

From: Joseph Swift
Sent: 04 April 2025 15:37:39 UTC+01:00
To: "Mark Thomas" <mthomasesq@outlook.com>
Cc: "Richard Thompson" <rthompson@hadronconsulting.co.uk>
Subject: RE: DM/25/0091

Good afternoon Mark,

Thank you for your email and call earlier.

I have provided responses below in red:

Kind regards

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
01444 477319
joseph.swift@midsussex.gov.uk
www.midsussex.gov.uk



From: Mark Thomas <mthomasesq@outlook.com>
Sent: 03 April 2025 08:42
To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Cc: Richard Thompson <rthompson@hadronconsulting.co.uk>
Subject: RE: DM/25/0091

Hi Joe,

Thanks for your email and please see responses below in blue:

From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Sent: 26 March 2025 16:50
To: Mark Thomas <mthomasesq@outlook.com>
Cc: Richard Thompson <rthompson@hadronconsulting.co.uk>
Subject: RE: DM/25/0091

Hi Mark,

Thanks for your email.

Following a review with Anna I can confirm that the revision to the barrier is considered acceptable.

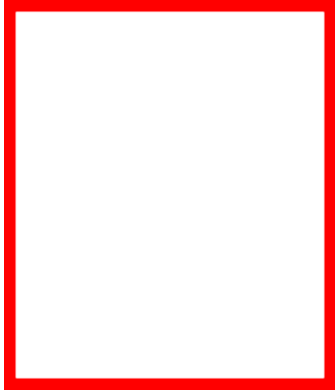
Noted. Noted.

In relation to the gabion wall, what supports would be required and can they be provided? As part of the early engagement regarding the wall it was recommended that the main entrance should present itself as a continual surface to properly mark the entrance and not have an element set back.

Noted. The Contractor has been advised that the front face of the entrance gabion wall is to be flush. The upper section of the wall will be 1m wide as a result. Noted.

Thank you for sending through the key, from looking at the plan it appears that the following plan is incorrect:

- GA Floor Details (Dwg No. 108) – Shows asphalt when this would be landscaping. **dwg 108 is still showing paving coming directly onto the building instead of landscaping.**



The amended plan can be emailed to me directly.

The detail prepared by TGE is indicative and the external landscape proposals show for specific finishes and planting. Please refer to RPS Drawing JSL4537 500H Soft Landscape Proposals and Enclosures Plan 1 of 2 for the details of planting adjacent to the pavilion building. Other TGE drawings show the relationship of the building to the surround and finishes are either planting, tarmac or pavers. **Noted.**

Drawing number 1003 (03) 061_E Coloured Tarmac Location shows the additional planting area that about the football 3G pitch fence requested by Anna. **Noted.**

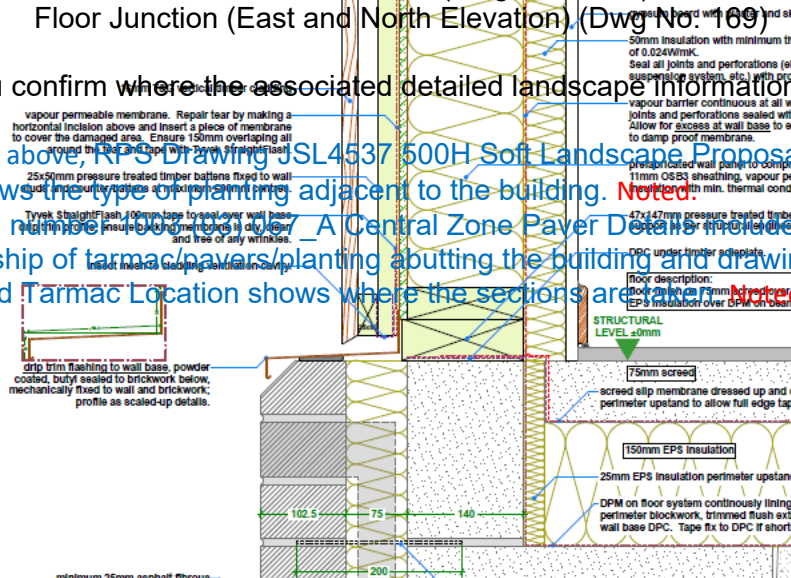
The following plans state (soft landscaping – refer to landscape information).

- Window W-08, W-07 Sill Detail (Dwg No. 143A)
- Floor Junction (East and North Elevation) (Dwg No. 169)

Can you confirm where the associated detailed landscape information is contained?

