



SUPPORTING STATEMENT

DISCHARGE OF CONDITIONS APPLICATION OF
OUTLINE PLANNING APPLICATION DM/23/2687

APRIL 2026

The purpose of this statement is to facilitate and hopefully expedite the Application process regarding the above site.

The Application seeks to discharge the following conditions on Outline Application Ref: DM/23/2687:

- 3 – Passing Place details
- 5 – Cycle Space Provision
- 6 – E.V. Charging Plans
- 7 – Materials
- 8 – Land Contamination
- 9 – Land Contamination (Verification Plan)
- 11 – Drainage Details
- 14 – Noise Management Plan
- 15 – Archaeology
- 18 – Landscaping Plan
- 20 – Biodiversity Enhancement Plan
- 21 – Light Design Scheme for Biodiversity
- 22 – Construction Management Plan

On 10th April 2026, a Reserved Matters Application (Ref: DM/25/1800), pursuant to the above Outline Application was approved by Mid Sussex District Council.

As part of the works associated with the Reserved Matters Application, the majority of documents provided to support and discharge the above conditions were submitted to the council, issued to the relevant consultees and accepted and/or approved accordingly. Some of these responses have been submitted as part of this Discharge of Conditions Application, the remainder can be read on the Council's website in the form of consultee feedback/responses.

It is our objective to discharge the above conditions as soon as possible and we would be extremely grateful of any assistance the Local Authority can provide in this respect.

We have provided a breakdown below of the information provided as part of this Discharge of Conditions Application for each condition and highlighted the submission of these documents within the recent approved Reserved Matters Application.

3 – Passing Place details were submitted and approved under the Reserved Matters Application. This information has been re-submitted as part of this DOC Application.

5 – Cycle space details have been shown on the Approved Proposed Site Plan, drawing reference PL K1177/01 REV C. This information together with further detail has been submitted as part of this Application.

6 – Two spaces for E.V. charging points are located within the proposed car barns, as noted on the Proposed site Plan submitted as part of this Application. 2no. ‘Myenergi Zappi GLO 7kW Type 2 Tethered Smart Home EV Charger’ are the intended charging units.

7 – The materials for the two dwellings and car barns were approved under the Reserved Matters Application. This information has been submitted as part of this DOC Application with additional information concerning the Entrance doors to the dwelling.

8 & 9 – The Contamination Report was submitted and approved under the Reserved Matters Application. The document is listed as a ‘Plan Referred to in consideration’ of that Application. From the council’s consultee feedback, it appears that the submission of this report under this DOC Application should satisfy this condition and negate the need for any further work, thus discharging condition 9 also.

11 – Drainage details were submitted and approved and listed as a ‘Plan Referred to in consideration’ of the Reserved Matters Application. The same information has been re-submitted as part of this DOC Application to discharge condition 11.

14 – This condition requests the submission of a Noise Management Plan which highlights the implementation of the measures described in the originally submitted Noise Assessment, dated January 2024. This Noise Management Plan has been submitted as part of this Application.

15 - An Archaeology Assessment was submitted as part of the Reserved Matters Application and was considered acceptable by the L.A. consultee. This document has therefore been submitted again as part of this DOC Application.

18 – The Landscaping Plan carried out for this site and submitted to the L.A. as part of the Reserved Matters Application has been submitted again as part of this DOC Application.

20 – To satisfy this condition in its entirety, the information submitted and considered acceptable by L.A. consultees during the Reserved Matters Application has been resubmitted. This includes Biodiversity Enhancement Details, a BNG Statement, a Construction Environmental Management Plan and Pond Creation Method Statement.

21 – The Lighting Design Scheme for Biodiversity as requested under this condition was submitted as part of the Reserved Matters Application. This information is included within the Construction Environmental Management Plan, also submitted as part of this Application.

22 – A Construction Management Plan has been submitted as part of this DOC Application and is to be read in conjunction with the submitted Construction Environmental Management Plan, carried out the ROAVR Group.

In light of the above, we look forward to working with the Local Authority to ensure all the above conditions are discharged in accordance with the previous consultee reviews and considerations. If there any queries relating to any information we would welcome to the opportunity to deal with these immediately.