

Development Control Team
Mid Sussex District Council
Oaklands Road
Haywards Heath
RH16 1SS

8th April 2025

Dear Sirs

PROVIDENCE FARM, COLWOOD LANE, WARNINGLID, RH17 5UE

SECTION 73 APPLICATION FOR APPROVAL OF AMENDED PLANS AND
PREVIOUSLY APPROVED DRAINAGE SCHEME

DM/21/1680

This letter is submitted in respect of a Section 73 application for approval of proposed amended plans for “Barn 1” (also known as “the small barn”) at Providence Farm. The application also seeks approval of drainage details.

Note that a related application has been submitted in respect of the neighbouring barn “Barn 2” (also known as “the large barn”). For Barn 2, a section 73A application is submitted as the barn is effectively complete and so the application would be retrospective.

Background

Planning permission for the conversion of two barns into two dwellings was granted under local planning authority reference DM/17/0493. The permission was subject to a drainage condition (condition number 3) that was approved under local planning authority reference DM/21/2443).

Subsequent applications were submitted for amended plans, but such applications dealt with each barn separately. This was because, when development commenced, there were two separate developers. For Barn 1, the relevant reference is DM/21/1680. In approving DM/21/1680 a planning condition was imposed that repeated the request for approval of drainage details (which had already been approved under DM/21/2443).

For Barn 1, the main consent is now planning permission DM/21/1680. The current application therefore seeks consent under Section 73 for the following amended planning conditions

- Condition 2 (amended plans)
- Condition (drainage)

Documents

The application comprises the application forms, this letter and the following documents.

02 Pre EX 01: Pre Existing plans and Elevations
02 BR 01 E: Proposed Site plan and Floor Plans (inc drainage)
02 BR 02 E: Proposed Elevations and Location Plan

02 Drainage 01 A: Pre-Existing and Existing Site plan and drainage
02 Drainage 02 A: Proposed Drainage Site Plan and Section

Drainage information – Mesh Grating by Althon

Drainage information – by Kingspan

Drainage Information – by Kingspan (treatment plant drawing)

Drainage information – by HR Wallingford

Commentary – Condition 2

Condition 2 of DM/21/1680 currently states:

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

This condition should be reworded so that it states:

The development hereby permitted shall be carried out in accordance with the following plans:

