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Dear Sue

Application to Discharge Condition 3 (Foul and Surface Water Drainage), Condition 8 (Noise Management Plan), Condition 12 (Contaminated Land), Condition 15 (Construction Management Plan), Condition 20 (Travel Plan), Condition 22 (Biodiversity Enhancement Layout), Condition 23 (Lighting Design) and the Statutory Biodiversity Net Gain Condition in respect of planning permission DM/24/2482 at Land Adj. to Gatehouse Hub, Neaves Park, Goddards Green, West Sussex

I write on behalf of my client, and further to the grant of planning permission for the proposed relocation of the previously approved Wellness Centre and the extension of the existing commercial park on land adjacent to Gatehouse Hub, Neaves Park, Goddards Green, West Sussex.

Permission was issued in a Decision Notice dated 4th July 2025 under the application reference DM/24/2482.

For and on behalf of my client, I now submit an application for approval of details reserved by conditions in respect of Condition 3 (Foul and Surface Water Drainage), Condition 8 (Noise Management Plan), Condition 12 (Contaminated Land), Condition 15 (Construction Management Plan), Condition 20 (Travel Plan), Condition 22 (Biodiversity Enhancement Layout), Condition 23 (Lighting Design) and the statutory Biodiversity Net Gain condition.

Condition 3 (Foul and Surface Water Drainage)

Condition 3 of application DM24/2482 states:

"The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details."

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements, and Policy DP41 of the Mid Sussex District Plan (2014 - 2031)."

In respect of condition 3 please find enclosed the following details:

- Typical Details Sheet 1 of 3 (Dwg. No. 9427-SWP-ZZ-XX-DD-C-5100 Rev P02);
- Typical Details Sheet 2 of 3 (Dwg. No. 9427-SWP-ZZ-XX-DD-C-5101 Rev P01);
- Typical Details Sheet 3 of 3 (Dwg. No. 9427-SWP-ZZ-XX-DD-C-5102 Rev P01);
- Phase 2 Surface Water Manhole Schedule (Dwg. No. 9427-SWP-ZZ-XX-SH-C-1105 Rev P01);
- Phase 2 Surface Water Manhole Schedule (Dwg. No. 9427-SWP-ZZ-XX-SH-C-1106 Rev P01);
- Phase 2 Drainage Layout Sheet 1 (Dwg. No. 9427-SWP-ZZ-XX-DP-C-1100 Rev P02);
- Phase 2 Drainage Layout Sheet 2 (Dwg. No. 9427-SWP-ZZ-XX-DP-C-1101 Rev P02);
- Phase 2 Impermeable Catchment Areas (Dwg. No. 9427-SWP-ZZ-XX-DP-C-1102 Rev P02);
- External Levels Layout Sheet 1 (Dwg. No. 9427-SWP-ZZ-XX-DP-C-1110 Rev P01);
- External Levels Layout Sheet 2 (Dwg. No. 9427-SWP-ZZ-XX-DP-C-1111 Rev P01);
- Surface Finishes Sheet 1 of 2 (Dwg. No. 9427-SWP-ZZ-XX-DP-C-1120 Rev P02);
- Surface Finishes Sheet 2 of 2 (Dwg. No. 9427-SWP-ZZ-XX-DP-C-1121 Rev P02);
- Surface Water Storage Calculations, dated May 2025;
- Drainage Maintenance & Management Plan;
- Drainage Statement, dated 1st October 2024;
- Foul & SuDS Drainage Statement, dated 12th April 2024 & Drainage Response Statement (documents approved in relation to discharge of condition 3 of application DM/24/0421);

The proposed details reflect the proposals outlined in the Drainage Statement submitted with the original application and agreed with the Council's Drainage Officers (copy attached). The proposed drainage details adopt the same design principles as were approved and have been implemented at the neighbouring site.

With regard to the Foul Water Drainage, a packaged treatment plant was approved and installed as part of the phase 1 development at the neighbouring site. Knowing that the scheme was to be extended subject to approval of application DM/24/2482, an oversized system has been installed sufficient to process the output from the entire development.

Condition 8 (Noise Management Plan)

Condition 8 of DM/24/2482 states:

“No unit shall be occupied until a Noise Management Plan for that use, including hours of operation, full details of loading/unloading arrangements, noisy activities and all appropriate noise mitigation measures, has been submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall be implemented in full on occupation (initial or subsequent) of each unit and complied with thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of neighbouring residents and to accord with Policy DP29 of Mid Sussex District Plan.”

In respect of condition 8, please find enclosed the following details:

- Noise Management Plan (NMP) - Condition 8 of DM/24/2482, prepared by Acoustic South East, dated April 2025

The proposed mitigation measures set out therein will ensure no harm is caused to the amenity of neighbouring residents and again reflects the measures previously approved at the neighbouring site.

Condition 12 (Contaminated Land)

Condition 12 of DM/24/2482 states:

“Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), 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, shall each be submitted to and approved, in writing, by the local planning authority:

a) A preliminary risk assessment which has identified:

- *all previous uses*
- *potential contaminants associated with those uses*
- *a conceptual model of the site indicating sources, pathways and receptors*
- *potentially unacceptable risks arising from contamination at the site*

and unless otherwise agreed in writing by the Local Planning Authority,

b) A site investigation scheme, based on (a) 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 Local Planning Authority,

c) Based on the site investigation results and the detailed risk assessment (b) 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 and to accord with Policy DP29 of Mid Sussex District Plan. ”

In respect of condition 12, please find enclosed the following details:

- Ground Appraisal Report, dated 6th March 2025, prepared by Ibex Consulting Engineers.

This report confirms that:

"Based on the findings of the geochemical tests and statistical analysis, elevated concentrations of contamination were not identified as part of the chemical analysis. Therefore, it is considered unlikely that the site poses any significant risk to human health, end users, groundwater chemical quality and the surrounding environs.

