

Sarah Valentine

From: [REDACTED]
Sent: 03 February 2026 21:42
To: planninginfo
Subject: Mid Sussex Timber (Railway Approach) – Conversion to Self-Storage DM/25/3080

[REDACTED]
To the Case Officer, Rachel Richardson:

Dear Ms Richardson

I am writing as a local resident living opposite the proposed development site. While I note the Transport Statement's projections regarding trip counts, I have significant concerns regarding the impact on residential amenity and the local environment. I request that the following conditions be attached to any grant of permission:

- **Restricted Opening Hours:** To prevent noise disturbance and excess traffic throughout the night, I request that the facility's operating hours be limited (e.g., 07:00–20:00). 24-hour access should be prohibited to protect the sleep and quiet enjoyment of residents in this residential setting.
- **Biodiversity Net Gain (BNG) & De Minimis Threshold:** Under the Environment Act 2021, most developments must deliver a 10% biodiversity uplift. I specifically request that the council **verify whether the "De Minimis" threshold has been exceeded** due to the proposed clearing of the eastern hardstanding/storage area for new parking bays. If the 25sqm threshold is met, the applicant must submit a formal Biodiversity Gain Plan.
- **Protection of Trees and Wildlife:** I am concerned about the impact on trees and nesting birds nearby. I request a **Preliminary Ecological Appraisal (PEA)** to ensure no protected species (such as bats) are using the building. Furthermore, any existing trees bordering the site must be protected during works in accordance with **BS 5837:2012**.
- **External Lighting and Dark Skies:** I request a condition requiring a lighting scheme that uses motion sensors and shielding. This is vital to prevent "light spill" into residential windows and to avoid disrupting the flight paths of local bats.
- **Management of Heavy Goods Vehicles (HGVs):** Any HGV arrivals or departures should be strictly limited to standard daytime hours (08:00–18:00) to minimise noise and vibration for neighbouring properties.

I believe these conditions are a reasonable and proportionate way to balance the commercial needs of Mid Sussex Timber with the rights of the residents living in the immediate vicinity.

Thank you for your time.

Yours sincerely,

[REDACTED]
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