02 BR 01 E: Proposed Site plan and Floor Plans (inc drainage)

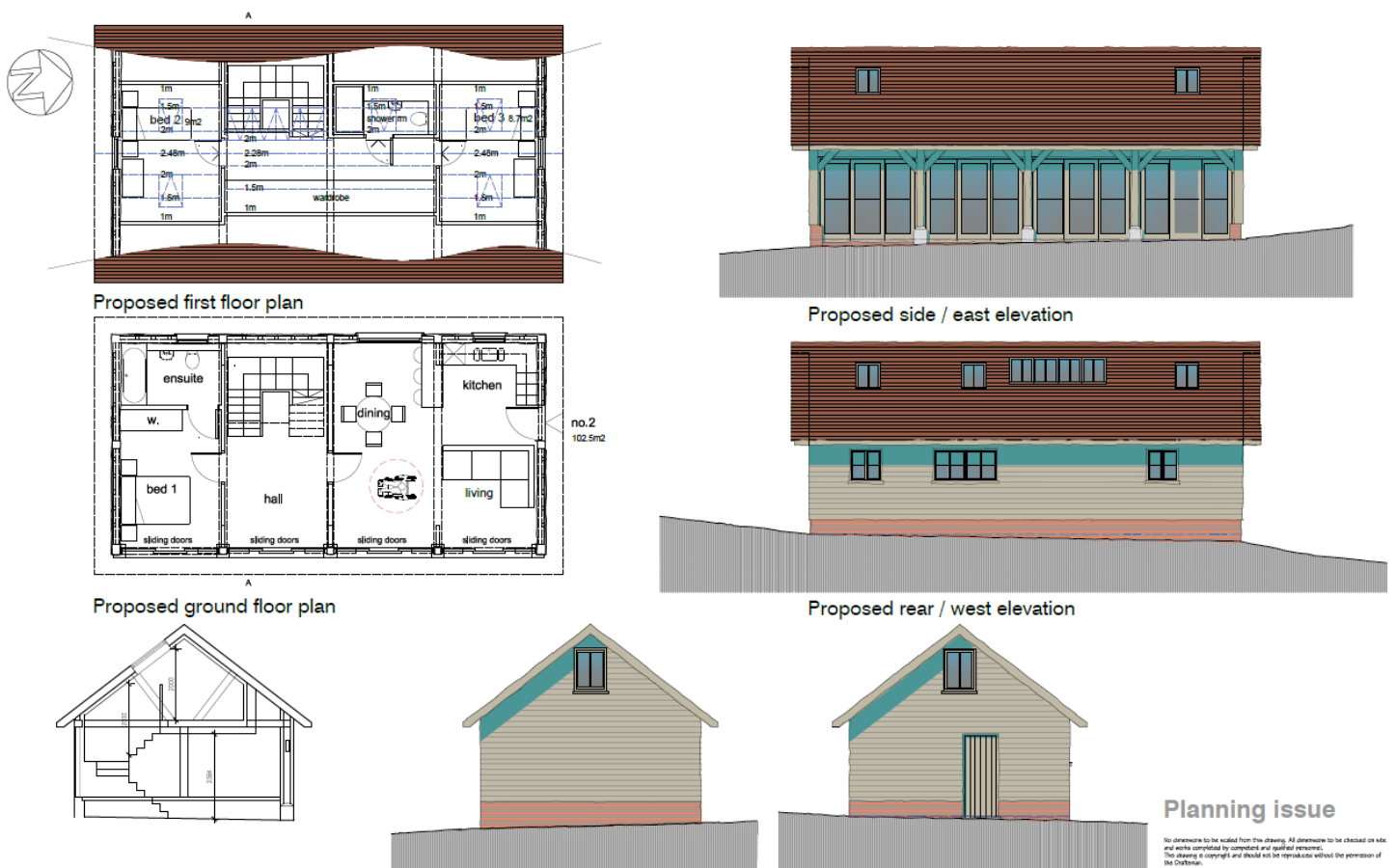
02 BR 02 E: Proposed Elevations and Location Plan

02 Drainage 01 A: Pre-Existing and Existing Site plan and drainage

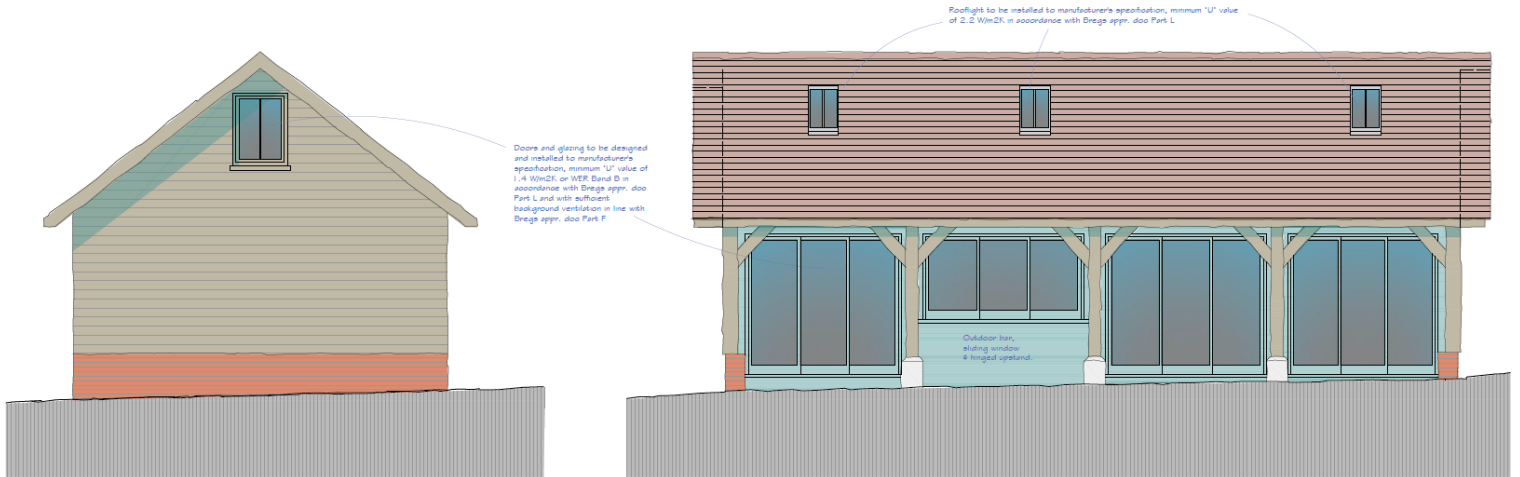
02 Drainage 02 A: Proposed Drainage Site Plan and Section

