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Sent: 11 November 2025 15:11:58 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/1467

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 11/11/2025 3:11 PM from Mr Nick Bennett on behalf of Environmental Protection.

Application Summary

Reference:	DM/25/1467
Address:	Land At Old Vicarage Field And The Old Estate Yard Church Road Turners Hill West Sussex RH10 4PA
Proposal:	Demolition of existing buildings and the development of 40 dwellings (including affordable housing) with open space, access, parking, drainage, landscaping and other associated works as well as the creation of a new community car park and replacement parking for Lion Lane residents. Amended transport plans, technical note and travel plan received on 15.08.2025. Amended drawings received on 16.10.2025.
Case Officer:	Rachel Richardson

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Comments Details

Comments: The location appears to be low risk with regard to noise and existing air quality. The conclusions of the submitted noise report are accepted. Construction activities could adversely affect the amenity of existing residents or those of completed sections/phases..

Accordingly I recommend the following conditions should the proposed development be granted permission:

Conditions:

Soundproofing & Ventilation: All recommendations outlined in the Hawkins Environmental Noise Assessment H4314 – NV – v3 shall be implemented and shall be completed before the use, hereby approved, is first commenced and shall be thereafter maintained, unless otherwise agreed in writing by the LPA.

REASON: In the interests of residential amenity and in accordance with DP29

Air Quality: Prior to the commencement 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 shall 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 reserved matters 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.

Reason: to preserve the amenity of local residents regarding air quality and emissions.

Construction Management: 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 in accordance with best practice. 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.

Construction and Deliveries (during the construction phase): Unless otherwise agreed in writing with the LPA, no construction plant or machinery shall be used and no commercial goods or commercial waste shall be delivered or collected within the application site outside the hours of 08:00 - 18:00 Hours Monday – Friday, 09:00 - 13:00 Hours Saturday, and no work permitted on Sundays or Bank/Public Holidays.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

Kind regards