

Huckfield, David

From: Scott, Neil
Sent: 18 March 2024 16:49
To: Huckfield, David
Subject: F/24/96940 2 BRIDGE COTTAGES, SHAMBLEHURST LANE NORTH, - Retrospective:
Change of use of land from field / woodland to storage area for vehicles and plant
(Use Class B8)

David

Thank you for consulting us on the above application, we have reviewed the information on file and have the following comments:

The proposal is for B8 Storage or distribution (class includes open air storage), no hours of use are included, or details of the activities proposed, e.g. plant and equipment to be utilised on site, site layout, vehicle numbers, proposed hours of use or intensity of the use. Records show that waste carriers licence has been granted to the site by the Environment Agency.

Residential dwellings are located adjacent to the land in question, and are likely to be impacted by noise, dust, light and etc arising from the site and operations thereon.

No information is included with the application to show how noise, dust and other impacts have been assessed, and how they will be effectively managed so as to avoid significant adverse impacts, and otherwise reduce adverse impacts to a minimum.

Given the proximity of sensitive receptors, and lack of information to show how impacts will be avoided and otherwise managed, we are concerned that there is a likelihood of significant impacts on the existing residential use. On this basis we do not support the application.

Should further information as outlined above become available please advise and we will be happy to provide further comment.

Regards

Neil

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