

MID SUSSEX DISTRICT COUNCIL
OAKLANDS ROAD
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RH16 1SS

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DATE: 29/07/2025

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION
TOWN AND COUNTRY PLANNING ACT 1990**

APPLICATION NO: DM/25/0263

APPLICATION SITE: SACKVILLE SCHOOL
LEWES ROAD
EAST GRINSTEAD
RH19 3TY

PROPOSED DEVELOPMENT: THE UPGRADE OF EXISTING REDGRA SURFACED SPORTS FACILITIES WITH ASSOCIATED ARTIFICIAL TURF, MESH FENCING, LED LIGHTING, ACOUSTIC BARRIER, AREAS OF HARD STANDING AND RESURFACED LONG/TRIPLE JUMP PITS

APPLICABLE CONDITIONS: CONDITIONS 4, 10 AND 12

Dear Planning,

The following comments serve to inform the discharge of Conditions attached to the subject planning permission. Do not hesitate to get in touch should you seek further information prior to their potential discharge.

CONDITION 4

Detail

'The development hereby permitted shall not commence unless and until details of the proposed surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The pitches shall not be brought into use until all the approved drainage works have been carried out in accordance with the approved details and maintained thereafter.'

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan.

Supporting Documents

- Notts Sport – Drainage plan reference NSSS009B, dated 07/07/2025
- Waterco – Technical note response to LLFA comments, dated 10/07/2025

Comment

We understand that the drainage strategy from Waterco, as provided in the full application, largely satisfied drainage requirements for the development. The supporting technical note and updated drainage plan serve to further address the requirements of the condition. Accordingly, we believe that Condition 4 should be discharged following their review.

CONDITION 10

Detail

‘Prior to the installation of any external lighting on the site, details of lux levels and times of use together with a report to demonstrate its effect on nearby residential properties shall be submitted to and approved in writing by the LPA. It is recommended that the information be provided in a format that demonstrates compliance on the ILP Guidance Notes for the Reduction of Obtrusive Light.

The information shall be submitted to and approved in writing by the Local Planning Authority and shall be fully implemented before the first sporting use and complied with thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of neighbouring residents and to accord with Policies DP26 and DP29 of Mid Sussex District Plan.’

Supporting Documents

- Halliday Lighting – Lighting plan reference HLS8102, dated 23/06/2025
- Halliday Lighting – Lighting impact assessment reference 8102, dated 18/06/2025

Comment

The updated plan better captures the proposed development features and the surrounding site. We understand that the lighting assessment includes the requested information whilst also reiterating the compliance of the proposed lighting system against salient guidance and standards. Accordingly, we believe that Condition 10 should be discharged.

CONDITION 12

Detail

‘Prior to any works above slab level a Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech Consulting Ltd., October 2024), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and*
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended) and to accord with policy DP38 of the Mid Sussex District Plan.’

Supporting Documents

- Arbtech – Habitat Management and Mitigation Plan (HMMP), dated 29/04/2025

Comment

We understand that the supporting document includes all information requested by the Condition, such that the biodiversity enhancements are suitably detailed. Accordingly, we believe that Condition 12 should be discharged.

Regards,
Jason