

Discharge of conditions statement

Birch Trees Farm Cuckfield Road Ansty RH17 5AG

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1. Introduction

DM/25/2332 – Erection of a single 3No bedroom dwelling and associated development
– Birch Trees Farm Cuckfield Road Ansty West Sussex RH17 5AG.

Following the approval of the above application on the 8 December 2025, this application seeks to discharge conditions 3, 4 and 5 as noted in the decision notice.

2. Conditions

Condition 3 - Prior to the commencement of development approved by this planning permission, the following components of a scheme to deal with the risks associated with contamination of the site, shall each be submitted to and approved, in writing, by the local planning authority:

- a) A site investigation scheme, based on the Phase I Contamination and Geotechnical Assessment by Land Science, dated 16th October, ref LS8860, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site; and, unless otherwise agreed in writing by the Local Planning Authority,*
- b) Based on the site investigation results and the detailed risk assessment (a) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*

The following documents are submitted with the application, as required:

- Land Science Phase II Land Contamination Assessment LS8990 A
- Land Science Remedial Method Statement – LS9118

Condition 4 - Prior to the commencement of development, full details of a hard and soft landscaping scheme are submitted to and approved by the Local Planning Authority. This should include any means of enclosure including any fences or walls. These works shall be carried out as approved. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, 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.

The following document is submitted with the application, as required:

- Block Plan 1:200 Landscaping Proposals – Drawing No 2325/LP – showing hard/soft landscaping details.

Condition 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. The building shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

The following document is submitted with this application as required:

- Foul sewage and surface water drainage statement (please note appendix G – Surface water storage volume output is attached as a separate document)

Conditions 1, 2, 6, 7, 8, 9, 10, 11, 12, 13 are noted, together with the informative information in the decision notice.