For Information purposes, the approved and proposed main elevations are shown below and overleaf.

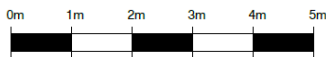
Approved Plans and Elevations (DM/21/1680):



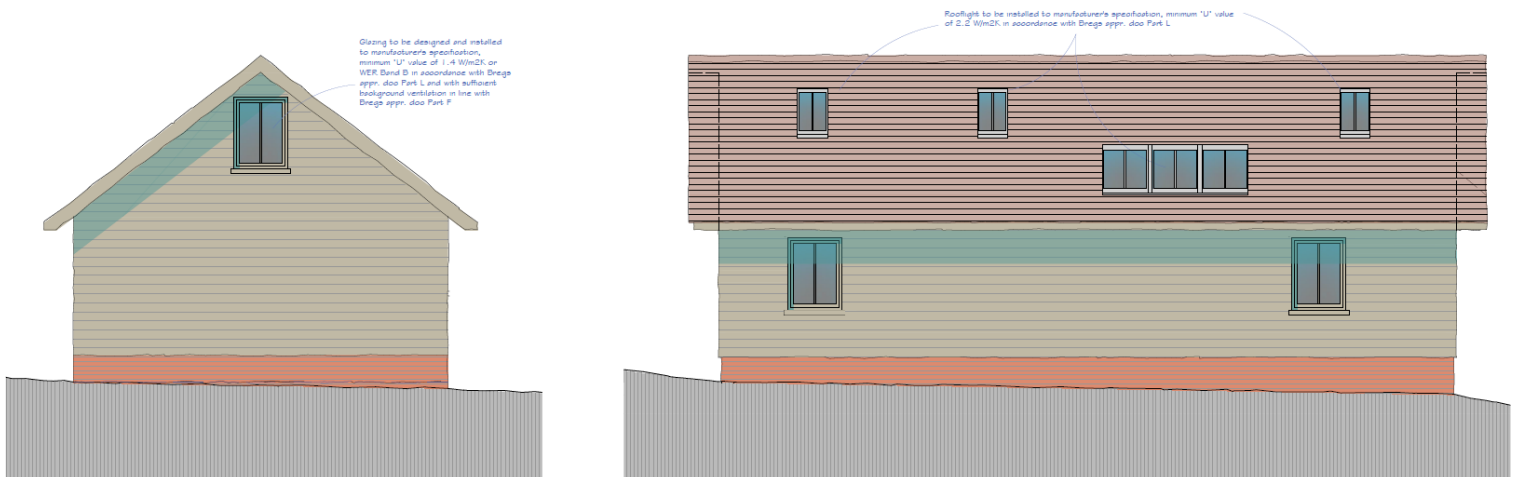
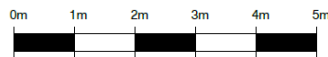
Proposed Plans and Elevations:



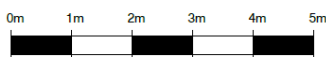
Proposed southern elevation Scale 1:50 @A1



