Regards

Anna Tidey

Planning Officer

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Planning Officer

Development Management

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anna.tidey@midsussex.gov.uk

<http://www.midsussex.gov.uk>



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- **SAVE A TREE** Only print this email if absolutely necessary.

From: Tom Leigh <tom@jmsplanning.com>

Sent: 17 August 2026 09:28

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Subject: RE: Site visit follow up - DM/26/1569 - Tesco's, Jane Murray Way, Burgess Hill

Thanks Anna, leave it with me, I'll speak with the applicant / Tesco and come back to you on all points.

Kind regards,



Tom Leigh BSc (Hons) MSc MRTPI
Principal Planner

07568 115450 | jmsplanning.com | tom@jmsplanning.com

Build Studios, 203 Westminster Bridge Rd, London SE1 7FR



From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 14 August 2026 16:11

To: Tom Leigh <tom@jmsplanning.com>

Subject: Site visit follow up - DM/26/1569 - Tescos, Jane Murray Way, Burgess Hill

Good afternoon Tom

I am the Case Officer for the above planning application.

I recently visited the Tesco's site to see the position of the proposal and to assess the development. I note that there is currently a Timpson's retail cabin located next to the proposed position of the proposed Greggs pod, see my photos from my visit attached.

This is not shown on the submitted Block or Floor Plans.

Please can you advise me whether that unit is to remain, and, if so, please send me updated plans to indicate its retention next to the proposed Greggs unit.

Whilst writing I also noted that the installation of the Greggs pod would require some rearrangement of the Disabled parking spaces on the store frontage. Please can you advise me of the current number of Disabled parking spaces for the store and the number that would result if the development were to proceed, ie will there be an increase, the same number or an overall loss?

I look forward to hearing back from you on the above matters at your earliest opportunity.

Thank you.

Regards

Anna Tidey

Planning Officer

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Planning Officer

Development Management

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<http://www.midsussex.gov.uk>



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