As noted above, RPS Drawing JSL4537 500H Soft Landscape Proposals and Enclosures Plan 1 of 2 shows the type of planting adjacent to the building. **Noted.**

Drawing number 1003 (03) 061_E A Central Zone Paver Details includes sections showing the relationship of tarmac/pavers/planting abutting the building and drawing 1003 (03) 061_E Coloured Tarmac Location shows where the sections are taken. **Noted.**



In relation to the following plans:

- Door ED-01 Sill Detail (Dwg No. 146A)
- Door ED-03 Sill Detail (Dwg No. 164)

Would there not need to be a drainage channel to redirect water away and stop water ingress? If not please can you explain how the threshold treatment at the junction between the screed and the tarmac would work.

The internal floor levels of the building are higher than the external level and there are 1:20 falls away from the door thresholds. The surface finish to the surrounding area is porous tarmac and no standing water expected. **Noted.** The properties of porous tarmac can be seen here:

<https://youtu.be/2wm4H65EDbE?feature=shared>

Following the removal of the tree from the plaza area the following plan (03) 061 Rev C will need to be amended to reflect this change.

Please see attached drawing number 1003 (03) 061_E Coloured Tarmac Location that shows the relocated tree. **Is the associated bench also being relocated?**

Finally, in relation to the anchor bolts, bars and fixing plates at the bottom of the galvanised steel legs for the pergolas, bins, seating etc can you confirm how these elements will be protected from rust (seeing permeable tarmac will be used)? Please update the relevant drawings with annotations for those.

TGE have advised that the steel structures including the support posts are hot dip galvanised, and powder coated to protect the steel and therefore suitable for the application and that this is noted on the current drawings. This will also be the case for bins, seating, etc. **Noted.**

I look forward to hearing from you.

Kind regards

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From: Mark Thomas <mthomasesq@outlook.com>
Sent: 20 March 2025 08:49

To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Cc: Richard Thompson <rthompson@hadronconsulting.co.uk>
Subject: RE: DM/25/0091

Hi Joe,

Thanks for the email and please see responses below to the various points in blue.

Regards

Mark

From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Sent: 13 March 2025 13:07
To: Mark Thomas <mthomasesq@outlook.com>
Cc: Richard Thompson <rthompson@hadronconsulting.co.uk>
Subject: DM/25/0091

Dear Mark,

RE: Discharge of Condition 6 in regards to DM/23/3182.

AT: Burgess Hill Northern Arc, Land North And North West Of Burgess Hill, Between Bedelands Nature Reserve In The East And, Goddard's Green Waste Water Treatment Works In The West

REFERENCE: DM/25/0091

Following a review of the above mentioned discharge of conditions application Anna and I have the following comments:

The following matters are considered acceptable:

- Rooflight and metal rainscreen (Dwg No. 159),
- Cladding and Screens (Dwg No. 160),
- Building Plinth (Dwg No. 161),
- Green Circle and Northern Entrances (Dwg No. (03)057 Rev A),
- Coloured Tarmac Location (Dwg. (03)061 Rev. D),
- Central Zone Paver Details (Dwg No. (03)067 Rev. A),
- PV System Fixing Detail (Dwg No. 158).

However, some additional information is required in relation to the following:

- Materials – Equipment (Dwg No. 162).

The plans show the typical internal unit, this appears to be domestic extractor fan, very little information has been provided regarding the air movement within the building, particularly with respect to ventilation in the toilets and shower rooms, which is essential to prevent issues with odours and moisture. The extraction rates should be designed in line with the rating of the rooms following the CIBSE Guidance. Do we have details of the designed system? A domestic extraction unit is not considered to be suitable for the intended use within a commercial building and as such it is not considered that this would be the typical unit.

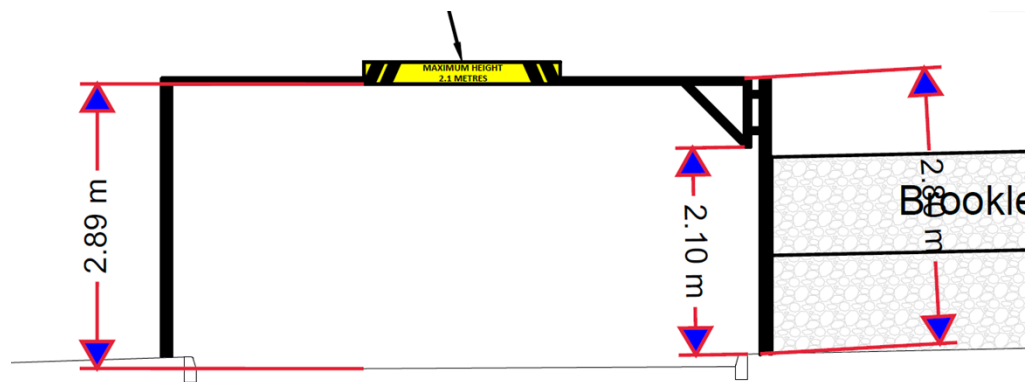
Please refer Designphase drawing Ventilation Drawing 811RevJ.pdf prepared on behalf of the Contractor showing the ventilation layout including supply, extract, and heat recovery. The Contractor has advised the following in relation to design and the Approved Inspector will be required to sign-off Building Regulations compliance.

