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Sent: 17 June 2025 10:20:59 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/1478

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 17/06/2025 10:20 AM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/25/1478
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 of condition 8 (CEMP) for Phase 1B in relation to DM/18/5114
Case Officer:	Joseph Swift

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Comments Details

I have reviewed the submitted Construction Environmental Management Plan (CEMP) for Phase 1.3 of the Northern Arc development, and I can confirm that from an Environmental Health perspective, the document provides sufficient detail to satisfy the requirements of Condition 8 of outline planning permission DM/18/5114.

Comments: The CEMP demonstrates a proportionate approach to managing environmental impacts during the construction phase. Specifically, the following key areas have been addressed:

- Construction Hours: Clearly defined working hours (Mon–Fri 08:00–18:00, Sat 09:00–13:00, no work on Sundays/Bank Holidays), with appropriate start-up and close-down periods.

- Construction Lighting: Lighting will be used only in exceptional circumstances and will be directional, shielded, and subject to curfew controls to minimise ecological and residential impact.
- Noise and Vibration Control: The document identifies the noisiest activities (e.g. site clearance, groundworks) and references BS 5228 methodology. Given the low sensitivity of surrounding receptors, the proposed mitigation and monitoring are considered appropriate.
- Dust Control and Monitoring: A detailed dust mitigation strategy is included, with the site classified as medium risk. Measures include water suppression, stockpile management, and regular monitoring to ensure compliance with IAQM guidance. Additionally, Jet wash facilities and road sweeping are in place to prevent mud and debris from affecting the public highway.
- Complaint Handling and Contact Information: A formal complaints procedure is in place, with the Site Manager as the first point of contact. Contact details are clearly provided.
- Community Liaison: The CEMP includes a communications strategy, site notice boards, and a commitment to community engagement through Bellway's customer services and regional office.
- Key Personnel: Contact details for the Site Manager and the wider site management team are provided, with roles and responsibilities clearly defined.

In conclusion, the CEMP demonstrates a proportionate approach to managing environmental health impacts during construction. I can therefore recommend that condition 8 be approved.

Kind regards