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Sent: 03 March 2025 16:11:30 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/0396

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 03/03/2025 4:11 PM from Mr Nick Bennett on behalf of Environmental Protection.

Application Summary

Reference:	DM/25/0396
Address:	Queen Victoria Hospital Holtye Road East Grinstead West Sussex RH19 3DZ
Proposal:	Proposed development of a single storey Community Diagnostic Centre (CDC) at the existing Queen Victoria Hospital with associated car and cycle parking, landscaping and ancillary development.
Case Officer:	Katherine Williams

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Comments Details

Comments:	The proposed development is close to the hospital and existing residential dwellings. Should planning permission be granted, given the potential for construction phase and operational activities to negatively impact the amenity of existing residents and users of the hospital, Environmental Protection recommends conditions to control noise and air quality for this development. Conditions: Construction hours: Works of construction, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times: Monday to Friday 08:00 - 18:00 hours Saturday 09:00 - 13:00 hours Sundays and Bank/Public Holidays: no work permitted.
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Reason: to protect the amenity of local residents DP29.

Deliveries: Deliveries or collection of plant, equipment or materials for use during the construction phase shall be limited to the following times:

Monday to Friday: 08:00 - 18:00 hours

Saturday: 09:00 - 13:00 hours

Sunday & Public/Bank holidays: None permitted

Reason: to protect the amenity of local residents DP29.

Construction Environmental Management Plan: Prior to the commencement of the development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of measures to control noise or vibration affecting nearby residents; artificial illumination; dust control measures; pollution incident control and site contact details in case of complaints. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Reason: to protect the amenity of local residents and users of the hospital DP29.

Note – the dust control measures specified in the AQ assessment are accepted as suitable.

Air Quality: Prior to the commencement of any residential part of the development hereby permitted, a scheme of mitigation measures to improve air quality relating to the development shall be submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall be in accordance with, and to a value derived in accordance with, the “Air Quality and Emissions Mitigation Guidance for Sussex” which is current at the time of the application. All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

Informative – In order to ensure approval, we strongly recommend that the above scheme is agreed in advance with the Council’s Air Quality Officer.

Reason: to preserve the amenity of local residents regarding air quality and emissions DP29

Noise Control (operational plant and machinery) - The rating level of the noise emitted from fixed plant and equipment (mechanical and electrical) located at the site shall not exceed 35 dB LAeq

(daytime) and 25 dB LAeq (night time) at any premises used for residential purposes surrounding the site when assessed in accordance with BS 4142:2014+A1(2019).

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected DP29.

Kind regards