

18 June 2026

Mid Sussex District Council
Planning Department
Oaklands Rd,
Haywards Heath
RH16 1SS

PC/Let/P2214

Dear Sir / Madam

**Discharge of Conditions: Wickenden Farm Chilling Street Sharpthorne East Grinstead
relating to Planning Permission DM/24/1609**

This application has been submitted online via the Planning Portal under reference PP-**14572872** and includes the application form, relevant documentation, and this covering letter.

Please find enclosed details submitted to discharge Conditions pursuant to Application Reference DM/24/1609 at Wickenden Farm, Chilling Street.

This application relates to the submission of information pursuant to the discharge of the following conditions:

Condition 3

"No development above ground floor slab level shall be carried out until a schedule of materials and finishes to be used for the external walls, fenestration and roofs of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority."

A materials schedule is provided for the accommodation building and workshops.

Managing Director
Chris Barker MATP MRTPI

Directors
Huw James MRTPI
Sam Sykes MRTPI

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Condition 4

"The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details"

We have submitted a report on surface and foul water drainage prepared by eps. This demonstrates that surface water can be appropriately managed on site with no risk to downstream users and that there is sufficient foul drainage capacity to serve the consented development.

Conditions 5

"No development above ground floor slab level shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors' vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction."

We have submitted drawing reference "Construction Layout Details 0001 Wick" in support of the application to discharge Condition 5.

The only temporary contractor's building needed is a WC to be provided with a Portaloo in the location shown with a purple circle on the drawing. The existing former agricultural building highlighted in yellow on the attached plan will be the site office and an area for the storage of tools and equipment.

The former horse exercise area to the north of the site, highlighted green on the attached plan, is fully tarmacked and will be the future parking area to support the site. This will be used during the construction phase for the parking of contractor's vehicles and the unloading, stacking and storage of materials.

Condition 6

"No development above ground floor slab level shall be commenced until a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Ecological Design Strategy Drawing Number DKS/1283.4 (Arborweald, January 2025), Habitat Management and Monitoring Plan (Arboreald, January 2025) and Preliminary Ecological Appraisal (The Ecology Partnership, June 2024) shall be submitted to and approved in writing by the local planning authority."

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and*
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter."

Drawing DKS/1283.4 BEL001 is provided (prepared by Arbowelad) setting out the detailed design and the locations of the biodiversity enhancements as required by Condition 6.

Condition 7

"No development above ground floor slab level shall commence until a Precautionary Working Methods Statement (PWMS) for Great Crested Newts, prepared by a suitably qualified ecologist, has been submitted to and approved in writing by the Local Planning Authority, and the works shall be carried out in accordance with the approved details.."

Report reference DKS/1283.6 Precautionary Working Method Statement (prepared by Arboweald) is submitted to discharge this Condition.

Condition 9

"Prior to first use of the development hereby permitted, full details of a hard and soft landscaping scheme, including finished surfacing, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation."

Drawing 'Hard and Soft Landscape Schedule - Drawing 001 Wickenden' is submitted. This sets out the full hard and soft landscape details for the proposed development.

Condition 10

"Prior to the first use of the development hereby permitted, a lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) shall be

submitted to, and approved in writing by, the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme, prior to first use of the development hereby approved, and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

A lighting plan demonstrating the location of proposed lighting and the proposed fixtures is provided under drawing reference Wick Lighting 0001.

Condition 12

"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 in writing by the Local Planning Authority. These facilities shall thereafter be retained for their designated use."

Drawing 317 160 is provided showing proposed cycle storage for staff and guests located within the existing shed to the west of the car park.

We look forward to receiving written confirmation of the discharge of these conditions in the very near future. If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely

ECE Planning

