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Sent: 13 October 2026 11:16:16 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/2433

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 13/10/2026 11:16 AM from Adam Dracott on behalf of Environmental Protection.

Application Summary

Reference:	DM/26/2433
Address:	Land East Of College Lane Hurstpierpoint West Sussex
Proposal:	Erection of 100 dwellings, with associated access, car parking, refuse/recycling storage, landscaping, infrastructure and works.
Case Officer:	Andrew Watt

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Comments Details

In making these comments I refer to the Air Quality Assessment prepared by Phlorum dated September 2026 (report no. 14695A) which was submitted by the applicant in support of the application.

Comments: The air quality assessment is based on national and local guidance and uses a reasonable methodological approach to assessment. A damage cost calculation has been completed in accordance with the Council's guidance on emissions mitigation found in the "Air quality and emissions mitigation guidance for Sussex (2021)". The report indicates a range of mitigation measures to off-set the calculated damage amount. However, it is not clear which measures will be adopted and brought forward into the development works and what the cost for each of these measures equates to.

The report recognises and assesses the potential impact on existing receptors from construction activities. 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 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 conditions:

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.

Prior to commencement of the development, the applicant shall provide costings for the proposed additional mitigation measures to off-set the emissions that will be generated by the use of the development as noted in the Phlorum Air Quality Assessment dated September 2026 project no. 14695A. This will determine whether the cost of the measures to be implemented meet the calculated amount for the air quality damage. If the cost of these measures does not meet the "damage cost", proposals for additional measures, with their costings, shall be submitted to and approved by the LPA.

Kind regards