

From: Oliver Benson <Oliver.Benson@midsussex.gov.uk>
Sent: 23 June 2026 09:57:22 UTC+01:00
To: "Hamish Evans" <Hamish.Evans@midsussex.gov.uk>
Subject: RE: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/1224

Hi Hamish,

I have reviewed the updated overheating assessment for Plot 2.

I would be grateful if the applicant's consultant could clarify a few points.

The report adopts the TM59 natural ventilation approach based on window area. However, it also states that some bedroom windows must remain closed and others are restricted, particularly at night. My understanding is that TM59 assumes windows can open in response to temperature, including being fully open where required to achieve the modelled airflow. It is therefore unclear how the natural ventilation assumptions remain valid where openings are constrained to this extent.

It is also not clear whether the thermal model reflects these restrictions or instead assumes standard TM59 window operation. Clarification would be helpful.

The report refers to MVHR at 1.25 l/s/m², which I understand relates to background ventilation. Could it be confirmed whether this system is intended to mitigate overheating, and if so, what evidence demonstrates it provides sufficient airflow given the limits on window opening?

I would be grateful if these points could be clarified to ensure that the requirements of Condition 16 have been fully addressed.

Many thanks,

Oliver

Oliver Benson
Senior Environmental Health Officer
Environmental Protection Team
Tel: 01444 477 059
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“Working together for a better Mid Sussex”

From: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Sent: 22 June 2026 15:37

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

Subject: RE: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/1224

Good afternoon Ollie,

I hope all is well. Please find attached an amended report following your below comments.

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
www.midsussex.gov.uk
Working Together for a Better Mid Sussex

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

Sent: 03 June 2026 13:23

To: Hamish Evans <Hamish.Evans@midsussex.gov.uk>

Subject: RE: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/1224

Hi Hamish,

Thanks for the Dynamic Thermal Modelling Report.

The report relates to Plot 2. I have gone back to the Noise Impact Assessment, where this was still listed as plot 3.

The noise report identifies that, for this dwelling, reliance on openable windows as a primary means of ventilation is not appropriate and that alternative cooling and ventilation strategies may be required.

However, the submitted overheating assessment for Plot 2 relies on natural ventilation via openable windows in order to demonstrate compliance with Approved Document O.

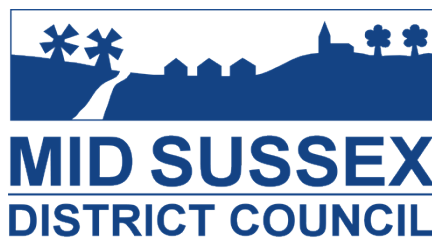
This results in a clear inconsistency between the noise and overheating assessments, with the same dwelling being assessed on the basis that windows should not be relied upon, in noise terms, whilst simultaneously relying upon them being open to mitigate overheating risk.

On this basis, it has not been adequately demonstrated that the requirements of Condition 16 have been satisfied.

Many thanks,

Oliver

Oliver Benson
Senior Environmental Health Officer
Environmental Protection Team
Tel: 01444 477 059
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“Working together for a better Mid Sussex”

From: Hamish Evans <hamish.evans@midsussex.gov.uk>
Sent: 03 June 2026 09:51
To: Oliver Benson <Oliver.Benson@midsussex.gov.uk>

Subject: RE: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/1224

Good morning Ollie,

I hope all is well. Thank you for the below consultation response. Please find attached a response from the agent. Please could you let me know your thoughts?

Thank you,
Kind regards,

Hamish Evans
Planning Officer
Direct Line: 01444 477228
hamish.evans@midsussex.gov.uk
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Working Together for a Better Mid Sussex

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

Sent: 02 June 2026 12:40

To: Hamish Evans <hamish.evans@midsussex.gov.uk>

Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/1224

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 02/06/2026 12:40 PM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/26/1224
Address:	Gilridge Brighton Road Handcross Haywards Heath West Sussex RH17 6BZ
Proposal:	Discharge of planning conditions nos 4, 5, 6, 7, 8, 9, 11 and 16 relating to planning application DM/25/0193
Case Officer:	Hamish Evans

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Comments Details

Having looked at the application, I believe the Environmental Health consultation is required in relation to Condition 16, which requires the submission of an overheating assessment to determine whether alternative means of ventilation are necessary, and where mechanical ventilation is required, the submission of full details including a noise impact assessment.

Comments:

Upon review of the submitted documentation, no information has been identified that appears to address the requirements of Condition 16. In particular, no overheating assessment or supporting details relating to ventilation strategy or associated noise impacts have been provided.

On this basis, Environmental Health is unable to recommend discharge of Condition 16 at this time.

Apologies if the relevant information has been submitted but was not readily identifiable within the application documents.

Kind regards