

[REDACTED]
Date: Mon, 24 Nov 2025, 19:24

Subject: Concerns Regarding Request for Discharge of planning condition 5 relating to planning reference DM/23/0504

To: <Martin.Dale@midsussex.gov.uk>

Hi Martin,

DM/25/2796 | Discharge of planning condition 5 relating to planning reference DM/23/0504. | Crawley Down Garage Snow Hill Crawley Down West Sussex

I am writing in relation to the request for discharge. While Theo's plan appears well-written, it has been skewed in BCA's favour, with alterations to the planning conditions granted and omissions of key requirements.

Key Planning Conditions (granted):

- **Noise Management Plan (NMP):** Within 3 months, a plan to address car alarms must be submitted and approved.
- **Operating Hours:** 07:00–19:00 Monday to Saturday only. No site operations on Sundays or Bank Holidays.
- **Lighting Impact Assessment:** Recommendations must be implemented within 3 months and maintained for the lifetime of the development.
- **Floodlighting:** Only permitted 07:00–19:00 Monday to Saturday. No illumination on Sundays or Bank Holidays.
- **External Lighting:** No new lighting without prior written approval.

Issues with BCA's Report:

- They refer to “public operations” instead of “site operations,” which is not the same.
- Their website shows opening hours but fails to mention Bank Holidays, despite the clear restriction in the planning conditions.
- No reference is made to lighting clauses, which are a critical part of the permission.
- The site was fully operational on the August Bank Holiday, in breach of the planning agreement. Despite my email to Mid Sussex (attached), I have received no response.

Resident Concerns:For two years, BCA has promised to provide residents with contact details to report concerns or noise issues. This has not been actioned.

- A simple email contact is insufficient. If alarms go off at night, residents need a 24/7 phone number for the site's security company, not customer service.

Conclusion:

I agree with Nick from Environment that discharge should not be granted until all conditions are fully met. Once discharge is approved, there will be no mechanism to ensure compliance.

Kind regards,
Sue