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Sent: 10 December 2025 12:30:18 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/3067

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 10/12/2025 12:30 PM from Adam Dracott on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/3067
Address:	Land West Of Kings Business Centre Reeds Lane Sayers Common West Sussex
Proposal:	Erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular, pedestrian and cycle access (including new footpath links to the east and west of the site along Reeds Lane), landscaping and open space, parking, sustainable drainage and other related works.
Case Officer:	Stuart Malcolm

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Comments Details

Comments:	The proposal is to build 80 new residential dwellings in a site in Sayers Common adjacent to Kings Business Centre and a newly built out housing development. I have no objections to the development, however, there are some impacts that will need to be mitigated to prevent adverse environmental impacts. I am recommending conditions to ensure the mitigation measures are implemented as the development progresses.
	Implementation phase

The applicant has submitted an air quality assessment in support of the application (Air Quality Assessment November 2025, project code 1058-RG.SayersCommon.1 prepared by Air Quality Experts).

This considers the impacts during the implementation phase (demolition, site preparation and construction) and suggests mitigation in the form of control measures during this phase as part of a construction environmental management plan to control emissions of dust to protect local amenity. I recommend this is formalised and a construction environmental management plan (CEMP) is required by a suitable condition. As well as the dust control measures specified in Appendix A of the assessment report, 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

The CEMP shall also include noise mitigation measures for the implementation phase and shall demonstrate that best practicable means are employed to reduce noise while demolition, construction, delivery and associated activities are taking place with the aim of protecting nearby residents from adverse impacts by minimising noise emissions from crossing the site boundary.

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

AIR QUALITY

The air quality assessment (project code 1058-RG.SayersCommon.1 prepared by Air Quality Experts) makes no reference to the Air quality and emissions mitigation guidance for Sussex (2021) which has been included on the Council's website to assist developers in meeting the requirements of DP29 of the Council's District Plan. This requires major developments to undertake an emissions mitigation assessment in addition to an air

quality assessment. The emissions mitigation assessment should include a damage cost calculation using the DEFRA emissions factor toolkit to estimate the health damage cost in relation to the additional vehicle movements arising from the development. Using the calculated figure, an appropriate amount of mitigation can be determined. This is absent from the submitted air quality assessment. I recommend that an emissions mitigation statement should be required by a suitable condition and the proposed mitigation measures are implemented as part of the development.

Recommended condition:

The applicant shall submit an emissions mitigation statement, in accordance with the Air Quality & Emissions Mitigation Guidance for Sussex (2021), the purpose of which is to assess the emissions relating to the development and determine the appropriate level of mitigation required to help reduce the potential effect on health and/or the local environment. The emissions mitigation assessment must use the most up to date emission factor toolkit produced by DEFRA. A Mitigation Scheme to the calculated value shall be submitted to and approved in writing by the Local Planning Authority. Upon development, work should be carried out in accordance with the approved scheme.

NOISE

I make these comments with reference to the Noise Assessment prepared by Hepworth Acoustics Ltd (report number P25-416-R01) that has been submitted in support of this application. The report's findings and recommendations are accepted. In order for the proposed noise mitigation measures to be brought forward into the development design, I recommend that the mitigation measures are required as a planning condition.

Recommended condition:

Prior to the commencement of the development hereby permitted, a scheme for protecting the proposed development from noise that implements the measures described in the noise assessment report number P25-416-R01 prepared by Hepworth Acoustics Ltd and dated 27.11.2025, 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.

Kind regards