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Sent: 20 March 2026 14:13:58 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0577

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 20/03/2026 2:13 PM from Mr Nick Bennett on behalf of Environmental Protection.

Application Summary

Reference:	DM/26/0577
Address:	Land West Of Turners Hill Road And North Of Huntsland Including Hurst Farm Turners Hill Road Crawley Down West Sussex
Proposal:	Outline application (appearance, landscaping, layout and scale reserved), for the demolition of existing buildings and erection of up to 230 dwellings, a care home (use class c2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works.
Case Officer:	Steven King

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Comments Details

Comments: The location is to the West of Crawley Down 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. Noise from fixed plant at the care home (refrigeration, A/C, kitchen extract etc) can be controlled by condition. The conclusions of the lighting assessment are accepted.

Accordingly I recommend the following conditions should the proposed development be granted permission:

Conditions:

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 reserved matters application. The calculated figure of £47,422 submitted in the RSK Air Quality Assessment (Report No: 446051-03(00)) 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 – Measures already required under other regimes shall not be counted toward the value of the scheme. In order to ensure approval, we strongly recommend that the above scheme is agreed in advance with the Council's Air Quality Officer.

Reason: to preserve the amenity of local residents regarding air quality and emissions and in accordance with DP29

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; artificial illumination; dust control measures in accordance with best practice. 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.

Plant and Machinery (Operational): The rating level of the noise emitted from fixed plant and equipment (mechanical and electrical) located at the care home and any non-residential premises shall not exceed the existing background level at any premises used for residential purposes surrounding the site when assessed in accordance with BS 4142:2014+A1(2019).

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

Loading and unloading of goods (operational): No commercial goods or commercial waste shall relating to the care home shall be loaded or unloaded, outside the hours of 07:00 - 20:00 Hours Monday – Friday, 09:00 - 17:00 Hours Saturday, and no work permitted on Sundays or Bank/Public Holidays.

Reasons: to preserve the amenity of local residents and in accordance with DP29

Kind regards