

Katherine Williams

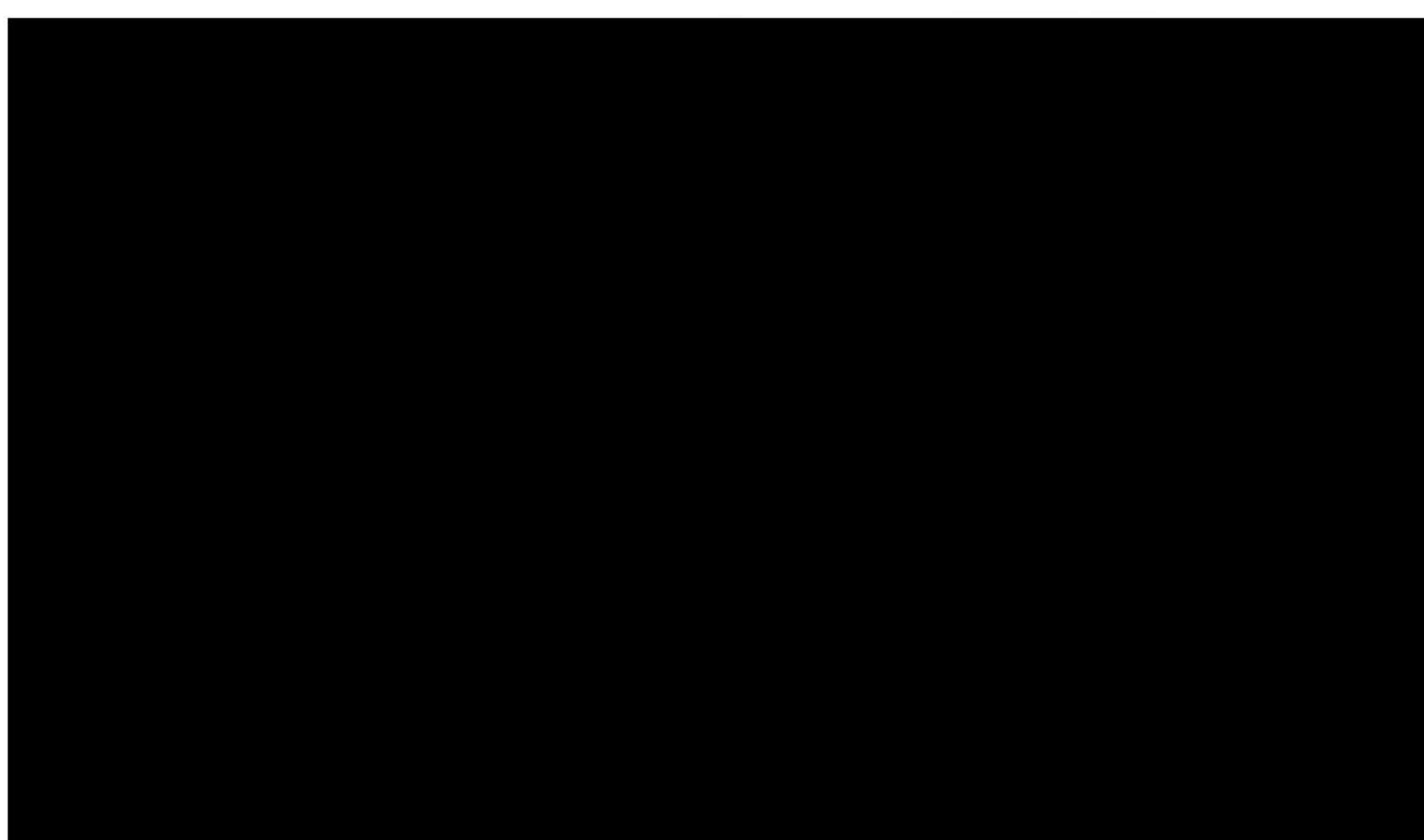
From: [REDACTED]
Sent: 06 November 2025 16:03
To: Katherine Williams; Daniel Webber
Cc: Keith Lancaster
Subject: RE: DM/25/1593 - Woodlands Close & Land to the North of Burleigh Lane, Crawley Down

Follow Up Flag: Follow up
Flag Status: Completed

Katherine,

I refer to your email below setting out the proposed pre-commencement conditions. Dan and I have reviewed these and are in agreement to these pre-commencement conditions being imposed.

