

From: Nicholas Bennett <Nicholas.Bennett@midsussex.gov.uk>
Sent: 17 September 2025 12:43:20 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Subject: RE: DM/25/1665

Hi Steve

The report contains the following (from section 6.2):

The damage cost calculation is considered to provide a basis for quantifying the financial commitment required for offsetting potential development-generated emissions. The calculated central damage cost value over a five-year period is £85,285, which can be used to fund onsite mitigation measures or towards off site mitigation measures. It should be noted that, how the money is allocated will need to be discussed and agreed with MSDC, and the extent of the total money for Air Quality mitigation should be equal to/greater than the value determined by the damage cost calculation (i.e. £85,285).

It is understood that the following measures will be implemented to offset the air quality impacts as a result of the operational phase of the development. The final budget for the proposed mitigation measures is £245,000 excluding the costs associated with the installation of ASHP.

- All dwellings will be powered by ASHP and electric;
- Electric vehicle charging points (EVCP) will be installed to every dwelling (i.e. 200 dwellings) in line with Building Regulations Part S. Each charger costs £725;
- Individual secure and covered cycle stores will be provided for every dwelling either in the form of a dedicated cycle store, garage or communal cycle store. 100 individual cycle stores will be provided across the development and the costs for each cycle store is £700. Figure 6.1 below shows the parking and cycle storage plan; and
- £150 travel vouchers will be offered to each household (i.e. 200 dwellings).

These measures are acceptable and I would be happy to agree them, but it is not clear whether this is a firm commitment from the developers ("how the money is allocated will need to be discussed and agreed with MSDC" and "it is understood that...."). If the developers could confirm that all of the bullet pointed measures above will be implemented, I will recommend discharge.

Regards

Nick Bennett – S.E.H.O. | [Environmental Protection](#) | [Mid Sussex District Council](#) | 01444 477262

From: Steven King <Steven.King@midsussex.gov.uk>
Sent: 30 July 2025 09:03
To: pollution <pollution@midsussex.gov.uk>
Subject: DM/25/1665

Hi Nick

Following your consultation response on the above conditions discharge application, I've received the attached revised report from the applicants. Could I ask for your further comments on this please.

Thanks

Steve

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