

Andrew Horrell

From: [REDACTED]
Sent: 15 July 2025 18:44
To: Andrew Horrell
Subject: Planning Application DM/24/2288 – Objection to Proposed Hours & Procedural Concerns

Importance: High

Dear Andrew,

I write to **strongly object** to the applicant's proposal to operate the Park Centre seven days a week throughout extended hours (08:00 – 23:00). This proposal is **completely unacceptable** and fundamentally conflicts with both local planning policy and the statutory duty to protect residential amenity.

The proposed 7-day-a-week operation, potentially extending into late evening, is **wholly incompatible** with the site's residential context and should be **firmly rejected**. The following hours are the **maximum** appropriate:

- **Monday to Friday: 09:00–18:00**
- **Saturday: 09:00–12:00**
- **No Sunday or Bank Holiday operation**

This position is supported by **Policy DP26** of the **Mid Sussex District Plan 2014–2031**, which requires development to "protect the amenities of existing residents," and **Policy TC2** of the **Burgess Hill Neighbourhood Plan**, which emphasises limiting negative impact on residential areas, including noise and traffic.

The proposal conflicts with:

- **DP29 (Noise, Air and Light Pollution):** Development must not cause unacceptable harm to the environment, health, or local amenity.
- **DP26 (Character and Design):** Requires development to respect the local character and **amenity of neighbouring residents**.
- **Burgess Hill Neighbourhood Plan, Policies TC2 & H4:** These call for development that is sensitive to residential settings and infrastructure capacity.

I have personally spoken to several neighbours whose properties directly adjoin the Park Centre. **All expressed deep shock and concern** upon learning of the proposed extended operating hours and seven-day schedule. There has been **no meaningful consultation** with those most directly affected, and the fact that such a radical change was being pursued without proper engagement reflects a significant **lack of regard by the Park Centre trustees** for their surrounding community.

This attempt to impose **clearly intolerable conditions** on residents appears to be a calculated move, fully aware that any open discussion would reveal the true extent of public objection. The trustees' conduct in this respect is highly disappointing and further supports the conclusion that the proposal should be **refused in its entirety**.

It is alarming that MSDC's **own drainage department initially flagged clear flood risk**, only for the Park Centre to find a new private consultant who has downgraded the risk enough to support their application. Such reversal appears arbitrary, lacking transparency, and must not be used to override credible earlier technical objections. Decision-making must be based on **robust evidence**, especially where public safety is involved.

The submission of **over 15 new documents in a single day** significantly impairs residents' ability to participate in a fair and transparent planning process. Under **Article 8 of the European Convention on Human Rights (ECHR)**, individuals have a right to respect for their home and family life. MSDC has a **positive obligation** to prevent interference with this right, including by ensuring a planning process that is accessible and reasonable.

This rushed and piecemeal submission process is not only **unreasonable and inequitable**, but it also breaches fundamental principles of procedural fairness enshrined in both domestic planning law and international human rights obligations.

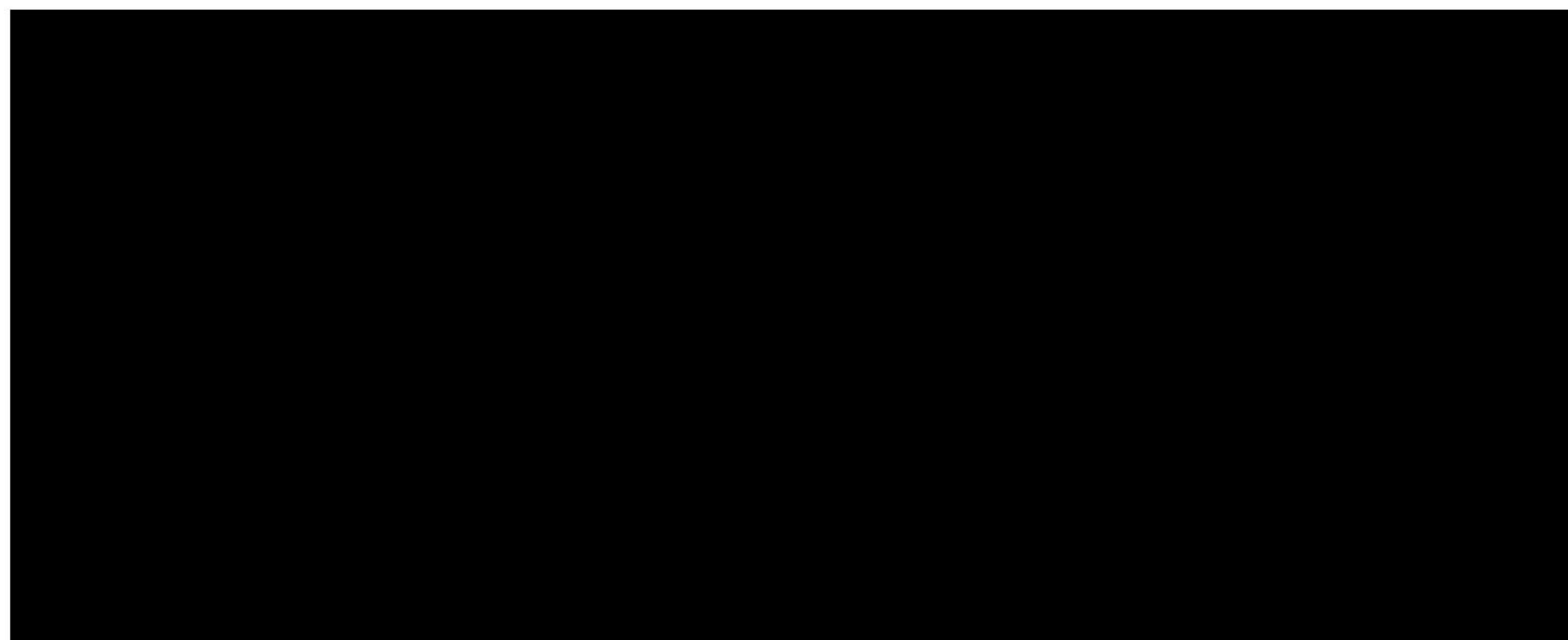
Considering the **constant amendments**, procedural inconsistencies, the **flood risk backtracking**, and failure to engage in a fair consultation process with neighbouring residents, this application must be:

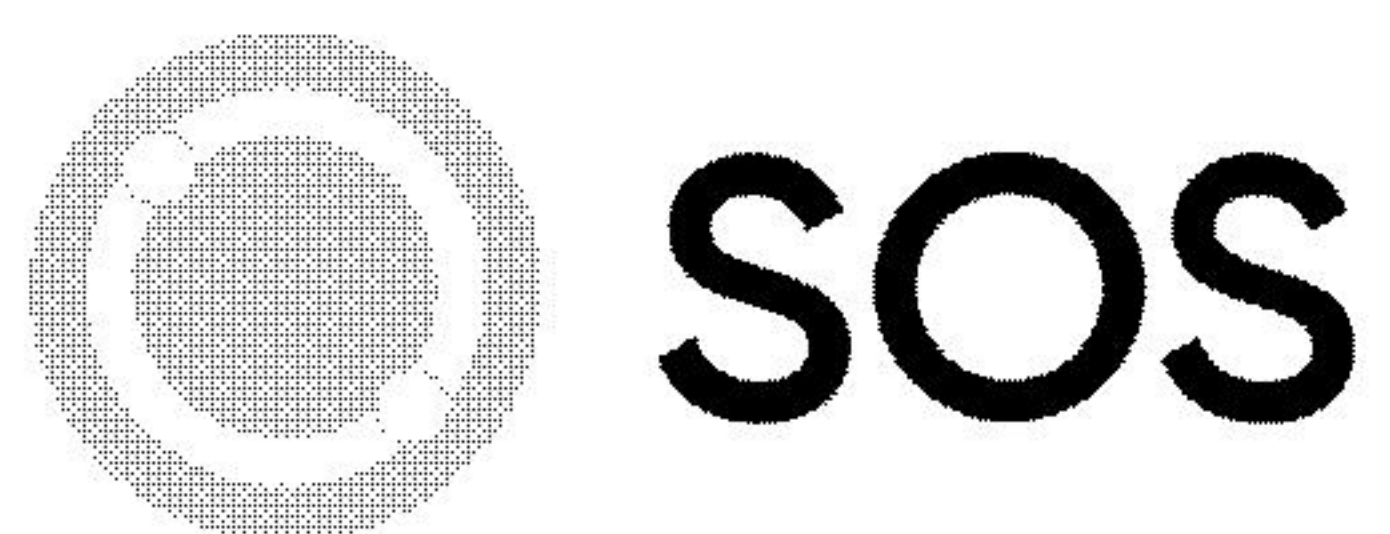
1. **Refused outright**, and
2. Any further proposals should be submitted as a **new application**, accompanied by:
 - A **comprehensive and stable set of documents**,
 - Clear and reasonable hours of use, and
 - A **full consultation process** with near neighbours from the outset.

MSDC is under a legal and moral obligation to uphold its own policies (under the Mid Sussex District Plan and Neighbourhood Plans) and a **statutory duty** under the Human Rights Act to protect residents' amenity and ensure a fair planning process. The current application is deeply flawed, disproportionate in its ambitions, and **fundamentally incompatible** with the rights and interests of neighbouring households.

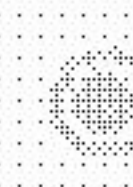
I trust that these points will be carefully considered and that this application will be **refused accordingly**.

Yours sincerely,





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