

Premier Inn Hotels Ltd
Miss Anna Cuthbert
Bourne House
Cores End Road
Bourne End
SL8 5AR

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

APPLICATION FOR DISCHARGE OF PLANNING CONDITION

REFERENCE: DM/26/0935

DESCRIPTION: DISCHARGE OF PLANNING CONDITIONS 3, 4, 10, 11 AND 14
RELATING TO PLANNING APPLICATION DM/24/2530.

LOCATION: PREMIER INN, CHARLES AVENUE, BURGESS HILL, WEST
SUSSEX

DECISION DATE: 12 MAY 2026

CASE OFFICER: KATHERINE WILLIAMS -
KATHERINE.WILLIAMS@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 13th April 2026.

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

Conditions:

3. The details in the materials schedule pertaining to this condition received on 13th April 2026 are considered to be acceptable and this condition has been discharged.
4. The details and plans pertaining to this condition received on 13th April 2026 are considered to be acceptable and this condition has been discharged.
10. I confirm that the details within the External Lighting Layout Plan and Wildlife Sensitive Lighting Strategy received on 13th April 2026 are approved.
11. I confirm that the details regarding foul and surface water drainage received on 13th April 2026 are approved.

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

14. The submitted information does not adequately address the requirements of the condition for the following reasons:
- o No modelled flood hazard information has been provided.
 - o No safe escape route has been identified. Site users are directed towards Charles Avenue; however, no evidence has been provided to demonstrate that this route remains safe and flood free during the design flood event.
 - o No plan has been provided showing the proposed safe escape route, including modelled flood depths and hazards both along the route and across the wider site.
 - o No specific flood mitigation measures have been clearly identified or demonstrated on a site plan.
 - o Insufficient information has been provided regarding the expected frequency of flooding and the associated impacts on safe access and egress.

For the condition to be considered for discharge, the applicant should provide:

- o A revised Flood Warning and Evacuation Plan;
- o Plans showing the identified safe access/escape route;
- o Modelled flood depths and hazard mapping across the site and along the escape route for the relevant design flood events;
- o Details of the expected frequency of flooding; and
- o Clear details and plans showing all proposed flood mitigation and resilience measures incorporated within the development.

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
Other	6063-PL-250	A	13.04.2026
Other	6063-PL-251	A	13.04.2026
Other	6063-PL-252	A	13.04.2026
Other	6063-PL-253	A	13.04.2026
Other	6063-PL-254	A	13.04.2026
Other	6063-PL-255	A	13.04.2026
Lighting Layout/Light Pollution	901	T3	13.04.2026



Eric Owens
Interim 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.