

From: Andrew Clarke
Sent: 30 October 2025 11:21:26 UTC+00:00
To: "James Pitcairn" <jp@bennettoakley.co.uk>
Cc: "Darren Dix" <darren@sterlingfs.org>
Subject: DM/25/2437 - condition discharge applicaiton at Bife, 56-58 The Broadway
Haywards Heath

Dear Mr Pitcairn,

I refer to the above condition discharge application currently pending with the LPA.

I have received the submissions and would make the following comments on each condition:

7) – Emissions – The condition requires full details of the extraction system to be provided. Currently the sole submission is a quote for (potential?) installation of a system but no specification or assessment of the system has been provided. Can a full specification please be provided together with evidence that it complies with the DEFRA 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' and that a Risk Assessment for Odour (e.g. Annex C of the DEFRA guidance) is provided as well as a maintenance and monitoring schedule for the system. Please also confirm whether the provided quote has been agreed and whether the system has been installed. As a reminder the ongoing operation of the restaurant without satisfying the condition is a breach of planning control.

8) Acoustic report – I note the content of the report and that it agrees compliance with standards in respect of flat 56a and that only one floor was available to test. To confirm the resilience of the report can you confirm the arrangement of the flats 56a and 58a above the restaurant. Which flat (or both) lie directly above the restaurant. Is there any second floor accommodation? Upon confirmation of these details I would hope to be in a position to discharge the condition. As a reminder the ongoing operation of the restaurant without satisfying the condition is a breach of planning control.

9) Waste – Few details are provided wrt to this condition. The Council will require details as to the number of bins provided and where they are stored and how they are emptied. There is currently insufficient information to discharge the condition. As a reminder the ongoing operation of the restaurant without satisfying the condition is a breach of planning control.

I would be grateful if the above requested information could be provided within the next 14 days.

Should you wish to discuss the matter do please let me know.

Kind regards

Andy Clarke BSc (Econ), PGDip
Senior Planning Officer
Planning Investigation and Enforcement
Mid Sussex District Council, Oaklands Road
Haywards Heath, West Sussex, RH16 1SS
Tel: +44 (0)1444 477332
Andrew.Clarke@midsussex.gov.uk <http://www.midsussex.gov.uk>

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