

## Matt Smith

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**From:** Daniel.Holmes [REDACTED] >  
**Sent:** 12 March 2026 14:42  
**To:** Matt Smith  
**Subject:** RE: DC/26/0024 Bentley House North Heath Lane Industrial Estate North Heath Lane  
**Attachments:** RE: DC/26/0024 Bentley House North Heath Lane Industrial Estate North Heath Lane EH response 120326

Dear Matt,

I have had to amend the wording for the noise condition following the updated comments from the Councils EH Officer, attached.

**Original condition wording:**

**Pre-Commencement Condition:** No development shall commence until a scheme for sound attenuation against external noise has been submitted to and approved by the Local Planning Authority. The scheme shall have regard to the recommendations set out in the submitted Noise Report (prepared by Parker Jones Acoustics, November 2025 (rev1)). The approved sound attenuation works shall be completed before the 9 dwellings are occupied and be retained thereafter.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Updated to:

**Pre-Commencement Condition:** Prior to commencement of development (other than demolition), a scheme of noise mitigation and mechanical ventilation sufficient to prevent overheating and maintain thermal comfort to all habitable rooms located on the northern elevation of building to be converted shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve the habitable room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances and appropriate consideration of L<sub>Amax</sub>. The Assessment shall demonstrate that CIBSE TM59 compliance would be achieved with the proposed design, and that CIBSE TM49 has been considered as part of the modelling. Any mechanical ventilation shall have due regard to the design standards of the ANC Acoustics Ventilation and Overheating: Residential Design Guide 2020. The scheme shall be fully implemented and thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

If you could send back agreement to me today I would be grateful as I will be on leave tomorrow.

Kind regards,

**Daniel Holmes**  
Senior Planning Officer



**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane Eaton

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**From:** Matt Smith [REDACTED]  
**Sent:** 04 March 2026 15:20  
**To:** Daniel.Holmes [REDACTED]  
**Subject:** Re: DC/26/0024 Bentley House North Heath Lane Industrial Estate North Heath Lane

Good Afternoon Daniel,

I can confirm that we are in agreement to the wording of the conditions below



[www.dm-planning.co.uk](http://www.dm-planning.co.uk)



**Matt Smith BA (Hons), MA, MRTPI**

SENIOR ASSOCIATE

I am running the London Marathon in 2026 to raise money for Trekstock, a charity support alongside cancer. To donate or to find out more about the charity please visit: [https://www.trekstock.org.uk/2026?utm\\_medium=FR&utm\\_source=CL&utm\\_campaign=015](https://www.trekstock.org.uk/2026?utm_medium=FR&utm_source=CL&utm_campaign=015)

**Please note I now work flexible hours on Thursday and Fridays (9:30 – 2:30 term times only)**



[REDACTED]

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**From:** Daniel.Holmes [REDACTED]  
**Sent:** 04 March 2026 15:02  
**To:** Matt Smith [REDACTED]  
**Subject:** RE: DC/26/0024 Bentley House North Heath Lane Industrial Estate North Heath Lane

Dear Matt,

Following up my earlier email, I have drafted a set of conditions if minded to approve. While I await the information requested please could you agree to the below pre-commencement conditions:

**Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

(a) the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials

(b) the provision of wheel washing facilities (if necessary) and dust suppression facilities  
The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

**Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

**Pre-Commencement Condition:** No development shall commence until a scheme for sound attenuation against external noise has been submitted to and approved by the Local Planning Authority. The scheme shall have regard to the recommendations set out in the submitted Noise Report (prepared by Parker Jones Acoustics, November 2025 (rev1)). The approved sound attenuation works shall be completed before the 9 dwellings are occupied and be retained thereafter.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Kind regards,

**Daniel Holmes**

Senior Planning Officer

[Redacted]

[Redacted]



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**From:** Daniel.Holmes

**Sent:** 04 March 2026 10:52

**To:** [Redacted]

**Subject:** DC/26/0024 Bentley House North Heath Lane Industrial Estate North Heath Lane

Dear Matt,

I hope all is well with you at D&M. Our Environmental Health Department have reviewed the case and have made the following request:

*The noise report appears to be contradictory in that the noise levels measured for the façade facing the industrial estate appear to be quieter than the facade overlooking the recreation ground to the south. Please could you ask the applicant to provide the full noise data set from the noise monitoring as I would like to better understand this and the potential implications for the amenity of the development.*

Please could you send across so that the assessment can be finalised.

Kind regards,

**Daniel Holmes**

Senior Planning Officer

[Redacted]

[Redacted]

[Redacted]



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