In relation to Burgess Hill I have consulted with our mechanical engineer, who has confirmed that the Ventilation System was based on a mechanical ventilation strategy in accordance with Building Regulation Part F2. Additionally, all equipment selected is suitable for a commercial environment.

- Site Entrance layout and elevation (DWG No. 00178/E40 Rev. A)
- Non-retaining Gabion Wall Sections (DWG No. 00178/E41)

The vehicular barrier has identified the maximum height of 2.1 metres, however, from measuring off the plan the barrier actually provides a 2.89 metres clearance, can you confirm this is correct?

Please refer to SEA drawing 00178 - E40B - Site Entrance Layout and Elevation.pdf prepared on behalf of the Contractor and updated in line with comments below. Please note that the gabion wall is shown as 2m high for ground level and the underside of the vehicle barrier is 2.1m from carriageway level (which is below ground level and had a kerb edge) such that the top of the barrier pretty much aligns with the top of the gabion wall.



In relation to the gabion section plan, should the top part of the wall not be flush as shown of the following 3D visual and not include a set back?

The upper portion of the gabion wall is offset for structural reasons as part of the detailed design to keep the top section as 0.5m wide and without needed additional supports.



A key is required for the following set out plans to identify where these sections are all taken from:

- GA Floor Details (Dwg No. 108)
- Window W-09 Sill Detail (Dwg No. 137A)
- Window W-08, Door ED-04 Sill Detail (Dwg No. 140A)
- Window W-08, W-07 Sill Detail (Dwg No. 143A)
- Door ED-01 Sill Detail (Dwg No. 146A)
- Door ED-02 Sill Detail (Dwg No. 163)
- Door ED-03 Sill Detail (Dwg No. 164)
- Floor Junction (West Elevation) (Dwg No. 167)
- Floor Junction (East Elevation) (Dwg No. 168)
- Floor Junction (East and North Elevation) (Dwg No. 169)

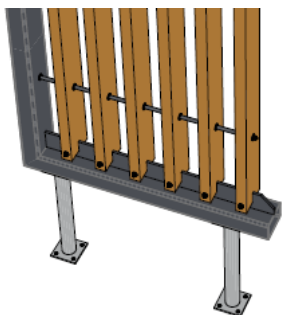
[Please see attached TGE drawing 173 Key to Details.pdf.](#)

The following plans also state (soft landscaping – refer to landscape information). However, we don't appear to have this information?

- Window W-08, W-07 Sill Detail (Dwg No. 143A)
- Floor Junction (East and North Elevation) (Dwg No. 169)

[Please see attached TGE drawings 143A.pdf and 169.pdf.](#)

In relation to the pergolas to the north, south, east and west can you confirm that the support posts will be coloured to match the rest of the frame? If so the plan should be updated to reflect this. From the visuals they are shown in a different colour/finish:



Do we also have details of how these will be fixed to the ground, and will the fixing plate be covered by tarmac?

Please see attached TGE drawing [174 Pergola Support Column Fixing.pdf](#) and a photo of the fixing on site.

In addition, do we have details of how the rubbish bins, benches and cycle shed will be fixed to the ground? Will these fixing plates also be covered?

The Broxap Blakemere Litter Bin comes with an Embedded Post fixing option and the Furnitubes Railroad benches come with Loop in-ground installation support for fixing below ground level.

Please see attached drawings [LDINV-3538-10-100 Rev2.pdf](#), [LDINV-3538-10-110 Rev2.pdf](#), [LDINV-3538-40-100 Rev2.pdf](#) and [LDINV-3538-40-110 Rev2.pdf](#) that show the cycle store and bin store including below ground fixings.

Do we have a key or a plan which corresponds to the Door/Screen Schedule (Dwg No. 133A)?

Please see attached TGE drawing [102A GA Plan.pdf](#).

This additional information can be emailed to me directly.

Kind regards

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