

Mid Sussex Local Planning Authority
Oaklands Road
Haywards Heath
RH16 1SS

08 June 2026
W2991-d

APPLICATION TO DISCHARGE CONDITIONS 3 (CONSTRUCTION MANAGEMENT PLAN), 5 (SURFACE AND FOUL WATER DRAINAGE), 7 (MATERIALS SCHEDULE), 8 (HARD AND SOFT LANDSCAPING), 10 (TRAVEL PLAN), 14 (BIODIVERSITY ENHANCEMENT LAYOUT) AND BIODIVERSITY GAIN PLAN CONDITION.

BORDE HILL GARDEN, BORDE HILL LANE, HAYWARDS HEATH, RH16 1XP (SUGWORTH FARM)

Whaleback is instructed by the applicant to submit an application to discharge the requirements of planning conditions attached to permission DM/25/3104.

Planning conditions 3, 5, 7 and 8 were varied by permission DM/25/3104 to allow their pre-commencement requirements to be discharged separately for the South Park and Sugworth Farm parts of the application site. The details submitted pursuant to these conditions relate solely to Sugworth Farm, in order for works to commence on that part of the site first.

The Biodiversity Gain Plan condition, together with conditions 10 and 14, contain site-wide pre-commencement and/or pre-use requirements. The details submitted in relation to these conditions therefore relate to the site as a whole.

DISCHARGE OF CONDITION 3

Planning condition 3 of permission DM/25/3104 reads as follows:

No development for either South Park or Sugworth Farm shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority for that part of the site. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- *the anticipated number, frequency and types of vehicles used during construction,*
- *the method of access and routing of vehicles during construction,*
- *the parking of vehicles by site operatives and visitors,*
- *the loading and unloading of plant, materials and waste,*

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- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works

A Construction Environmental Management Plan (Blakedown Landscapes – June 2026) supports this application to discharge the requirements of planning condition 3, as it relates to Sugworth Farm. It addresses all details requested by the condition and includes a Site Logistics Plan at Appendix 1 of the document.

DISCHARGE OF CONDITION 5

Planning condition 5 of permission DM/25/3104 reads as follows:

The development for either the South Park or Sugworth Farm 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 for that part of the site. The buildings shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

A Drainage Statement, Drainage Drawings and Drainage Calculations (Genever and Partners – June 2026) support this application to discharge the requirements of planning condition 5, as it relates to Sugworth Farm. The drainage strategy has informed the development of the landscaping plans prepared in connection with condition 8 of permission DM/25/3104.

DISCHARGE OF CONDITION 7

Planning condition 7 of permission DM/25/3104 reads as follow:

No development shall be carried out for either the South Park or Sugworth Farm unless and until a schedule of materials and finishes to be used for external walls / roofs / fenestration of all the proposed buildings including any associated decking areas have been submitted to and approved by the Local Planning Authority for that part of the site. The works shall be carried out in accordance with the approved details.

Please find below the materials schedule for the packing shed and toilet structure at Sugworth Farm to discharge the requirements of planning condition 7.

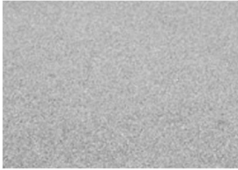
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Packing Shed

Building Detail	Material Description	Finish
External Walls	Pressure treated shiplap cladding panels, within timber framing	
Doors	1x Timber shiplap clad double doors	
Windows	2x Timber framed, styrene glazed windows	
Roof	Green mineral felt	

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Toilet Structure

Building Detail	Material Description	Finish
External Walls	Matt black, Finnish Spruce timber panels within timber framing	
Door / Window	1x Door – Matt black, Finish Pine timber 1x Window – Matt yellow, Finnish Pine timber framing	
Roof	Bitumen-based roofing felt	
Accessible entrance ramp and platform	Horizontal timber decking boards with natural stain finish	

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DISCHARGE OF CONDITION 8

Planning condition 8 of permission DM/25/3104 reads as follows:

No development shall be carried out for either the South Park or Sugworth Farm unless and until full details of a hard and soft landscaping scheme including a materials schedule for hard surfacing and parking areas and any fencing including as appropriate elevations of any new or altered detailed boundary treatments, fencing or other means of enclosure shall be submitted to and approved by the Local Planning Authority for that part of the site. These details shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. These and these works shall be carried out as approved. The works shall be carried out prior to the use of any part of the development or in accordance with the programme agreed by the Local Planning Authority.

