



Planning Statement

Lower Laines Farm, Cuckfield



Discharge of Condition 4 relating to planning approval
reference DM/25/1948, for '*Proposed ground-mounted
array of 40No. solar photovoltaic panels*'

at

Lower Laines Farm, Cuckfield

Planning Statement

on Behalf of

Mr D. Edwards

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1. Introduction

- 1.1 This is a Planning Statement prepared to accompany a Discharge of Conditions application relating to a Full Planning application – Ref: DM/25/1948 – for ‘Proposed ground-mounted array of 40No. solar photovoltaic panels’, at Lower Laines Farm, Newbury Lane, Cuckfield.
- 1.2 Full Planning approval was granted for the development on 9th October 2025.
- 1.3 There is a single pre-commencement condition – number 4 – to which this application relates.

2. Planning Statement

- 2.1 The decision notice sets out Condition 4 as follows:

‘Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority.

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

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs or product descriptions to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);*
- d) persons responsible for implementing the enhancement measures; and*
- e) details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.’

- 2.2 This application supplies the following documentation in support of this:
- Biodiversity Gain Plan
 - Biodiversity Enhancement Strategy
- 2.3 The Biodiversity Enhancement Strategy is a development of the document supplied at the Planning Application stage, and sets out the enhancement measures to be included within the development. These measures align with those agreed at the Full Application stage.
- 2.4 The Biodiversity Gain Plan has been signed by the Applicant, confirming their agreement to the strategy.

3. Conclusion

- 3.1 The documents submitted with this application fulfil the requirements of Condition 4, and we therefore request that this condition be discharged.