

5th August 2025
AGM 2022 010h

Planning Department
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Sir/ Madam

Cuckfield Golf Centre/ Land at Upper Sparks Farm, Staplefield Road, Cuckfield, West Sussex, RH17 5HY

**Application to Discharge Conditions 3, 4, 5 and 6 Attached to Appeal Decision
Reference No: APP/D3830/W/22/3310444**

Introduction

We enclose on behalf of our client, Mr Paul Smyth, an 'Approval of Details Reserved by a Condition' application in order to discharge condition numbers 3, 4, 5 and 6 attached to Appeal Decision Reference No: APP/D3830/W/22/3310444 (LPA Reference: DM/22/0678).

This planning permission relates to the change of use of land from agriculture to use as storage in association with Cuckfield Golf Centre, including improvements to the access track, retention of hardstanding and oil tank and proposed erection of a storage barn for equipment and vehicles incorporating staff welfare facilities at Upper Sparks Farm, Staplefield Road, Cuckfield, RH17 5HY.

Condition 3 – External Materials and Finishes

Condition 3 attached to Appeal Decision Reference No: APP/D3830/W/22/3310444 states that:

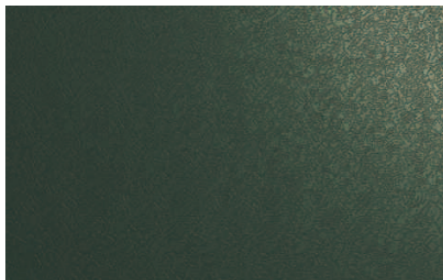
“No construction of the building hereby approved shall be carried out until a schedule of materials and finishes to be used for all external walls, roofs, windows, doors and roller shutters of the building has been submitted to and approved in writing by the Local Planning

Authority. The development shall thereafter be carried out in accordance with the approved details unless the Local Planning Authority gives written consent to any variation”.

The external walls of the storage barn are intended to be constructed from black weatherboard which will be a natural feather edge larch or equivalent, stained black as shown in the example photograph below.



With respect to the proposed roof for the storage barn, this is intended to be constructed from pre-finished steel and will be ‘Juniper Green’ in colour as shown in the Colorcoat example below.



Juniper Green CD2 12B29

With respect to the external doors and windows, it is the intention for these to use powder coated metal frames and casements finished in a dark grey colour as shown in the example photograph below.



Lastly, with respect to the roller shutter doors, it is the intention that these would be constructed from galvanized steel and finished in a dark grey colour so as to match the external doors and windows, as shown in the example photograph below.



Condition 4 – Hard and Soft Landscaping Scheme

Condition 4 attached to Appeal Decision Reference No: APP/D3830/W/22/3310444 states that:

“Within 3 months of the date of this permission full details of a hard and soft landscaping scheme, including means of enclosure, shall be submitted to and approved by the Local Planning Authority. The works shall be carried out within the next planting season or in accordance with the timetable and programme of works agreed by the Local Planning Authority.

Any trees or plants which, within a period of five years from the date of the permission, 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”.

In order to discharge this condition, please refer to the following documentation prepared by Furse Landscape Architects Ltd. which has been submitted with this application:

- Proposed New Barn and Yard Area – Detailed Planting Scheme – AGM-CUC-B-008
- Forestry Transplant Pit Plant – PD2
- Feathered Tree Planting Detail – PD3 Rev 4
- Heavy Standard Tree Planting – PD5
- Native Hedge Planting Detail – PD6 Rev 4

The native hedging along the northern and eastern boundaries of the site, as shown on Plan Reference No: AGM-CUC-B-008, has already been planted and is establishing itself well, as commented on by the Inspector within the appeal decision notice.

The proposed detailed planting scheme plan also shows the provision of new native tree species, shrub species and a wildflower seed mix to be planted along the northern section of the site, so as to increase biodiversity value and so as to ensure the site assimilates into the landscape.

Condition 5 – Surface Water Drainage

Condition 5 attached to the appeal decision states that:

“Within 3 months of the date of this permission full details of the surface water drainage of the hardstanding shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage works shall thereafter be carried out in accordance with the approved details, within 3 months of that approval and thereafter permanently retained and maintained”.

To discharge this condition, Tumu Consulting were appointed to advise on the surface water and foul drainage proposals for the site and proposed new storage barn. The following documentation has been submitted in support of the application:

- Drainage Statement
- Drainage Strategy – Drawing Reference No: 19963-TUM-DD-XXX-0200 Rev B
- Standard Drainage Details – Drawing Reference No: 19963-TUM-DD-XXX-0280 Rev A

Condition 6 – Proposed Foul and Surface Water Drainage and Means of Disposal

Condition 6 attached to the appeal decision states that:

“No construction of the building hereby approved shall take place until full details of the proposed foul and surface water drainage and means of disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details and thereafter permanently retained and maintained”.

As stated above, Tumu Consulting have produced a Drainage Statement and associated drawings which set out in detail the proposed drainage strategy for the storage barn.

The Drainage Statement concludes that surface water from the storage barn will drain into a below-ground drainage system discharging into the northern ditch via a swale and orifice flow control chamber. No flooding will occur within the drainage system for the 1 in 100 year rainfall event with a 25% allowance for climate change.

The foul water network from the storage barn will connect into the existing private foul drainage network and discharge into the Klargester sewage treatment plant.

Overall, it is demonstrated that the development can be undertaken in a sustainable manner without increasing the flood risk to the proposed development or to existing properties/ systems.

Conclusion

In light of the above submitted information, we trust that this will now enable you to discharge Condition No's 3, 4, 5 and 6 attached to Appeal Decision Reference No: APP/D3830/W/22/3310444.

If you have any queries in the meantime, please do not hesitate to get in contact and we look forward to hearing from you in due course.

Yours faithfully

Lucy Mohsen
Principal Planner
AGM Limited