

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 13 March 2026 14:20:11 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/26/0584

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 13/03/2026 2:20 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/26/0584
Address:	Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West
Proposal:	Discharge condition nos 8, 10, 11, 12, 14, 15, 16, 19, 20, 22, 24, 27, 28 and 40 relating to outline application DM/18/5114 (as amended by S73 application DM/21/3279). Reserved Matters application DM/25/0109
Case Officer:	Joseph Swift

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Comments Details

Condition 40 Lighting

Comments: I have reviewed the information submitted in relation to Condition 40. The drawings provided show only the locations of the proposed lighting columns, as approved through the S38 / S278 technical approval process. However, no lighting calculations, horizontal or vertical illuminance (lux) levels, or obtrusive light assessments have been submitted.

Condition 40 specifically requires the lighting scheme to demonstrate compliance with the ILP Guidance Notes for the Reduction of Obtrusive Light (GN01:2011) for Environmental Zone

E3, which cannot be assessed from column locations alone. Without data showing predicted light spill at the nearest receptors, it is not possible to confirm whether the installation would meet E3 limits for vertical illuminance, light trespass, glare, or sky glow.

If the applicant wishes to make the case that a full lighting assessment is unnecessary due to distance, design, or screening, then this justification must be provided and supported by appropriate evidence.

Currently, there is insufficient information to determine whether the proposed lighting scheme complies with Condition 40.

Condition 8 CEMP

I have reviewed the submitted Construction Environmental Management Plan for this phase and have no objection to Condition 8 being approved.

The document provides clear and proportionate controls on working hours, restricting construction to 08:00–18:00 Monday to Friday and 09:00–13:00 on Saturdays, with no working on Sundays or Bank Holidays. It also includes robust noise management measures, including compliance with BS5228, use of acoustic controls on plant, and monitoring during high-impact activities.

Adequate dust suppression measures are set out, including daily inspections, water-assisted sweepers, management of stockpiles, and wheel-washing controls.

Lastly, the CEMP contains suitable lighting controls, limiting illumination to safety needs and avoiding light spill onto neighbouring properties.

These measures collectively satisfy the requirements of Condition 8, and I therefore raise no objection to its approval.

Kind regards