

APPLICATION FOR DISCHARGE OF CONDITIONS

Reference: DM/23/0809

Description: Construction of a single detached house with access and parking

Location 1 St. Edmunds Road, Haywards Heath RH16 4HJ
Formerly registered as: Land to the rear of 6 Petlands Road, Haywards Heath RH16 4HH

Case Officer: Hamish Evans - hamish.evans@midsussex.gov.uk

Applicant: Raymond Sussex, KMA Sussex Ltd, The Stables, Pookbourne Lane, Sayers Common, Hassocks BN6 9HD

Date: 30th July 2026

INTRODUCTION

This application is submitted in order to address the conditions stated in the Decision Notice dated 11th January 2024. The Decision Notice document is attached to this online submission for reference and the relevant conditions are extracted as follows:

4. Plans and details to be submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

5. Details of the proposed foul and surface water drainage and means of disposal to be submitted to and approved in writing by the Local Planning Authority.

6. Details and plans of the proposed sustainability measures which have been stated in the submitted Planning and Sustainability Statement to be submitted to and approved in writing by the Local Planning Authority.

The following sections of this document will address items 4, 5 and 6 of the Decision Notice.

4. SITE SET-UP DURING CONSTRUCTION

It is a single house development on a relatively small plot. It is completely enclosed. There are existing 1.8m high boundary fences on the north and east sides of the site, and temporary Heras fencing on the south and west sides of the site. There is no encroachment on public or adjacent private land.

There is an existing dropped kerb at the south of the site which on occasions may be used to offload plant and equipment.

There are no temporary contractors' buildings required, apart from a Portaloo.

For security and safety we do not have skips, plant, equipment or significant stacks of materials left on site.

There is insufficient space within the site to provide for contractor vehicle parking – there is ample street parking available for a couple of tradesman vans.

Construction hours and deliveries/collections are restricted to 08:00 – 16:00 hours (18:00 hours by exception) Monday to Friday only.

A Site Layout and Construction drawing is attached to this online submission (4_Site Layout During Construction.pdf).

5. FOUL AND SURFACE WATER DRAINAGE

The details of the proposed foul and surface water drainage were submitted during the planning application process. Southern Water can facilitate surface water run off disposal (surface water flow rate 2l/s at manhole reference TQ33235150) to service the proposed development. Southern Water approved the final submission.

The approval was granted by Southern Water in their correspondence dated 24th November 2023. A copy of this letter is attached to this online submission (5_Southern Water.pdf).

The proposed site plan referenced in the Southern Water correspondence showing the foul and surface water drainage and connections is attached to this online submission (5_Drainage Plan.pdf).

A formal application for a connection to the public foul and service water sewer was made. The S106 Application Approval and the S106 Completion Letter from Southern Water are also attached to this online submission (5_S106 - Amended Approval Letter.pdf) and (5_S106 – Completion Letter.pdf)

6. PROPOSED SUSTAINABILITY MEASURES

A Planning and Sustainability Statement was submitted as part of the planning application and is attached to this online submission for reference (6_Planning and Sustainability Report). Section 4.8 proposes an air source heat pump and a solar water heating system. These proposals promote a highly sustainable development and are to be incorporated into the build.

The specialist supplier for this equipment is Joule and the specification of the component parts is attached to this online submission (6_Joule Specification.pdf).

The layout drawings of the Joule component parts are attached to this online submission (6_Joule Layout Drawings.pdf).

An elevation drawing showing the location of the solar thermal panels on the roof and the heat pump is attached to this online submission (6_Elevation).

CONCLUSION

Given the above, it is thus respectfully requested that this Application for Discharge of Conditions be granted for the development.

