

Planning Statement in Support of Application to Discharge Planning Condition

Planning Application Reference: DM/25/1958

Site Address: Unit A Consort Way, Burgess Hill RH15 9TJ

Applicant: PGQ Property Consulting Ltd

Date: 26.01.26

Introduction

This statement is submitted in support of an application to discharge **Condition 7,8,12,13 and 14** of planning permission **DM/25/1958** granted on **7th April 2025**, relating to the development at **Unit A, Consort Way, Burgess Hill**

Condition 3 – Temporary Parking of Vehicles

Condition Text:

Condition 7

The development hereby permitted shall not be occupied/brought into use until the following components of a scheme to deal with the risks associated with contamination of the site, including the identification and removal of asbestos containing materials, have each been submitted to and approved, in writing, by the local planning authority:

- a) A site investigation report, based on the Phase 1 Contamination Assessment prepared by Land Science, reference LS7961, dated 17th of October 2024, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site; and, unless otherwise agreed in writing by the LPA,
- b) Based on the site investigation results and the detailed risk assessment (a) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 8

The development hereby permitted shall not be occupied/brought into use until there has been submitted to and approved in writing by the Local Planning Authority a verification plan by a competent person showing that the remediation scheme required and approved has been implemented fully and in accordance with the approved details (unless varied with the written agreement of the LPA in advance of implementation). Any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be identified within the report, and thereafter maintained.

Reason (common to all): To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 12

All works forming part of the approved scheme of mitigation measures to improve air quality must be completed prior to the occupation of any part of the development and shall thereafter be maintained in accordance with the approved details.

Reason: To preserve the amenity of local residents regarding air quality and emissions and to accord with Policy SA38 of the Mid Sussex SADPD 2022.

Condition 13

The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity.

The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. a timetable for its implementation,

II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect,

IV. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy DP41 of the Mid Sussex District Plan 2014 - 2031.

Condition 14

Prior to first use a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy DP41 of the Mid Sussex District Plan 2014 - 2031.

Submitted Information

To satisfy these conditions, the following documents are submitted:

- Condition 7 – Phase 2 Invasive Geotechnical report confirming no contamination is present
 - Condition 8 – Phase 2 Report confirming no contamination is present therefore no subsequent remediation strategy required
 - Condition 12 – Specification of solar panels and electric vehicle charging points. Drone photo of the roof showing the solar panels have been installed
 - Condition 13 – 7 No drawings showing the installed sustainable drainage system
 - Condition 14 – Contractors report including photos of drainage system installed
-

Justification

The submitted documents provide all technical information and evidence required as defined in the Conditions. The project is moving towards completion and therefore the conditions referenced above requiring discharging to facilitate occupation.

Conclusion

This submission provides the necessary detail to enable the discharge of **Condition 7,8,12,13 and 14**. We trust the enclosed information is sufficient for approval. Should further clarification be required, we would be very happy to discuss further.