

Katherine Williams

From: Peter Brownjohn [REDACTED]
Sent: 02 September 2025 15:35
To: Katherine Williams [REDACTED]
Cc: [REDACTED]
Subject: RE: DM/24/2409 - Slaugham Garden Nursery, Staplefield Road, Slaugham - J004696

Dear Ms. Williams,

Many thanks. I have confirmed with our client, and he is happy with the additional condition.

Please note I'm at a public inquiry this week, so may be delayed in response, but hopefully have internet if anything comes up in the meantime.

Kind Regards

Peter Brownjohn AssocRTPI

Senior Planner



Surrey Office: 5 Pool House | Bancroft Road | Reigate | Surrey | RH2 7RP | t: 01737 225711

London Office: One Croydon | 11th Floor | 12-16 Addiscombe Road | Croydon | CR0 0XT | t: 020 3828 1180

Kent Office: Brouard Architects | 1 Bromley Lane | Chislehurst | Kent | BR7 6LH | t: 01689 857253

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From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: 02 September 2025 10:05

To: Peter Brownjohn [REDACTED]

Cc: [REDACTED]

Subject: RE: DM/24/2409 - Slaugham Garden Nursery, Staplefield Road, Slaugham - J004696

Dear Mr Brownjohn,

Thank you for your email and confirming the pre-commencement conditions.

In addition to there conditions I would also like to request the below condition, please let me know if this is acceptable.

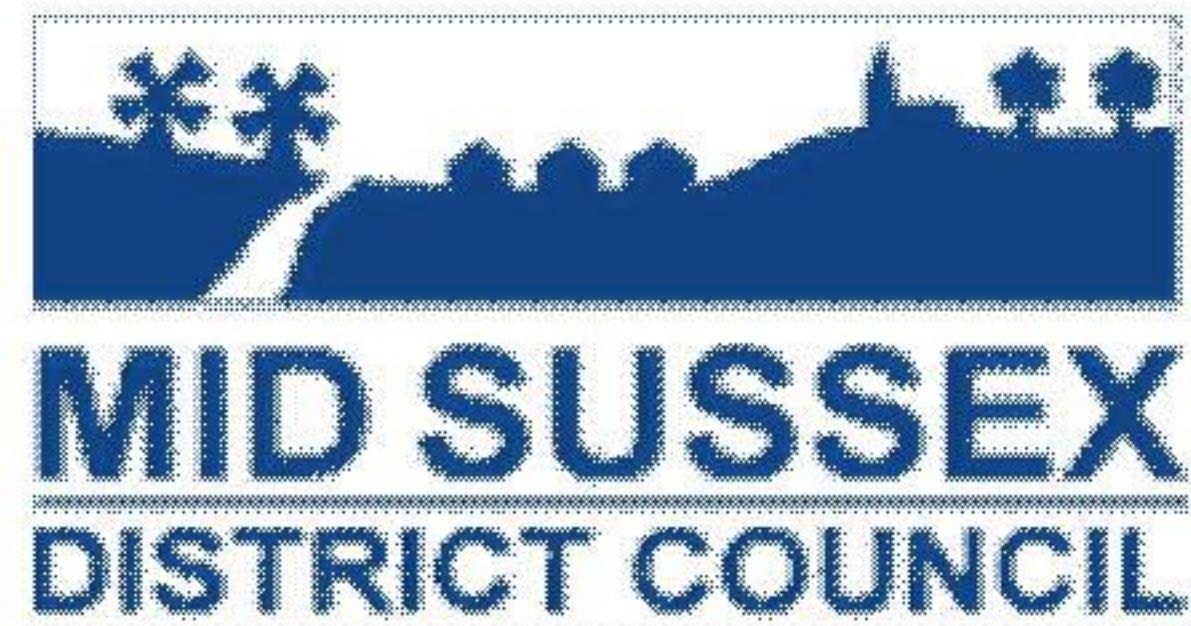
- No development shall commence until a Sustainability Statement, demonstrating how the development will be efficient in its use of energy, water and drainage has been submitted to and approved by the local Planning Authority. The works shall then be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

Reason: In the interests of sustainable design and to comply with policies DP39 and DP42 of the Mid Sussex District Plan2014-2031.

