

From: Joanne Fisher
Sent: 19 May 2025 13:29:55 UTC+01:00
To: "Eurohausuk@aol.com" <Eurohausuk@aol.com>
Subject: DM/25/1010 - 13A Beaconsfield Close, Burgess Hill
Importance: High

Dear Mr MacSwayed,

I refer to the above application currently under consideration.

Condition 4 of the approval under planning reference DM/22/2377 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.'

In addition, condition 5 of the approval under planning reference DM/22/2377 states:

'No development shall commence until details for the provision within the site (or other adjacent land within the applicants control) for the siting of temporary contractor buildings, plant and the storage of materials associated with 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: To avoid undue congestion of the site, consequent obstruction to access and to protect the amenities of neighbouring properties and to accord with Policy DP21 of the Mid Sussex District Plan 2014 - 2031.'

As part of the submission for the discharge of these conditions, details have been provided in respect of a Construction Method Statement. Having reviewed this document, it is considered that this does not address the points fully required within these conditions. These conditions solely require a plan showing the site and the location of the details required in these conditions. These details appear to be within Appendix C of the construction method statement. However, it does not provide all the information required as part of both of these conditions nor are the plans accurately to scale. No details have been provided on the location of the temporary parking of vehicles, or the siting of plant associated with the development. In addition, it incorporates land which is not within the ownership or part of the application site through the location of the vehicle at delivery times. Has consent been obtained for the location of this delivery vehicle which overhangs outside of the application site? Is such a sized site cabin required so at least one vehicle parking space for contractors can be within the site?

Notwithstanding the above, if you wish for the Construction Method Statement to be considered as part of the discharge of these conditions, this document needs to be amended as follows:

- Within the introduction of the document, it sets out that the statement '*can only be regarded as final once the contractor is on board..*'. In order to discharge these conditions, this should be deleted. Any contractor would need to work in accordance with the details which have been discharged as part of these conditions and the planning permission.
- Section 7 – Site working and delivery hours refers to working hours being 8am – 6pm Monday – Friday and 8am – 1pm Saturdays. However, informative 2 on the planning permission requires hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs; Saturdays 0900 - 1300 hrs. As such the timing on Saturdays needs to be revised. It is also queried what is meant by '*restricted operations are proposed to continue outside of these hours*'. No working or delivery is allowed outside of the hours set out in the informative and therefore this should be revised.
- Section 9 relates to residents and businesses. It sets out there will be no likely problems provided that the dust and noise are well managed. How is dust to be managed?
- Section 15 relates to the London Plan and a Mayoral Statement. Mid Sussex is not within London and so this plan and statement referred to is not relevant. All references to the London Plan should be removed from this document and where relevant references to the Mid Sussex District Plan.
- Section 16 sets out that there will be no on parking available for staff. It is queried how this will work in practice as contractors will have equipment in their vehicles which will need to be accessible to use. Locations of on street parking locations should however be identified for ease of reference. Notwithstanding this, condition 4 specifically requires details of the temporary parking of vehicles associated with the development.
- Appendix C of the document relates to a site establishment plan. Page 33 identifies a parking zone edged in red which does not form part of the application site and also a hatched area. This needs to be made clearer that the parking zones edged in red are outside of the application site and are private parking spaces associated with Stockwell Court and are not to be used as part of the construction of the development.
- Page 34 of the document provides a site establishment plan identifying the location of the waste storage area, materials store, a site cabin with toilet, a further site cabin and the location of vehicles at delivery times. Why are two contractor buildings required - is there a difference in them and could one be reduced or removed so that at least one vehicle parking space for contractors can be within the site to comply with condition 4?
- Can evidence be provided that the landowner has given consent for the vehicles to access the site during the course of construction and to park in part on their land? The overhang of delivery vehicles into the parking area outside the applicants control could result in blocking in residents' cars. How would this be managed and avoided?
- The site establishment plan on page 34 is not to scale and so the information provided cannot be scaled from to see whether the information provided is achievable.

In light of the above, further information is requested to address the above points raised and I am currently **unable** to discharge either of these conditions.

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. Failure to provide this information will result in the application being refused.

I look forward to hearing from you in respect of the above.

Kind regards

Joanne

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