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Sent: 18 December 2024 17:34:55 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/24/2263

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 18/12/2024 5:34 PM from Mr Nick Bennett on behalf of Environmental Protection.

Application Summary

Reference:	DM/24/2263
Address:	Lake House Old Hollow Copthorne Crawley West Sussex RH10 4TB
Proposal:	Erection of a replacement dwelling with annexe accommodation following demolition of existing dwelling and annexe. Heritage Statement received 21.11.2024.
Case Officer:	Anna Tidey

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Comments Details

Comments:	Environmental Protection does not have any concerns regarding impact upon neighbouring amenity ie noise, dust, light etc other than construction noise.
	However, a colleague has recently undertaken a food safety inspection at Rossmore Oysters on the same site and found the private drainage system not working. The pump was broken, foul water was accumulated near the business and pipes from the Lake House were connected to this inadequate drainage system which the EA have advised does not have a permit. On this basis, and considering the below information submitted regarding the proposed foul drainage strategy I strongly recommend that MSDC Drainage are consulted for comments:
	Foul water generated by the new development is to discharge into

the adjacent lake after going through a suitable treatment plant. If the existing treatment plant is still compliant with current regulations it can be reused.

Otherwise, a newer system may be required.

Should the current system not be compliant with current regulations the new System is to be specified by specialist. The new treatment plant should be designed to accommodate a minimum population of 11. As defined in the British water code of practice for sizing waste treatment plants.

Recommended condition from EP:

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 loaded, unloaded, or otherwise handled and no commercial vehicles shall arrive or depart, 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: In the interests of residential amenity and in accordance with DP29

Kind regards