

Mrs. J. Fisher
Mid Sussex District Council
Planning Department
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

12th June 2025

Dear Mrs. Fisher,

Reference: Discharge of Conditions 4, 10, 11 and 13 pursuant to Planning Permission DM/25/0310 for 'Proposed erection of 1 No. single storey, self-build dwelling house, with new access and parking on garden land to the east side of Twinham'.

Site Address: Land at Twinham, 34 Hurst Road, Hassocks, West Sussex

Introduction

The Site benefits from Planning Permission for the above detailed development, which was granted by Mid Sussex District Council (MSDC) on 1st April 2025 (reference DM/25/0310).

This current application seeks to discharge four of the conditions listed on the decision notice for application DM/25/0310.

The application has been submitted online via the Planning Portal under reference **PP-14093610** and it includes the Application Form, relevant supporting documentation, and this covering letter which acts as Planning Statement for the submission.

Please therefore find enclosed details submitted for the discharge of the planning conditions as listed below:

Condition 4 – Foul and Surface Water Drainage

4. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The building shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

In respect of the requirements of Condition 4, the Applicant has engaged with Dixon Hurst Consulting Civil & Structural Engineers, who have provided the following details:

- Drainage Layout plan – drawing no. 6370 / 10 Rev A
- Drainage Details plan – drawing no. 6370 / 11 Rev 0
- Surface Water Drainage Trench Soakaway Design report – dated June 2025

Condition 10 – Hard and Soft Landscaping

10. Prior to works above slab level, full details of a hard and soft landscaping scheme including details of boundary treatments shall be submitted to and approved by the Local Planning Authority. These and these works shall be carried out as approved. 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.

The proposed hard and soft landscaping details are shown on submitted Belmont Designs drawing no. B.043.24 01 Rev B. This drawing also details the existing vegetation and boundary treatments for the new plot.

Condition 11 – External Lighting

11. Prior to the occupation of the dwelling, a lighting design scheme for biodiversity based on Guidance Note: 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

In order to satisfy Condition 11, we herewith provide the Council with Belmont Designs drawing no. B.043.24 07 (Site Layout Plan – Proposed External Lighting), and B.043.24 08 (Proposed Elevations and Details – Proposed External Lighting). In combination, these plans show the position and design of the proposed external lights for the new plot.

Condition 13 – Cycle Parking

13. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

The proposed bike store to serve the new dwelling is identified on the submitted site plan (Belmont Designs drawing no. B.043.24 01 Rev B), and will be provided under the decking area to the rear of the dwelling This is also shown on the submitted elevations drawing (Belmont Designs drawing no. B.043.24 03 Rev A).

Conclusion:

On the basis of the enclosed information, we trust that MSDC can confirm that Planning Conditions numbered 4, 10, 11 and 13 as detailed above and pursuant to planning permission DM/25/0310 for the erection of a new dwelling on land adjacent to Twinham, have successfully been complied with, and can be confirmed as formally discharged.

If you wish to discuss this submission, please do not hesitate to contact us on 01273 780463 or 07818 061220.

Yours sincerely,

Rodway Planning Consultancy Limited