

Mr A Sideek
Mr Andrew Macswayed
Eurhaus Ltd
3 Westfield
Clare
Sudbury
Suffolk
CO10 8NU

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 (AS AMENDED) - SCHEDULE 2, PART 3, CLASS MA**

PERMISSION

REFERENCE: DM/26/1646

DESCRIPTION: CHANGE OF USE - ENTIRELY INTERNAL TO CREATE 3 NEW DWELLINGS

LOCATION: 13 BEACONSFIELD CLOSE, BURGESS HILL, WEST SUSSEX, RH15 9AT

DECISION DATE: 12 AUG 2026

CASE OFFICER: PETER DAVIES - PETER.DAVIES@MIDSUSSEX.GOV.UK

The Council hereby confirm that their **prior approval is given** for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. Prior to the commencement of development approved by this planning permission, the following components of a scheme to deal with the risks associated with contamination of the site, shall each be submitted to and approved, in writing, by the local planning authority:
 - a) A preliminary risk assessment which has identified:
 - o all previous uses
 - o potential contaminants associated with those uses
 - o a conceptual model of the site indicating sources, pathways and receptors
 - o potentially unacceptable risks arising from contamination at the site

and unless otherwise agreed in writing by the Local Planning Authority,

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

and, unless otherwise agreed in writing by the Local Planning Authority,

c) Based on the site investigation results and the detailed risk assessment (b) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

2. Prior to the completion of the development hereby permitted, a verification report prepared by a competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate that any remediation scheme required and approved has been implemented in full and in accordance with the approved details (unless otherwise agreed in writing by the Local Planning Authority). Any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be identified within the report, and thereafter maintained.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

3. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the LPA), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the LPA. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to occupation a letter confirming this should be submitted to the LPA. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the Local Planning Authority.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

4. Works of construction or demolition, including the use of plant and machinery, necessary for the implementation of this consent shall be limited to the following times:

- o Monday to Friday: 08:00 - 18:00 Hours
- o Saturday: 09:00 - 13:00 Hours
- o Sundays and Bank/Public Holidays: No work permitted

Reason: To protect the amenity of local residents.

5. Deliveries or collection of plant, equipment, or materials for use during the demolition/construction phase shall be limited to the following times:

- o Monday to Friday: 08:00 - 18:00 Hours
- o Saturday: 09:00 - 13:00 Hours
- o Sundays and Bank/Public Holidays: None permitted

Reason: To protect the amenity of local residents.

6. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

7. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Your attention is drawn to the caveats set out below:

INFORMATIVES

1. The development subject of this application must be completed within a period of three years starting with the prior approval date.
2. The development shall be carried out in accordance with the approved details, unless the Local Planning Authority and the developer agree otherwise in writing.
3. The developer shall notify the Local Planning Authority in writing of the completion of the development as soon as reasonably practicable after completion. This notification shall include: a) the name of the developer; b) the address or location of the development; and c) the date of completion.
4. Any external works/alterations required in association with the permitted change of use of the building not already approved in DM/26/0759 will require the submission of an application for full planning permission.
5. The proposed development will require formal address allocation. You are advised to contact the Council's Street Naming and Numbering Officer before work starts on site. Details of fees and developers advice can be found at www.midsussex.gov.uk/streetnaming or by phone on 01444 477175.
6. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs, Saturdays 0900 - 1300 hrs, No construction/demolition work on Sundays or Public Holidays.

- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

7. We have identified the site is adjacent to a flood risk, therefore the applicant should consider creating a Flood Risk Emergency Plan in case of the event of a flood. The Flood Risk Emergency Plan should be created in line with 'Flood risk emergency plans for new development' as produced by ADEPT and EA and demonstrate safe access and egress in accordance with NPPF.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Existing Site Plan	3739/002	Rev C	06.07.2026
Photographs	3739/003	Rev C	06.07.2026
Photographs	3739/004	Rev C	06.07.2026
Existing Floor Plans	3739/005	Rev C	06.07.2026
Existing Roof Plan	3739/006	Rev C	06.07.2026
Existing Elevations	3739/007	Rev C	06.07.2026
Existing Floor Plans	3739/008	Rev C	06.07.2026
Proposed Floor Plans	3739/009	Rev B	06.07.2026
Proposed Elevations	3739/010	Rev B	06.07.2026
Proposed Elevations	3739/011	Rev B	06.07.2026
Proposed Roof Plan	3739/014	Rev B	06.07.2026
Location Plan	3739/001	Rev c	06.07.2026



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

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