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

REFUSAL

REFERENCE: DM/26/0184

DESCRIPTION: DISCHARGE OF PLANNING CONDITIONS NO'S: 7,8,12,13 AND 14 RELATING TO PLANNING APPLICATION DM/24/2970

LOCATION: FORMER SITE OF UNIT A, CONSORT WAY, BURGESS HILL, WEST SUSSEX

DECISION DATE: 5 JUN 2026

CASE OFFICER: JOANNE FISHER - JOANNE.FISHER@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 26th January 2026.

Unfortunately the details submitted are unacceptable for the purposes of discharging the condition(s) for the following reasons:

13. The additional information submitted on the 29th April has been reviewed by the Lead Local Flood Authority. From the information provided the drainage has not been carried out in accordance with the details discharged under condition 5 of the original planning permission and a smaller attenuation tank has been installed. Therefore, condition 13 cannot be discharged until condition 5 has been re-discharged in relation to the actual works and drainage details that have taken place. In addition, insufficient information has been provided in relation to the maintenance and management of the sustainable drainage scheme. In light of the above I am **unable** to discharge condition 13 attached to planning reference DM/24/2970.

14. The additional information submitted on the 29th April has been reviewed by the Lead Local Flood Authority. From the information provided the drainage has not been carried out in accordance with the details discharged under condition 5 of the original planning permission and a smaller attenuation tank has been installed. Therefore, condition 14 cannot be discharged until condition 5 has been re-discharged in relation to the actual works and drainage details that have taken place. In addition, insufficient information has been provided in relation to a detailed verification report in accordance with the surface water drainage scheme. In light of the above I am **unable** to discharge condition 14 attached to planning reference DM/24/2970.

I thereby hereby **REFUSE** your application.

A handwritten signature in black ink, appearing to read 'EO' followed by a stylized flourish.

Eric Owens
Interim Assistant Director Planning and Sustainable Economy

REDCOZ

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 under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

- * If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, 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 this notice.*
- * If an enforcement notice is 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 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.*