

Planning Statement

Plot 2 - Townhouse Farm, Church Lane

Discharge of Condition Application RE Approved Application
DM/25/2331at

Plot 2 - Townhouse Farm, Church Lane, Ardingly,
RH17 6UR

Planning Statement on Behalf of Mr A. Dawson – Benjamin
Allen

Gould Baxter
2 Lucastes Mews
Paddockhall Road
Haywards Heath
West Sussex
RH16 1HE

Tel: 01444 452604

Email: hh@gouldbaxter.co.uk

December 2025

1. Introduction

1.1 This is a Planning Statement prepared to accompany the Discharge of Conditions Application RE approved application DM/25/2331 at Plot 2 - Townhouse Farm.

1.2 This application includes details relating to the following pre-commencement (excluding demolition) conditions for Plot 2 only:

- Condition 3 – Foul and Surface Water Drainage
- Condition 4 – Schedule of external materials
- Condition 5 – Sectional drawings of external joinery, eaves sections and flue positions
- Condition 6 – Hard and Soft Landscaping
- Condition 7 – Biodiversity

1.3 Demolition of the existing barn on Plot 2 commenced on 28th May and was completed 20th June. This follows approval of Variation of Condition application DM/23/1431 whereby Condition 3 (Foul and Surface Water Drainage) was varied to allow for discharge per plot, and all pre commencement conditions were varied to allow for demolition prior to discharge.

2. Statement

2.1 **Condition 3 – Foul and Surface Water Drainage**

2.1.1 This application is accompanied by a proposed Drainage Scheme and supplementary information prepared by EAS. Please refer to EAS Foul and Surface Water Drainage for further information.

2.2 **Condition 5 – Schedule of Materials**

2.3.1 The following materials are proposed to be used in the formation of the new house, detached garage and garden store.

- Facing Bricks - reclaimed handmade sourced to match existing adjacent Dairy building, laid garden bond to match.



- Tiles:



Ashbury Restoration Handmade Plain Tiles

<https://lifestiles.co.uk/clay-tiles/ashbury/restoration/>

- Timber Weatherboarding:



- Gutters and Downpipes:

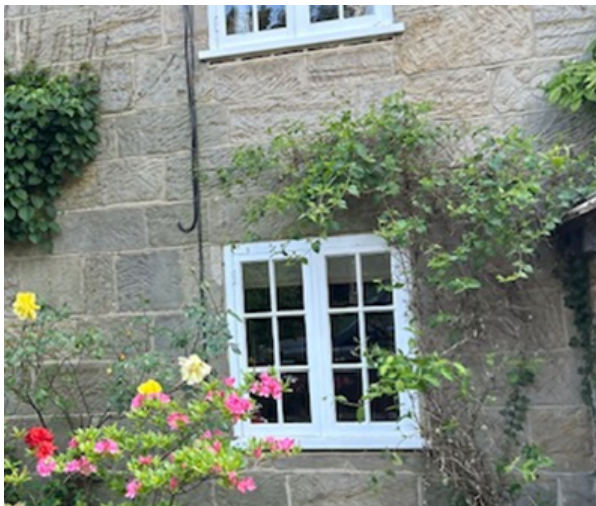


Alutec Tudor cast aluminium traditional half round gutters and circular downpipes

<https://marleyalutec.co.uk/products/half-round-gutter-systems/traditionalhalf-round/?categoryId=33568>

<https://marleyalutec.co.uk/products/downpipes/tudor-aluminium-circulardownpipes/?categoryId=22198>

Coarse and toothed local sandstone



2.4 **Condition 5 – Construction Details**

2.4.1 This application is accompanied by the following brochures/ drawings which illustrate the requested elements as follow:

- Windows and Doors:
 - Bereco Brochure – Traditional Flush Casement Windows
- Doors:
 - Bereco Brochure – Traditional Flush Entrance Doors
- Garage Doors:
 - DOC.02 - Elevation and Section Details - Garage Doors
- Eaves:
 - DOC.01 – Section Detail - Typical Pitched Roof Eaves Detail

2.5 **Condition 6 – Hard and Soft Landscaping**

2.5.1 This application is accompanied by a Landscaping Plan.

2.6 **Condition 7 – Biodiversity**

2.6.1 This is including within the landscaping plan.