

Mr Peter Vans Agnew
Mr Peter Quincey
PGQ Property Consulting Ltd

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

APPLICATION FOR DISCHARGE OF CONDITIONS

REFERENCE: DM/25/1958

**DESCRIPTION: DISCHARGE OF CONDITIONS 4 AND 5 RELATING TO
PLANNING REFERENCE DM/24/2970.**

**LOCATION: CAPITAL HAIR AND BEAUTY, UNIT A, CONSORT WAY,
BURGESS HILL**

DATE: 26 AUG 2025

Thank you for your application for approval of details reserved by condition received 4th August 2025

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

- 4 Concerns are raised in respect of the location of the staff and contractor parking to the east of the site entrance as shown on the site layout drawing received 5th August and whether it blocks access to the adjoining site and their loading bay. In the representation letter received from the neighbouring tenant as part of the original planning application, details were provided showing their access and parking spaces. It appears that the location of the contractor building and welfare facilities as well as proposed contractor parking blocks their access and parking spaces. Can details also be provided on how the 3 parking spaces outside of the red line (which are for the adjoining building) will be kept clear and available to the neighbouring site during the construction. In addition, can details be provided on whether there is to be any fencing around the materials store (if so, details on the height of the fencing).

In light of the above, I am currently **unable** to discharge condition 4 attached to planning reference DM/24/2970.

- 5 West Sussex Lead Local Flood Authority has considered the information submitted concerning condition 5 and have provided the following response:

'Whilst we note a Construction Management Statement (prepared by Nationwide Engineering, 25 July 2025, REF 798 REV 1) and a Drainage and SuDS Maintenance Plan (prepared by Civil Studio, April 2025, REF DSMP-R01) has been submitted in sufficient detail, the drawings (Private Drainage Construction Details Sheets 1 and 2 -

prepared by Civil Studio, 04 April 2025 / Drainage Layout Plan - prepared by Civil Studio, 04 April 2025) are preliminary status. As the condition states 'FOR CONSTRUCTION', we would need to see these updated to the correct status with any construction notes for the contractor to be line with Condition 5s wording. Further information is required.

As such, we are unable to recommend the discharge of Condition 5.

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph 181, 182 and 187 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.'

In light of the above I am currently **unable** to discharge condition 5 attached to planning reference DM/24/2970 and further information to address the above is required to be submitted.

INFORMATIVES

1. The application seeks to discharge conditions 4 and 5 attached to DM/24/2970. However, should condition 3 also be included in the description which states:

'No development shall commence until details for the provision of the temporary parking of vehicles associated with the development and the loading and unloading of vehicles associated with the building or other operations on the site throughout the period of work required to implement the development hereby permitted has been submitted to and approved by the Local Planning Authority. The provision shall thereafter be provided prior to the commencement of building works and unless otherwise agreed in writing by the LPA, retained for the duration of the construction.'

Reason: In the interests of road safety and parking provision and to accord with Policy DP21 of the Mid Sussex District Plan 2014 - 2031.'

Such details are shown on the submitted site plan in respect of the location of parking. If you wish this to be included, it may be helpful to show how many vehicles can be parked within this space and also vehicle tracking for deliveries.

I would appreciate your attention to the above matter, please submit the outstanding requirements within 14 working days from the date of this letter, in order that this matter can be given further consideration. Failure to do so may result in the refusal of your application.



Ann Biggs
Assistant Director Planning and Sustainable Economy

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