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Sent: 17 September 2025 16:51:29 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/25/2295

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 17/09/2025 4:51 PM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/25/2295
Address:	Land Rear Of 96 Folders Lane Burgess Hill West Sussex RH15 0DX
Proposal:	Discharge of Planning Conditions nos 3,4,5,9 and 15 relating to planning application DM/23/0532
Case Officer:	Susan Dubberley

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Comments Details

	I have reviewed the submitted Air Quality Damage Costs Assessment and Emissions Mitigation Report prepared by Quantum Air (dated September 2025) in support of the discharge of Condition 9. The report calculates a total air quality damage cost of £11,050 over a five-year period and proposes mitigation measures intended to meet or exceed this value.
Comments:	The mitigation scheme includes the installation of electric vehicle (EV) charging points for each dwelling. These are required under Approved Document S of the Building Regulations and therefore cannot be considered additional mitigation under the Air Quality and Emissions Mitigation Guidance for Sussex. The report also proposes the use of air source heat pumps (ASHPs) to provide heating and hot water to all dwellings. This would eliminate the need for gas-fired boilers and significantly

reduce emissions associated with domestic heating. While the Future Homes Standard is expected to require low-carbon heating systems such as heat pumps, it has not yet come into legal effect.

On that basis, the inclusion of ASHPs in this development can be considered additional mitigation. Their installation would likely exceed the calculated damage cost and is consistent with the objectives of the Sussex guidance.

In summary, the use of Air Source Heat Pumps for the proposed properties is sufficient to discharge Condition 9. I therefore recommend that the condition can be approved.

Kind regards