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Sent: 12 May 2026 15:45:27 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/1160

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 12/05/2026 3:45 PM from Adam Dracott on behalf of Environmental Protection.

Application Summary

Reference:	DM/26/1160
Address:	Land To The South Of Reeds Lane Reeds Lane Sayers Common West Sussex
Proposal:	Scoping Opinion for the development of up to 2,000 homes, community uses, employment, public open space and infrastructure including primary and secondary schools.
Case Officer:	Stuart Malcolm

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Comments Details

Comments:	I refer to the Environmental Impact Assessment Scoping Report dated 07 May 2026 (reference 65901/03/MS/NP 41092670v1) in making these comments and in particular chapters 7 and 8 covering air quality and odour and noise and vibration. The air quality chapter includes a reasonable methodological approach to assessment. However, there has been no consideration of the Council's guidance on emissions mitigation which is found in the "Air quality and emissions mitigation guidance for Sussex (2021)". Within this guidance there is an expectation that an emissions mitigation assessment is completed including a damage cost calculation and an indication of the mitigation measures to an equivalent level. The chapter on noise and vibration suggests a noise survey
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duration of minimum one week to build a picture of the noise environment around the sites. The scope of the assessment looks reasonable. It is noted that noise from any proposed plant and building services has been scoped out of the assessment as there are insufficient details at this stage to carry out a robust assessment. It is not clear whether there will be air source heat pumps provided throughout the development. The assessment of these would be a necessary part of any subsequent noise assessment. It is noted that the applicant expects that the requirement of a detailed assessment of plant and building services will form part of any decision notice that is issued as a condition within the approval.

Kind regards