

Ms. K. Williams
Mid Sussex District Council
Planning Department
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

15th January 2025

Dear Ms. Williams,

Reference: Discharge of Conditions 5 and 6 pursuant to Planning Permission DM/23/3218 for 'the provision of 5 no. self-contained holiday lodges. Conversion of an existing structure to provide a new reception building (amended plans received 5/02/2024 to include the removal of the new access)'

Site Address: Great Bentley Plantation, Borde Hill Lane, Haywards Heath, West Sussex.

Introduction

The Site benefits from Planning Permission for the above detailed development, which was originally granted by Mid Sussex District Council (MSDC) on 15th May 2024 (**reference DM/23/3218**).

This current application seeks to discharge two of the pre-commencement conditions listed on the decision notice for application **DM/23/3218**.

The application has been submitted online via the Planning Portal under reference **PP-13683173** and it includes the Application Form, relevant supporting documentation, and this covering letter which acts as Planning Statement for the submission.

Please therefore find enclosed details submitted for the discharge of the planning conditions as listed below:

Condition 5 – Foul and Surface Water Drainage

5. 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.

The submitted drainage details comprise a number of technical documents that have been prepared by Stephen Wilson Partnership Limited (SWP), comprising construction details, drainage plan and

detailed layout information, a surface water flow plan, surface water storage calculations, and a SuDS Drainage Maintenance Plan.

Condition 6 – Arboricultural Impact Assessment and Method Statement

6. The development hereby permitted shall not commence unless and until details of the Arboricultural Impact Assessment and Method Statement, including details of trees to be removed and tree protection measures including a tree protection plan, 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 with the Local Planning Authority.

In respect of Condition 6, Sylva Consultancy have prepared the accompanying Arboricultural Report (dated 15th December 2023) which satisfies the requirements of this condition. This report confirms that *“the scheme enables fourteen category ‘A’ trees, three category ‘A’ woodlands, sixteen category ‘B’ trees, six category ‘C’ trees, one category ‘C’ group and two category ‘C’ hedges to be retained.”*

Conclusion:

On the basis of the enclosed information, we trust that MSDC can confirm that Planning Conditions numbered 5 and 6 as detailed above and pursuant to planning permission DM/23/3218 for the provision of 5 no. self-contained holiday lodged at the Great Bentley Plantation, Borde Hill have successfully been met in full, and can be confirmed as formally discharged.

If you wish to discuss this submission, please do not hesitate to contact us on 01273 780463 or 07818 061220.

Yours sincerely,

Rodway Planning Consultancy Limited