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Sent: 16 July 2025 14:43:13 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/1467

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 16/07/2025 2:43 PM from Mr Nick Bennett on behalf of Environmental Protection.

Application Summary

Reference:	DM/25/1467
Address:	Land At Old Vicarage Field And The Old Estate Yard Church Road Turners Hill West Sussex RH10 4PA
Proposal:	Demolition of existing buildings and the development of 40 dwellings (including affordable housing) with open space, access, parking, drainage, landscaping and other associated works as well as the creation of a new community car park and replacement parking for Lion Lane residents.
Case Officer:	Rachel Richardson

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Comments Details

Comments:	<p>The location is to the West of Turners Hill and appears to be low risk with regard to noise and existing air quality. Construction activities could adversely affect the amenity of existing residents or those of completed sections/phases.</p> <p>Accordingly I recommend the following conditions, should the proposed development be granted permission:</p> <p>Conditions:</p> <p>Soundproofing and Ventilation - Design and construction of the development shall ensure that the following noise criteria are met with windows open:</p>
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- 1) bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A), and an 8-hour LAeq (23:00 to 07:00) of 30dB(A), with individual noise events not exceeding 45dB LAFmax more than 10 times (23:00 to 07:00 hours)
- 2) living rooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)
- 3) dining rooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 40dB(A)

REASON: In the interests of residential amenity and in accordance with DP29

Informative - Any design measures that are used to control the ingress of noise must be consistent and compatible with the requirements of Approved Documents O and F.

Air Quality: Prior to the commencement of any residential part of the development hereby permitted, the details of a scheme of mitigation measures to improve air quality relating to the development shall be submitted 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. The calculated figure of £7,154 submitted in the Hawkins Environmental Air Quality Assessment (Report No: H4314 – AQ – v2) is accepted and agreed. 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. Measures required under other regimes or policies may not be double counted.

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

Construction Management: 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 (the principles outlined in the Hawkins noise assessment are accepted as an appropriate basis); artificial illumination; dust control measures in accordance with best practice (the principles outlined in the Hawkins air quality assessment are accepted as an appropriate basis). 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.

Construction and Deliveries (during the construction phase): Unless otherwise agreed in writing with the LPA, no construction plant or machinery shall be used and no commercial goods or commercial waste shall be delivered or collected within the application site outside the hours of 08:00 - 18:00 Hours Monday – Friday, 09:00 - 13:00 Hours Saturday, and no work permitted on Sundays or Bank/Public Holidays.

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

Kind regards