Kind Regards



From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: 04 November 2025 17:11

Subject: RE: DM/25/1593 - Woodlands Close & Land to the North of Burleigh Lane, Crawley Down

Hi Dan,

Thank you for your email, I will chase our Solicitor for an update.

With regards to the committee report we do not provide a draft report, however I can confirm that the report has been finalised and will be available to view within the committee agenda shortly.

Please see the below requested pre-commencement conditions, please let me know if these are acceptable.

- Prior to the commencement of development a schedule of materials and finishes of the external facing of the proposed buildings shall be submitted to and approved by the local planning authority. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan and Policy CDNP05 Neighbourhood Plan.

- Prior to the commencement of development detailed drawings showing the following have been submitted and approved by the local planning authority.
 - elevation, and sections of entrance zone to the apartment building at a 1:50 scale
 - sections and front elevations of the typical features in the apartment block (shown in context) including windows, doors and balcony detail and surrounding at a 1:20 scale
 - sections and front elevations of the typical features (and surrounding) of the other building types including entrance canopies/doors, balcony detail, Juliet balcony detail, chimney feature, railing, roof/eaves details, windows, doors, rainwater downpipes (annotate RAL colour where applicable), at a 1:50 scale

The works shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan and Policy CDNP05 Neighbourhood Plan.

- The development hereby permitted shall not commence unless and until detailed design drawings of the LAP Play area have been submitted and approved by the Local Planning Authority, this area shall be provided in accordance with the approved plans prior to the occupation of any of the residential units or in accordance with a programme to be approved with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan and Policy CDNP05 Neighbourhood Plan.

- Prior to the commencement of development a scheme of soft landscaping for the site drawn to a scale of not less than 1:200 shall have been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities.

The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To achieve a development of visual quality and to accord with Policies DP26 and DP37 of the Mid Sussex District Plan.

- Prior to the commencement of development details of a hard landscaping scheme for the site shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding (where appropriate); means of enclosure; details and samples of hard surfacing materials; minor artefacts and structures (for example refuse and / or other storage units, benches and any other street furniture, lighting and street lighting specifications and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features).

The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

Reason: To achieve a development of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan.

- Prior to the commencement of development a Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules and periods for all soft landscape areas (other than privately owned plots) together with a timetable for the implementation, monitoring and review of the landscape management plan, has been submitted to and approved in writing by the Local Planning Authority.

The Landscape Management Plan shall be carried out in accordance with the approved details and timetable.

Reason: To achieve a development of visual quality and to protect neighbouring residential amenity and to accord with Policy and DP26 of the Mid Sussex District Plan.

- Prior to commencement a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.
The CEMP (Biodiversity) shall include the following.
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR136, or a 'Further Licence') and with the proposals detailed on plan "Land to the North of Burleigh Lane: Impact plan for great crested newt District Licensing (Version 1)", dated 9th September 2025.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR136, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

- No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR136, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence.

