

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 February 2026 18:09:13 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/1650

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 11/02/2026 6:09 PM from Mr Nick Bennett on behalf of Environmental Protection.

Application Summary

Reference:	DM/25/1650
Address:	Horncastle Care Centre Plawhatch Lane Sharpthorne East Grinstead East Sussex RH19 4JH
Proposal:	Demolition of the remaining parts of the redundant buildings in the western and southern part of the site; the development of a new specialist dementia care home (Use Class C2); the retention of an existing acquired brain injury (ABI) unit in the northern part of the site (Use Class C2), a retained access from Plawhatch Lane and associated car and cycle parking and landscaping. UPDATED Bat Survey received 25/09/2025.
Case Officer:	Martin Dale

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Comments Details

Comments:	The proposed development is close to existing residential dwellings. Should planning permission be granted, given the potential for construction phase and operational activities to negatively impact the amenity of existing residents, Environmental Protection recommends conditions to control noise and disturbance from this development. Conditions: Construction hours: Works of construction, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times: Monday to Friday 08:00 - 18:00 hours
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Saturday 09:00 - 13:00 hours
Sundays and Bank/Public Holidays: no work permitted.

Deliveries (Construction Phase): Deliveries or collection of plant, equipment or materials for use during the construction phase shall be limited to the following times:

Monday to Friday: 08:00 - 18:00 hours

Saturday: 09:00 - 13:00 hours

Sunday & Public/Bank holidays: None permitted

Deliveries (Operational): Deliveries or collections of commercial goods or waste shall be limited to the following times on any day: 07:00 – 20:00 hours

Construction Environmental Management Plan: 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.

Air Quality: Prior to the opening 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 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. 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.

Plant & Machinery (operational) - The use hereby permitted shall not come into use until a scheme has been submitted to the LPA demonstrating that the noise rating level (L_A,Tr) of plant and machinery within the build shall not exceed 32dB at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014+A1:2019. The assessment shall be carried out with the plant/machinery operating at its maximum setting. The approved measures shall be implemented before the development is brought into use and thereafter be maintained in accordance with the approved details.

Odour: 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 Ventilation Strategy – Noise and Odour Ref 29528-ENV-0402 by MEC Consulting Group as well as a maintenance and monitoring schedule for the odour control system, 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
Reasons – To accord with DP29

Kind regards