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Sent: 17 December 2024 11:59:59 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/24/2932

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 17/12/2024 11:59 AM from Adam Dracott on behalf of Environmental Protection.

Application Summary

Reference:	DM/24/2932
Address:	Land South Of Contego Safety Wearmaster House Malthouse Lane Hurstpierpoint Hassocks West Sussex BN6 9LA
Proposal:	Proposed variation of condition 17 relating to planning application DM/21/1118 to allow 24 hours access to the site for 365 days a year with no exceptions. (Amended application form received 12/12/2024 correcting site address).
Case Officer:	Steven King

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Comments Details

Comments:	When the application for the site was being considered under DM/21/1118, the applicant had offered a condition which permitted the operator to receive deliveries of tissue samples at any time but restricted other deliveries to the normal working day hours. This proposal was acceptable to me, however, there was an enforceability issue with this proposed condition, and it was not included in the decision notice. The purpose of the proposed condition was to ensure that delivery of time-critical tissue samples, which are essential for the applicant's business model, were permitted. This was deemed acceptable as the number of deliveries was minimal out-of-hours, 1-3 potentially per night, and these deliveries would be made by small vans. The impact on local amenity would be minor.
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The risk of allowing unrestricted 24 hour per day deliveries, by removing condition 17, is that a future site user could carry out operations in a significantly more impacting way under the same permission and have a major noise impact on local amenity. In order to protect local amenity, while at the same time permitting the applicant to receive deliveries in the evening and night-time periods, I recommend that a noise management plan is required of the operator and secured through a suitable condition. This would be submitted by the operator and approved by the LPA and thereafter implemented and maintained by the operator. In order to minimise the noise impact from night-time deliveries, it would be expected that a cap of vehicle movements be included in the plan together with a description of type and size of vehicles to be used. There could be a requirement to review the noise management plan periodically, every 2 years for example, or in the event of noise complaints received by the LPA.

Kind regards