

29 April 2026

Steven King
Mid Sussex District Council
Oaklands Road
Haywards Heath, West Sussex
RH16 1SS

JC/Let/P2304i

Dear Mr King,

Application for the Discharge of Conditions 6 and 11 pursuant to application reference DM/25/3038 at Wealden House, Lewes Road, Ashurst Wood, West Sussex, RH19 3TB.

This application has been submitted online via the Planning Portal under reference **PP-14896303** and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted to satisfy the discharge of Condition 6 (Noise) and 11 (Biodiversity Enhancement Strategy) pursuant to application reference DM/25/3038 which received consent for the aforementioned development on 27 January 2026.

Part A of Condition 6 is required to be discharged prior to commencement of development (excluding demolition). Part B of Condition 6 is required to be discharged prior to the use of ASHPs. Condition 11 is required to be discharged prior to development above slab level. Details of all documents submitted for the discharge of this condition are set out below.

Managing Director
Chris Barker MATP MRTPI

Directors
Huw James MRTPI
Sam Sykes MRTPI

ECE Planning Ltd
Registered in England
No 7644833
VAT No 122 2391 54

Registered Office
Amelia House
Crescent Road,
Worthing BN11 1QR

Condition 6 (Part A) (Noise)

Part A: External Noise

No development (excluding demolition) shall take place until a scheme for protecting the residential unit from noise generated by road traffic or other external sources, has been submitted to, and approved in writing by, the local planning authority. The scheme shall include an Acoustic Design Statement in line with the recommendations of ProPG: Planning and Noise Professional Practice Guidance on Planning and Noise 2017 and shall ensure that internal and external noise levels are in accordance with BS 8233 2014: Guidance on Sound Insulation and Noise Reduction for Buildings. Noise from individual external events typical to the area shall not exceed 45dB L_{Amax} when measured in bedrooms internally between 23:00 and 07:00 hours, post construction unless otherwise agreed in writing with the LPA.

Where the internal noise levels will be exceeded by more than 5dB with windows open, then the applicant shall submit details of an alternative means of ventilation with sufficient capacity to ensure the thermal comfort of the occupants with windows closed.

Noise levels in gardens and public open spaces shall not exceed 55 dB L_{Aeq} 1 hour when measured at any period unless otherwise agreed in writing.

All works that form part of the scheme shall be completed before the noise sensitive development is occupied.

Part B: Air Source Heat Pumps

Unless otherwise agreed, the air source heat pumps serving each property shall not come into use until a scheme has been submitted to the LPA demonstrating that the noise rating level (L_A, T_r) of each heat pump operating at the maximum setting shall be at least 5dB below the background noise level (L_{A90}, T) at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014+A1:2019. The approved measures shall be implemented before each heat pump is brought into use and thereafter be maintained in accordance with the approved details.

This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- 31104.NIA.01

We trust the accompanying drawings/documents are sufficient to discharge this condition in full.

Condition 11 (Biodiversity Enhancement Strategy)

No development above slab level shall take place until a Biodiversity Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a. Purpose and conservation objectives for the proposed enhancement measures;
- b. detailed designs or product descriptions to achieve stated objectives;

c. locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);

d. persons responsible for implementing the enhancement measures; and

e. details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- 24043 Wealden House - Biodiversity Enhancement Strategy

We trust the accompanying drawings/documents are sufficient to discharge this condition in full.

Conclusion

We trust this letter and accompanying documents are sufficient to fully discharge Conditions 6 and 11 as listed above, pursuant to application reference DM/25/3038 at Wealden House, Lewes Road, Ashurst Wood, West Sussex, RH19 3TB.

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
ECE Planning