An extension of time is not required at this point as the time was started again at the submission of the required Tree Report. I have requested a valid letter is sent out to yourselves from our Service Support Team, my apologies for this not being sent to you originally.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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From: Peter Brownjohn [REDACTED]
Sent: 01 September 2025 12:56
To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>
Cc: [REDACTED]
Subject: RE: DM/24/2409 - Slaugham Garden Nursery, Staplefield Road, Slaugham - J004696

Dear Ms. Williams,

Further to my earlier email, I have run through with our client, and they have confirmed agreement to the wording of the conditions, so please treat this as acceptance of them.

Are you able to advise any further on the application / is an EOT required? We were unfortunately not advised the application had been re-validated, so were awaiting confirmation on that front.

Kind Regards

Peter Brownjohn AssocRTPI
Senior Planner
[REDACTED]



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From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: 28 August 2025 17:15

To: Peter Brownjohn [REDACTED]

Subject: DM/24/2409 - Slaugham Garden Nursery, Staplefield Road, Slaugham

Dear Mr Brownjohn,

I am writing with regards to the above application.

Please see the below list of pre-commencement conditions, are these acceptable?

- No development shall take place unless and until there full details of both hard and soft landscaping, to include details of proposed replacement trees and fencing, has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policies DP26 and DP37 of the Mid Sussex District Plan.

- 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. The building shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

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

- Prior to commencement of works a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment (ACD Environmental, August 2023), shall be submitted to and approved in writing by the local planning authority.

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

- detailed designs or product descriptions for biodiversity enhancements; and
- 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).

- 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.

- 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.
- 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.
- d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

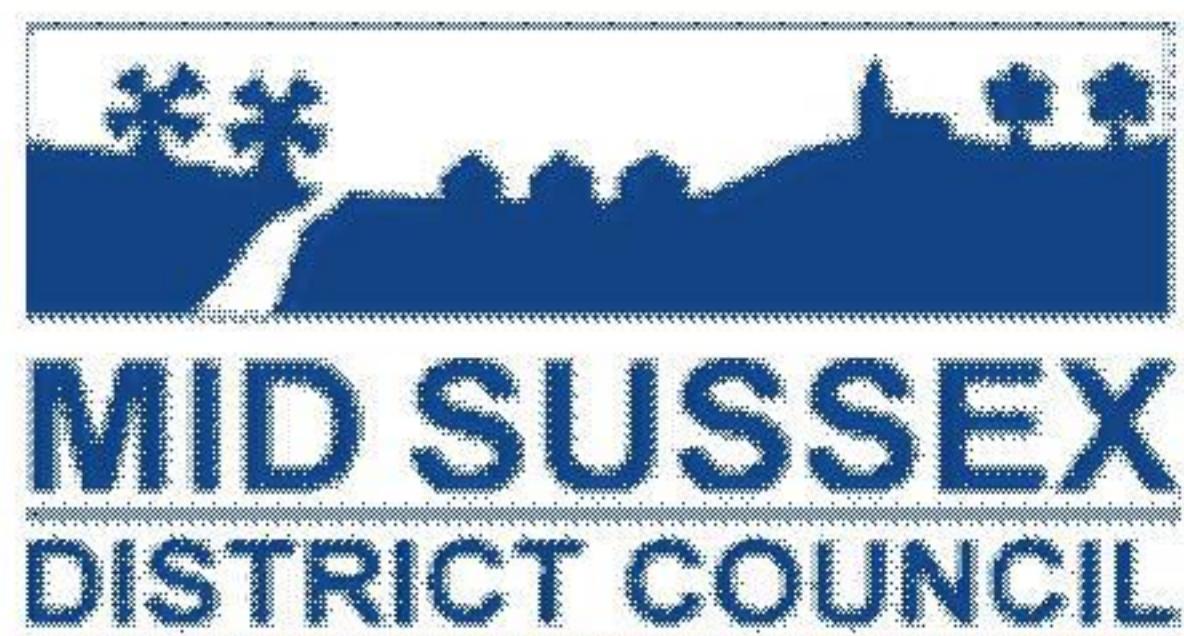
Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- No development shall be carried out unless and until details of materials and finishes to be used for external facing and roofing have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved details.

Reason: To protect the appearance of the building and the area and to accord with Policies DP16 and DP26 of the Mid Sussex District Plan.

Kind regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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