Landscaping Plans and a Hard Materials Selection Report (Hortus Collective – June 2026) supports this application to discharge the requirements of condition 8, as it relates to Sugworth Farm.

The supporting material provides final details of the proposed boundary treatments, planter arrangements and levelled areas, together with a planting schedule for the proposed soft landscaping.

The landscaping plans have been developed following the grant of permission, responding to client and technical requirements arising from the drainage strategy prepared pursuant to condition 5. Fittleworth stone surfacing is proposed as a low-key, locally distinctive material, sympathetic to the local rural area, whilst compressed ragstone would be used for the access points, providing a textured and durable surface capable of accommodating vehicular loads.

Similarly, the proposed steel field gates and post-and-wire stock fencing has been specified as boundary treatments to reflect the rural, agricultural character of the locality.

The central planter arrangement has now been finalised and has been designed to provide a spacious and visual interesting layout, with a continued focus on usability for those with accessibility needs. The car parking and community food growing areas would be subject to reasonable levels of excavation to ensure they are usable by the general public, including those with accessibility needs.

DISCHARGE OF CONDITION 10

Planning condition 10 of permission DM/25/3104 reads as follows:

No part of the development shall be first occupied until a site wide Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan statement once approved shall thereafter be implemented as specified within the approved document. The Travel Plan statement shall be completed in accordance with the latest guidance and good practice

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documentation as published by the Department for Transport or as advised by the Highway Authority.

A Travel Plan Statement (Motion – May 2026) supports this application to discharge the requirements of condition 10 and should be referred to for further detail.

DISCHARGE OF CONDITION 14

Planning condition 14 of permission DM/25/3104 reads as follows:

Prior to the first use of any part of the development for either the South Park or Sugworth Farm, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Botanical Walkover File Note - Ecological Walkover Addendum (Arbtech Ltd, August 2025), Biodiversity Enhancement Layout (Submitted 14th August 2024) and Construction Ecological Management Plan and Ecological Enhancement and Management Plan (Arbtech Consulting Ltd., January 2023), shall be submitted to and approved in writing by the Local Planning Authority for that part of the site.

An Ecological Enhancement Plan (Arbtech – June 2026) supports this application and includes a Biodiversity Enhancement Layout to discharge the requirements of condition 14.

BIODIVERSITY GAIN PLAN CONDITION

The biodiversity gain plan condition attached to permission DM/25/3104 reads as follows:

This permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun (which includes demolition) because none of the statutory exemptions or transitional arrangements are considered to apply.

A legal agreement is required to be submitted with an application for the discharge of the Biodiversity Gain Plan condition to secure the monitoring fee for its management. The biodiversity gain plan condition will not be discharged until the monitoring fees have been secured within a completed legal agreement.

A Biodiversity Gain Plan and Habitat Management & Monitoring Plan (Arbtech – June 2026) accompany this application to discharge the requirements of this condition.

A Planning Obligations Instruction Form has also been submitted with this application, providing details to progress preparation of the legal agreement associated with this condition.

This letter has been prepared to assist the Local Planning Authority in the determination of the application with regard to national and local planning policy. However, in the event that the Local Planning Authority should wish to discuss any element of the scheme, including potential amendments, the applicants would welcome a discussion prior to the

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determination of the application. Correspondence can be sent to Whaleback Ltd via the contact details at the start of this letter.

Yours sincerely,



Kai Penny MRTPI
Senior Planner

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