The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

- No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR136, or a 'Further Licence') and in addition in compliance with the following:
 - Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.
 - Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e., hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).
 - Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR136, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

- Prior to the commencement of development, detailed designs of the surface water drainage scheme shall be submitted to and agreed with the Local Planning Authority. This shall be in accordance with the approved Flood Risk Assessment and Outline Drainage Strategy Reference: 3071 Issue 2 Revision 1, inclusive of the updated documents and plans within response reference DB/3071/001 Rev 1. The design shall follow the NPPF, PPG Flood risk and coastal change and National Standards for SuDS. The submitted details shall include:
 - Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change), including 10% urban creep. Hydraulic calculations and detailed construction drawings shall be used to demonstrate this.
 - Detailed drainage layout plan, which corresponds with the hydraulic calculations.
 - An exceedance flow routing plan demonstrating no increase in surface water flood risk on or off site. The plan must include proposed levels and flow directions.
 - Evidence that the surface water drainage system meets the four pillars of SuDS/Standard 4-7 of the National Standards for SuDS.
 - Construction method statement for the surface water drainage system.
 - Maintenance and management plan for all elements of the surface water drainage system and any ordinary watercourses/culverts within the development.

Reason: To ensure the design meets the National Standards for SuDS and does not increase flood risk elsewhere and to accord with policy DP41 of the Mid Sussex District Plan

- Prior to the commencement of any residential part of the development hereby permitted, the details of a scheme of mitigation measures to improve air quality relating to the development shall be submitted and approved in writing by the Local Planning Authority. The scheme shall be in accordance with, and to a value derived in accordance with, the Air quality and emissions mitigation guidance for Sussex which is current at the time of the reserved matters application. All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

Reason: to preserve the amenity of local residents regarding air quality and emissions in accordance with policy SA38 of the Site Allocation DPD.

- No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) and Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. 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,
 - 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,
 - Measures to control noise or vibration affecting nearby residents,
 - Artificial illumination,
 - Dust control measures in accordance with best practice.

Reason: In the interests of highway safety, the amenities of the area and amenity of local residents to accord with policies DP21 and DP26 of the Mid Sussex District Plan.

- Archaeological trial trenching and excavation
 - (1) No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a Written Scheme of Investigation (WSI) which has been submitted by the applicant, for approval by the Local Planning Authority.
 - (2) No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological investigation identified in the WSI defined in 1 above, and any subsequent mitigation has been agreed.
 - (3) The applicant will submit a final archaeological report or (if appropriate) a Post Excavation Assessment report and/or an Updated Project Design for approval by the Local Planning Authority. This shall be submitted within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance by the Local Planning Authority.

Reason: The site is of archaeological significance, and it is important that it is recorded by excavation before it is destroyed by development and to accord with Policy DP35 of the Mid Sussex District Plan 2014 -2031.

- Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), 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 preliminary risk assessment which has identified:
 - o all previous uses
 - o potential contaminants associated with those uses
 - o a conceptual model of the site indicating sources, pathways and receptors
 - o potentially unacceptable risks arising from contamination at the site

and unless otherwise agreed in writing by the Local Planning Authority,

- b) A site investigation scheme, based on (a) 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,

c) Based on the site investigation results and the detailed risk assessment (b) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Kind Regards

Katherine Williams BSc (Hons) MSc
Senior Planning Officer
Mid Sussex District Council
01444 477214
www.midsussex.gov.uk



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Sent: 03 November 2025 20:16

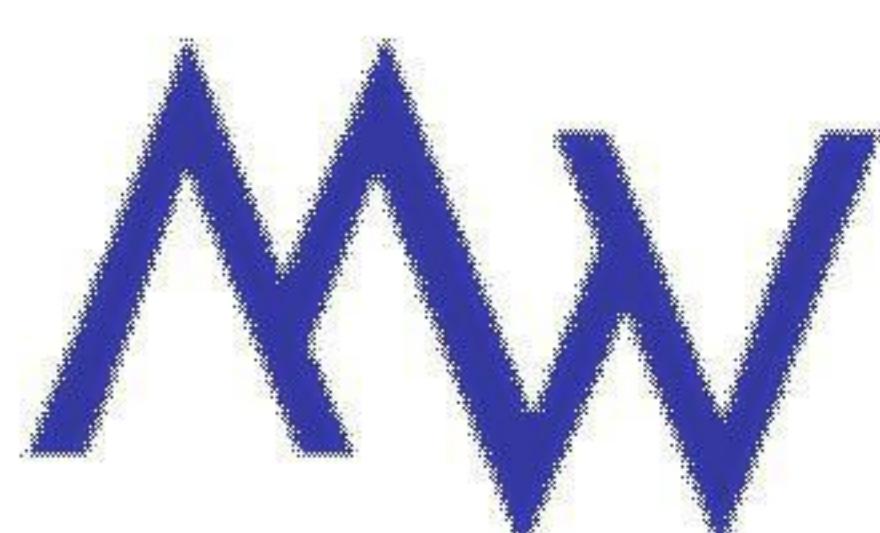
Subject: Re: DM/25/1593 - Woodlands Close & Land to the North of Burleigh Lane, Crawley Down