In addition asbestos fibres were not detected in the samples analysed in the laboratory and a significant risk to plant growth has not been identified.

The risk to controlled waters and groundwater from soils is considered negligible."

Based on the findings of this report it is submitted that a further detailed risk assessment and remediation strategy is not required and that condition 12 can be discharged in full.

Condition 15 (Construction Management Plan)

Condition 15 of DM/24/2482 states:

"No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- *the anticipated number, frequency and types of vehicles used during construction,*
- *the method of access and routing of vehicles during construction,*
- *the parking of vehicles by site operatives and visitors,*
- *the loading and unloading of plant, materials and waste,*
- *the storage of plant and materials used in construction of the development,*
- *the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),*
- *the prevention of deliveries at the site during school drop-off and pick-up time (generally 0800-0900 and 1430-1530),*
- *Access arrangements from the public highway, including temporary accesses and alterations to existing accesses.*
- *details of public engagement both prior to and during construction works.*

Reason: In the interests of highway safety and the amenities of the area and to accord with Policy DP21 of the Mid Sussex District Plan. ."

In respect of condition 15, please find enclosed the following details:

- Construction Management Plan, dated 24th Mach 2025, prepared by Exigo Project Solutions.

Condition 20 (Travel Plan)

Condition 20 of DM/24/2482 states:

"No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority."

Reason: To encourage and promote sustainable transport and to accord with Policy DP21 of the Mid Sussex District Plan."

In respect of condition 20, please find enclosed the following details:

- Travel Plan, dated March 2025, prepared by Exigo Project Solutions.

Condition 22 (Biodiversity Enhancement Layout)

Condition 22 of DM/24/2482 states:

"No development shall be carried out above ground slab level unless or until there has been submitted to and approved in writing by the Local Planning Authority full details of a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, November 2024) shall be submitted to and approved in writing by the local planning authority."

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and*
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended) and to accord with District Plan Policy DP38."

In respect of condition 22, please find enclosed the following details:

- Ecological Design Strategy and Biodiversity Enhancement Layout, dated 27th May 2025, prepared by Lizard Landscape Design and Ecology.

The proposals include full details of the biodiversity enhancements listed in the Ecological Impact Assessment submitted with the application, including detailed design and descriptions along with locations, orientation and heights.

Condition 23 (Lighting Design)

Condition 23 of DM/24/2482 states:

"No part of the development shall be first occupied until such time as a lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (as amended) and to accord with District Plan Policy DP38."

In respect of condition 23 please find enclosed the following details:

- Lighting Scheme (Dwg. No. 2404-P-400-A)

The proposed details confirm that only downlight are proposed to the front elevations of the buildings, with low level bollards with the parking areas. All external lighting is to adhere to BCT guidance, with all lighting to be a warm white 2700 kelvin or lower.

Biodiversity Net Gain

The statutory Biodiversity Net Gain condition states:

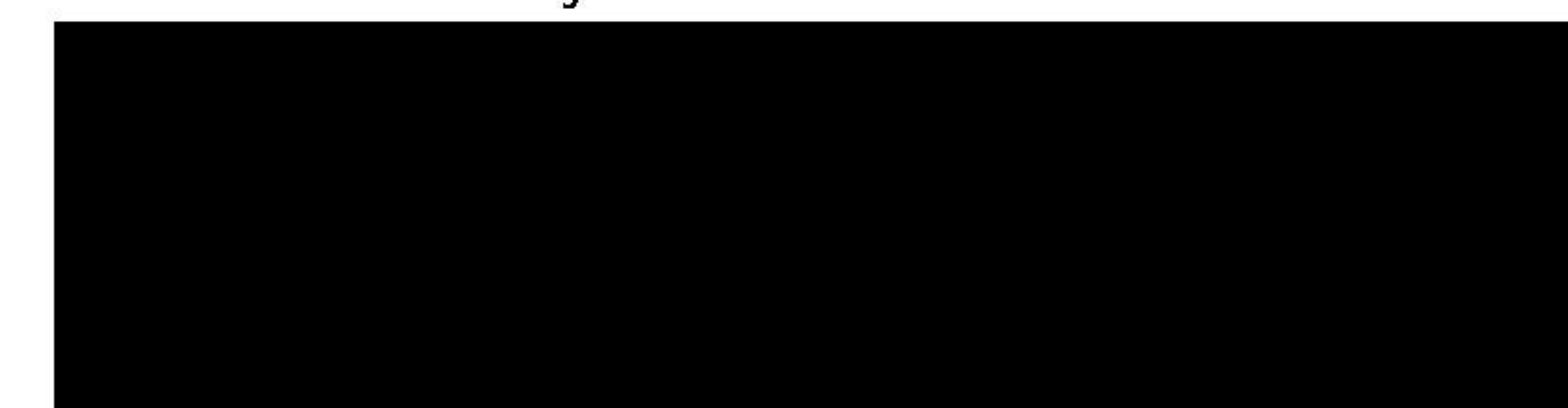
"This permission is considered to be one which will require the approval of a biodiversity net gain plan before development is begun (which included demolition) because none of the statutory exemptions or transitional arrangements are considered to apply."

In respect of the discharge of this condition please find enclosed the following details:

- Biodiversity Gain Plan;
- Statutory Biodiversity Metric;
- Biodiversity Net Gain Assessment;
- Habitat Conditions Assessment;
- Pre-development Site Habitat Plan;
- Post-development Site Habitat Plan.

I trust the submitted information is sufficient in order to receive a positive determination as soon as possible. However if you require any further information please do not hesitate to contact me.

Yours sincerely



Sarah Sheath BSc (Hons) DipTP RTP1
Senior Planner