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TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

APPLICATION FOR DISCHARGE OF PLANNING CONDITION

REFERENCE: DM/25/1324

DESCRIPTION: DISCHARGE OF PLANNING CONDITIONS NO: 3, 4, 5, 6, 7, 8, 9,10 AND 11 RELATING TO PLANNING APPLICATION DM/24/1340.

LOCATION: SUSSEX POLICE AUTHORITY, POLICE STATION, EAST COURT, COLLEGE LANE

DECISION DATE: 6 OCT 2025

CASE OFFICER: RACHEL RICHARDSON -
RACHEL.RICHARDSON@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 21st May 2025.

The Authority has considered your application, and I can confirm the following:-

Conditions:

4. The details pertaining to the amended landscaping strategy Rev A are considered to be acceptable and this condition is discharged.
6. The details pertaining to this condition as set out in the letter dated 16th June 2025 from the Highway Authority at West Sussex County Council are considered to be acceptable and this condition is discharged.
7. The details submitted in relation to noise and dust control measures as detailed in the Construction Management Plan are considered acceptable and this condition is discharged.

Unfortunately I am unable to formally discharge the following condition(s) for the reason(s) below:

3. This condition is NOT discharged. Further information is required for the balcony detail including, colour, and the fixings of the balustrades need to be shown behind the facing brick not in front of it. Also, further explanation is required for the top of the railing detail, and or clarification that it is timber.
5. This condition is NOT discharged. Advice is awaited from the drainage consultants at Mid Sussex District Council.
8. This condition is NOT discharged. The information submitted is not considered satisfactory to discharge this condition. Our preliminary review of the submitted documents, including the letter from Barter Hill and associated ground beam drawings (10056-300-T2 & 10056-301-T2), indicates that the information presented is not yet sufficiently developed to fully discharge Condition 8. The submission outlines a strategy to use piled foundations but lacks the detailed ground modelling, geotechnical analysis, pile design calculations, and a quantitative slope stability analysis required to make a full assessment, as would be expected under the requirements of relevant design codes (e.g. EN1997, BS8002, BS8006 etc). Reviewing the geological maps and site imagery it seems the cutting for the road is in the Ardingly Sandstone which is a massively bedded sandstone. So provided this is shown to be the case and the piles are sufficiently deep then the risks associated with slope stability are likely manageable.
9. This condition is NOT discharged. Comments are awaited from the Ecology consultants acting on behalf of Mid Sussex District Council.
10. This condition is NOT discharged. Comments are awaited from the Ecology consultants acting on behalf of Mid Sussex District Council.
11. This condition is NOT discharged. Comments are awaited from the Ecology consultants acting on behalf of Mid Sussex District Council.

I would appreciate your attention to the above matter, please submit the outstanding requirements as soon as possible, in order that this matter can be given further consideration.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Landscaping Details	224 - 101	A	01.07.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

SPDCOZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or
 - within 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier.

If you want to appeal, then you must do so using a form which you can get from The Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.