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Sent: 24 December 2024 15:14:15 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/24/3077

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 24/12/2024 3:14 PM from Adam Dracott on behalf of Contaminated Land.

Application Summary

Reference:	DM/24/3077
Address:	Sussex House Perrymount Road Haywards Heath West Sussex RH16 1DN
Proposal:	Demolition of the existing buildings and construction of a new food store (Use Class E(a)), with access, car and cycle parking, landscaping and associated works
Case Officer:	Susan Dubberley

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Comments Details

Implementation phase

Comments: During the implementation phase it will be necessary to control emissions of noise and dust to protect local amenity. I therefore recommend a construction environmental management plan (CEMP) is required by a suitable condition. It is noted that mitigation measures for dust impacts during the construction phase have been identified in the "Air Quality Assessment" prepared by Redmore Environmental dated 27th November 2024 (Reference: 8461r3). It would be expected that, amongst other things, within the CEMP there is a commitment to restrict hours of work activities, including demolition, site clearance, construction, deliveries, loading and unloading, to the following:

0800-1800 Monday to Friday

0900-1300 Saturdays
No work on Sundays and Bank Holidays

It would also be expected that there is a prohibition on burning of demolition and other waste on site and that best practice measures are specified to minimise noise and dust from crossing the site boundary and affecting local residents.

Recommended condition:

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.

Operational phase

Noise

In making these comments I note the Environmental Noise Report produced by Sharps Redmore dated December 2024 (Project no. 2422720) submitted with the application. The report scopes the impacts of noise from mechanical services, deliveries and car park activity. It is noted that precise details of mechanical services plant and refrigeration equipment are not known at this stage. In order to ensure there is no significant adverse noise impact arising from the mechanical services plant, careful selection of plant will need to be made and the outcome of the noise assessment taken into account. Localised sound mitigation may be required. I therefore recommend that a condition is included that requires a noise mitigation scheme which is based on the mechanical services to be installed and the noise assessment conclusions.

The report also assesses the impact from deliveries and loading activities. The assumptions are based on deliveries between 0600 and 2300 hours Monday to Saturday and 0800-2100 hours on Sunday. There is also a recommendation to adhere to a delivery management plan. These requirements should be conditioned.

Recommended conditions:

Prior to the commencement of the development hereby permitted, a scheme for protecting the nearest residential properties from noise from mechanical services and refrigeration plant that takes

account of the conclusions in the noise assessment by Sharps Redmore dated December 2024 (Project no. 2422720), shall be submitted and approved in writing by the Local Planning Authority. All works, which form part of the approved scheme shall be maintained in accordance with the approved details

Deliveries, loading and unloading activities shall be restricted to the following hours:

0600-2300 hours Monday to Saturday

0800-2100 hours Sunday

Prior to commencement of the development a noise management plan, also known as the delivery management plan, for the reduction and control of noise during deliveries, loading and unloading activities shall be submitted in writing and be approved by the LPA. The noise management plan as approved shall be implemented and maintained for the duration of the development hereby permitted.

Air quality

The applicant has submitted an air quality assessment prepared by Redmore Environmental dated 27th November 2024 (Reference 8461r3) to assess the potential impacts during construction to assess road transport emissions during operations. It also considers the relevant mitigation measures in accordance with the Air Quality and Emissions Mitigation Guidance for Sussex. Impacts from the implementation phase have been considered above.

The report concludes that the air quality impact from vehicle movements will not be significant. This conclusion is reasonable.

A damage cost calculation in accordance with the Air Quality and Emissions Mitigation Guidance for Sussex has been completed and the proposed mitigation measures exceed the calculated damage cost value. This mitigation is accepted.

Recommended condition:

Prior to commencement of the development the mitigation measures as detailed in the Redmore Environmental air quality assessment dated 27th November 2024 (reference 8461r3) shall be implemented and a report provided to the LPA detailing these completed measures.

Kind regards