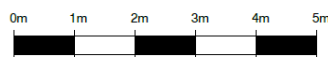
Proposed eastern elevation Scale 1:50 @A1

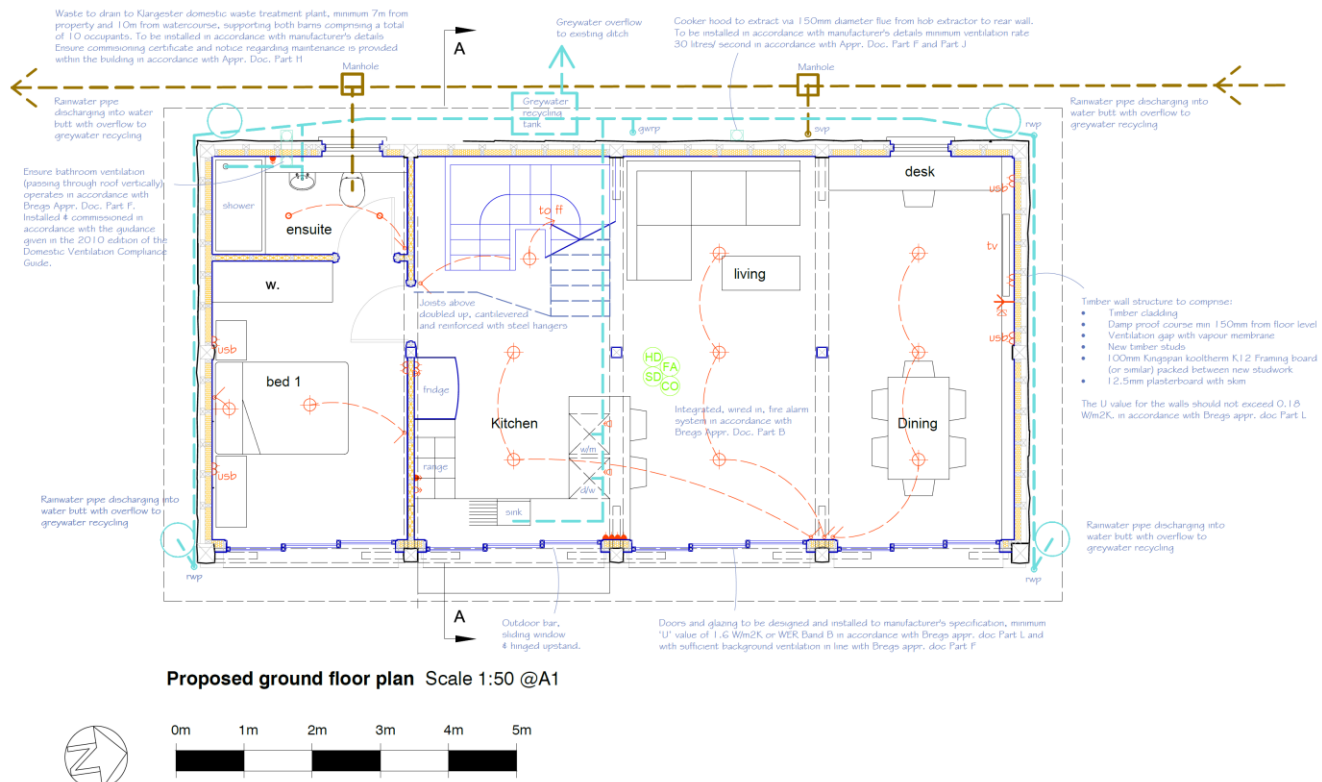
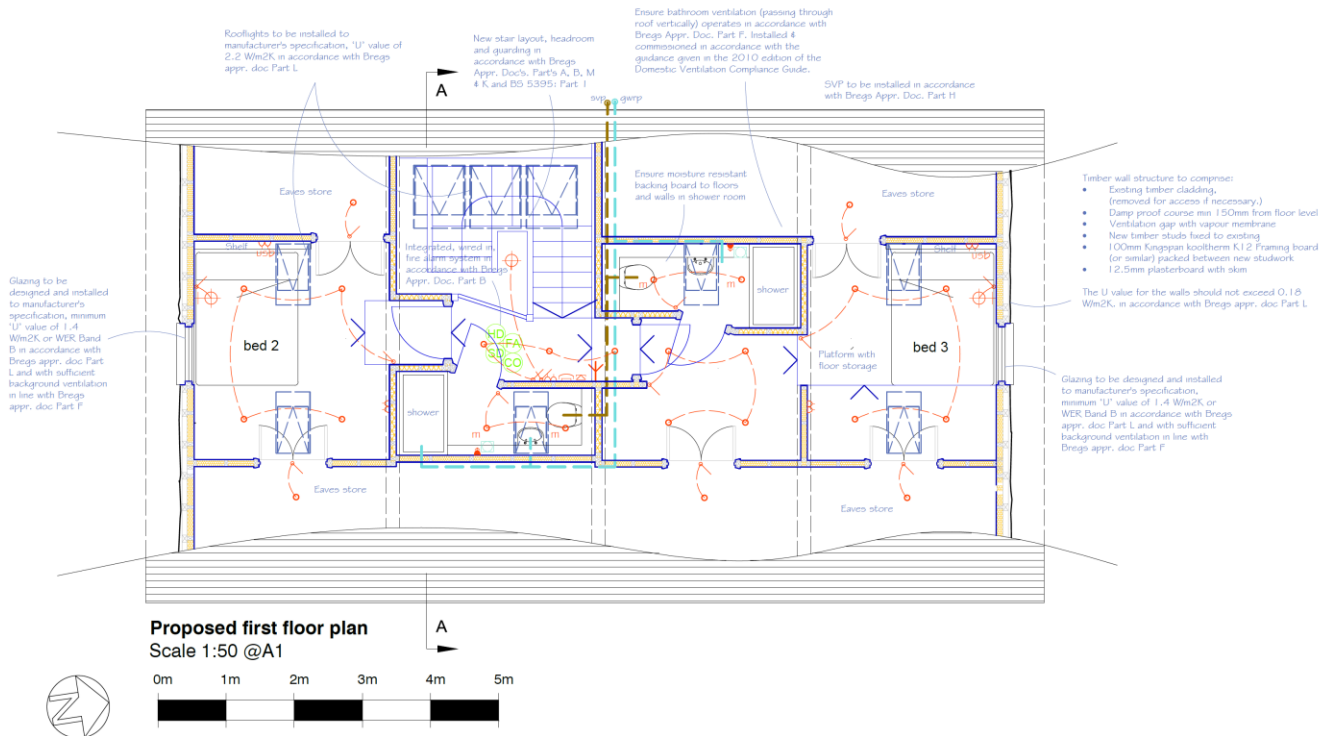


Proposed northern elevation Scale 1:50 @A1



Proposed western elevation Scale 1:50 @A1





Commentary – Condition 3

Condition 3 of DM/21/1680 currently states:

“The development hereby permitted shall not commence unless and until details of proposed foul and surface water drainage and means of disposal for the new building have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved drainage works have been carried out in accordance with the agreed details.”

This condition now needs to be varied so that it effectively refers to the details that were approved under DM/21/2443 (which approved drainage details on the original planning permission) but updated to reflect the amended plans.

The condition therefore needs to be amended so that it says:

The dwelling hereby approved shall not be first occupied until drainage works have been carried out in accordance with the approved details. For the avoidance of doubt, the approved details are:

02 Drainage 01 A: Pre-Existing and Existing Site plan and drainage

02 Drainage 02 A: Proposed Drainage Site Plan and Section

Drainage information – Mesh Grating by Althon

Drainage information – by Kingspan

Drainage Information – by Kingspan (treatment plant drawing)

Drainage information – by HR Wallingford

Conclusions

The proposed amendments are very minor, and the drainage information has all been previously approved.

We therefore trust that permission can be granted.

Yours Faithfully

LCP

Lewis & Co Planning