

EMAIL ONLY

Development Management Team
Mid Sussex District Council

Dowsettmayhew Planning,
Mocatta House,
Trafalgar Place,
Brighton,
BN1 4DU

4 February 2026

Dear Sir/Madam

Application to Discharge Pre-Commencement Condition 4 attached to Planning Approval DM/25/2631 for the part retrospective, part full planning application for the partial retention and alterations to a hard surface and delivery of associated landscaping, at Burleigh Oak Stables

I write on behalf of my client, Mr Danny Hill-Upperton, who is the applicant of the above planning approval and owner of Burleigh Oak Stables, East Street, Turners Hill, West Sussex.

The application was approved on 8 December 2025, subject to two conditions which require discharging with the Local Planning Authority (LPA). The first of these is a landscaping condition, which is discussed in this submission. Thereafter, once landscaping has been implemented on site, the applicant has a period of time to extend and amend the hard surfacing which has been approved. Once this is completed, a photo schedule of the works will be submitted.

For, and on behalf of my client, I now submit an application for approval of details reserved by Condition in respect of:

- Condition 4 - Proposed Landscaping Details.

In addition to this letter and the requisite application form, the Discharge of Condition application is supported by:

- Landscape Layout Plan, Drawing No. 22046-PL-107, Rev E

Pre Commencement Planning Conditions

Condition 4:

Condition 4 of DM/25/2631 states:

"The applicant shall during the next planting season following the removal of the areas of hard standing, as referred to in the above Planning Condition, plant new indigenous shrubs and trees, the species, maturity and planting positions of which shall first be approved by the Local Planning Authority in writing. In the event that any such shrubs and trees die within five years following such planting, they shall be replaced by similar shrubs and trees in similar positions during the next planting season."

Reason: To enhance the appearance and environment of the locality and to accord with Policies DP12 and DP26 of the Mid Sussex District Plan 2014 - 2031 and Policy THP8 of the Turners Hill Neighbourhood Plan."

Condition 4

When the original planning application was approved by the LPA, indicative details were supplied within the submission, outlining what planting would be undertaken to soften the hard surface on site. Along with revisions to the shape of the hard surface (which is covered by Condition 3), the applicant is required to provide firm details of the landscaping works.

This information is shown on Drawing No. 22046-PL-107, Rev E. This layout plan confirms, the extent, location, species type, planting schedule and scale of species that are to be planted on site. In accordance with the original consent, this is a mixture of native and evergreen species. The native are to improve the ecological value of the site and the evergreen species are to provide year round screening function.

The plan includes details of the tree planting that is to take place, including the height of the trees to be planted, where they are being purchased from and where they will be planted on site. This is then supplemented with details of the hedge planting, understory level and areas of native grasses that are to be planted.

It is the applicants intention to undertake this landscaping work within the first available planting season. They are aware that if species die within five years, then replacements species of the same size as detailed on the submitted landscaping plan, will need to be replanted.

The submission is proportionate to the original approval and provides all the detail required for the Condition to be discharged. Given this, the applicant requests that Condition 4 be formally discharged.

Summary

The application seeks discharge of Condition 4 attached of DM/25/2631.

The applicant would ask that Officers contact them promptly if there are any additional pieces of information required, or if they need to clarify any of the submitted details.

In the meantime the application looks forward to receiving confirmation that the application has been registered and a positive determination as soon as possible.

Yours faithfully

