

Hamish Evans
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

10 November 2025
Ref: SL/Let/P2229

Dear Hamish,

Discharge of Condition Application for the Discharge of Conditions 7, 8 and 11 pursuant to application reference DM/25/0816 for ‘Variation of Condition 2 - Approved Plans and Condition 9 - Sustainability, pursuant to DM/22/0752 (as amended by NMA DM/25/0992)’ at Earthingleigh, College Road, Ardingly, Haywards Heath, RH17 6SA.

This application has been submitted online via the Planning Portal under **PP-14477148** and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted to satisfy the discharge of Conditions 7, 8 and 11 pursuant to application reference DM/25/0816 which received Planning Permission on 2 June 2025 for the aforementioned development.

Condition 7 – Access

The wording for the condition is as follows,

No part of the development shall first be occupied until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

This application is accompanied by the following document which has been submitted in support of this condition discharge:

- **11109_2200_P1_Vehicle Tracking**

It should be noted that the adjoining development utilises the same vehicular access and visibility splays. In that instance, under application reference **DM/25/1040**, the submitted details were reviewed and accepted by the Local Planning Authority and Highways Department. On this basis, and given the identical access arrangements, it is considered that there should be no issue in supporting the discharge of this condition for the current application.

We trust the accompanying document is sufficient to discharge Condition 7 in full.

Managing Director
Chris Barker MATP MRTPI
Directors
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Sam Sykes MRTPI
Adam King ARB
Adam Staniforth FCCA

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Condition 8 – Visibility Splays

The wording for the condition is as follows,

The use of the access shall not commence until visibility splays of 2.4 metres x 47 metres have been provided at the proposed site vehicular access onto College Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. The splays shall be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

This application is accompanied by the following document which has been submitted in support of this condition discharge:

- **11109_114_P5 Access Improvements**

It should be noted that the adjoining development utilises the same vehicular access and visibility splays. In that instance, under application reference **DM/25/1040**, the submitted details were reviewed and accepted by the Local Planning Authority and Highways Department. On this basis, and given the identical access arrangements, it is considered that there should be no issue in supporting the discharge of this condition for the current application.

We trust the accompanying document is sufficient to discharge Condition 8 in full.

Condition 11 – Hard and Soft Landscaping Scheme

Prior to the commencement of construction of any building subject of this permission, including construction of foundations, full details of a hard and soft landscaping scheme shall be submitted to and approved by the Local Planning Authority. 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 occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

This application is accompanied by the following document which has been submitted in support of this condition discharge:

- **LLD3592-ARB-REP-001-AIA**
- **LLD3592-ARB-DWG-020-TWRP**
- **LLD3592-ARB-SCH-001-01-ETS**
- **LLD3592-ARB-DWG-020-TRPP**
- **LLD3592-LAN-DWG-100-00-General Arrangement**

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- **LLD3592-LAN-DWG-200-00-Detailed Planting - Key Plan**
- **LLD3592-LAN-DWG-201-00-Detailed Planting Plan**
- **LLD3592-LAN-DWG-202-00-Detailed Planting Plan**
- **LLD3592-LAN-DWG-203-00-Infrastructure Planting-Key Plan**
- **LLD3592-LAN-DWG-204-00-Infrastructure Planting Plan**
- **LLD3592-LAN-DWG-205-00-Infrastructure Planting Plan**
- **LLD3592-LAN-DWG-300-00-Soft Landscape Details**
- **LLD3592-LAN-DWG-301-00-Soft Landscape Details**
- **LLD3592-LAN-SCH-100-00 - Hard Landscape Schedule**
- **LLD3592-LAN-SCH-200-00-Detailed Plant Schedule and Specification**

We trust the accompanying document is sufficient to discharge Condition 11 in full.

Conclusion

We trust this letter and accompanying document is sufficient to fully discharge Conditions 7, 8 and 11 as listed above, pursuant to application reference DM/25/0816 at Earthingleigh, College Road, Ardingly, Haywards Heath, RH17 6SA.

We look forward to receiving written confirmation of the discharge of this condition in the very near future.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
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