Hi Katherine,

Do you know when we might be able to see a draft or the final report to committee? We are happy to assist with anything you may need.

Also I believe our solicitor is still waiting for the draft S106, please can you chase this up from your end.

Many Thanks,
Dan



M E R R O W W O O D

Daniel W Webber BSc MRICS

Founder & Managing Director

[REDACTED]

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Sent: Friday, October 31, 2025 3:51 PM

Subject: RE: DM/25/1593 - Woodlands Close & Land to the North of Burleigh Lane, Crawley Down

Katherine,

In answer to your queries, the housing mix in rev F is correct.

The LAP will be managed and maintained privately. Please see attached a copy of the nature space report.

We have undertaken utilities searches and I am advised all is fine.

I will respond to you separately regarding the comments from the housing officer.

[REDACTED]
01689 836 334

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: 30 October 2025 12:12

Subject: DM/25/1593 - Woodlands Close & Land to the North of Burleigh Lane, Crawley Down

Good afternoon,

Following my conversation earlier in the week with John I have received the below response from WSCC regarding the changes to the contributions requires, please let me know if this change in housing mix is correct.

I spotted a minor amendment to the affordable rented housing mix in the development schedule under Rev F compared to Rev E which has an impact on the contributions:

Rev E – 5 x 2 bed houses & 2 x 3 bed houses

Rev F – 4 x 2 bed houses & 3 x 3 bed houses

We've recently started to include 1 bed dwellings in our S106 calculations as the latest Census data shows a (albeit small) child product arises from these homes. As a result the 4 x 1 bed affordable units previously excluded have now been captured in the revised calculation.

Can I also request confirmation and information to the following:

- Will the LAP be privately managed and maintained?
- Can a copy of the report sent to you from Nature Space be provided for the file.

Kind Regards

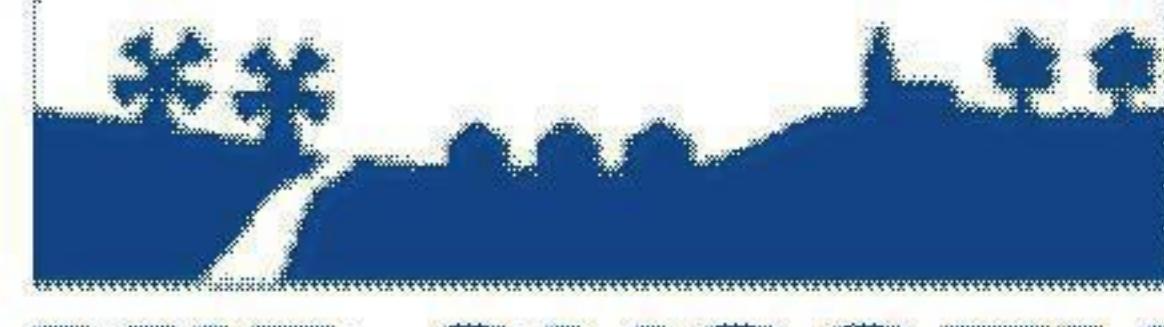
Katherine Williams BSc (Hons) MSc

Senior Planning Officer

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