

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 30 June 2025 14:40:40 UTC+01:00  
**To:** "planninginfo" <planninginfo@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Consultee Comments for Planning Application  
DM/25/1434

## 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 30/06/2025 2:40 PM from Adam Dracott on behalf of Contaminated Land.

### Application Summary

Reference:	DM/25/1434
Address:	Land Rear Of Chesapeake Reeds Lane Sayers Common Hassocks West Sussex BN6 9JG
Proposal:	Proposed demolition of an existing dwelling house, stables and barn buildings and the proposed development of 27 dwellings, with a new vehicular access, associated landscaping, parking, open space, and all other associated development works.
Case Officer:	Stuart Malcolm

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### Comments Details

I have no objections to this application. However, I make the following recommendations about the impacts during the implementation phase and the air quality mitigation measures. In making these comments I make reference to the Air Quality Assessment Report REF 2300621-R01 March 2025 prepared by Ardent Consulting Engineers Ltd.

Comments:	Implementation phase
	The Air Quality Assessment considers the impacts during the implementation phase (demolition, site preparation and construction) and suggests mitigation in the form of control measures during this phase to control emissions of noise and dust to protect local amenity. Notwithstanding this, I 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 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

The Air Quality Assessment includes a damage cost calculation in accordance with the "Air Quality and emission mitigation guidance for Sussex" (2021). This calculates a damage cost of £4,662 for mitigation measures focussed on air quality improvement. A scheme should be provided by the developer once the mitigation measures have been chosen and the cost for these measures should be no less than the figure calculated.

Recommended condition:

Prior to the occupation 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 must be in accordance with, and to a value derived in accordance with, the Air quality and emissions mitigation guidance for Sussex. 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.

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Kind regards

