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Sent: 24 January 2025 11:44:23 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/24/3108

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 24/01/2025 11:44 AM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/24/3108
Address:	Rose Cottage High Street Cuckfield Haywards Heath West Sussex RH17 5EN
Proposal:	General repairs and conservation works. External and internal alterations including replacement and alteration of modern windows and minor changes to internal layout. Installation of photovoltaic panels, construction of workshop and covered patio area. Associated landscape works
Case Officer:	Stefan Galyas

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Comments Details

	Our primary concern relates to the potential noise impact from the building work. To mitigate this, we recommend a condition be imposed to control the timings of the building work. This will help minimise the disturbance to nearby residents and ensure that the impact is kept to a reasonable level.
Comments:	It has been noted that in the design and access statement, the site previously contained a historic oil tank, which is now being removed as the property is serviced by gas. Given this, we recommend that a discovery strategy be attached to the planning permission. This condition would serve as a safeguard, ensuring that if any evidence of contamination emerges during ground works, all works must be halted immediately. Subsequently, a comprehensive assessment

should be conducted to ascertain the extent of the contamination, and appropriate remediation measures should be promptly implemented if deemed necessary.

Recommendation: Approve with the following conditions:

1. Construction Hours:

Works of construction or demolition, including the use of plant and machinery, necessary for the implementation of this consent shall be limited to the following times:

- Monday to Friday: 08:00 - 18:00 Hours
- Saturday: 09:00 - 13:00 Hours
- Sundays and Bank/Public Holidays: No work permitted

Reason: To protect the amenity of local residents.

2. Deliveries:

Deliveries or collection of plant, equipment, or materials for use during the demolition/construction phase shall be limited to the following times:

- Monday to Friday: 08:00 - 18:00 Hours
- Saturday: 09:00 - 13:00 Hours
- Sundays and Bank/Public Holidays: None permitted

Reason: To protect the amenity of local residents.

3. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the LPA), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the LPA. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to occupation a letter confirming this should be submitted to the LPA. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the LPA.

Kind regards