

From: Tim Rodway | Rodway Planning <tim@rodwayplanning.co.uk>
Sent: 10 August 2025 13:19:16 UTC+01:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: DM/25/1535 - Twinham discharge of conditions
Attachments: B.043.24.11 - Prop Hedge and Tree Schedule.pdf, B.043.24.12 - Prop Materials Schedule.pdf, Twinham 34 Hurst Road Hassocks - Drainage Calculations Rev-01 -min.pdf, 63770-10B.pdf, 63770-11A.pdf, B.043.24.01C- Site Layout Plan - Planning Conditions.pdf, B.043.24.03B - Proposed Elevations Planning Conditions.pdf

Dear Joanne,

Application Ref: DM/25/1535
Discharge of Conditions 4,10,11 & 13 relating to DM/25/0310.
Twinham, 34 Hurst Road, Hassocks

I refer to your correspondence dated 21st July 2025 in relation to the above matter.

Condition 4 - Drainage

In order to satisfy the request for further information, please find attached the following information provided by the Applicant's Engineers (Dixon Hurst):

- 63770-10B
- 63770-11A
- Drainage calculations

Condition 10 – Landscaping

Attached is the Applicant's proposed hedge and tree schedule.

In addition to this, we would like you to provide you with the following comments:

- You consider that the Birch Tree planting is unsuitable and we are prepared to replace this with a Field Maple as has been suggested.
- You have suggested that the Applicants provide additional planting at the front of the dwelling. We feel there is more than sufficient trees and hedges retained along Hurst Road as detailed in the Planning Application. We feel that it is both unnecessary and costly, given that the existing, retained planting to the site frontage will continue to provide a verdant screen, thus providing the new plot with a discrete and private frontage set within a soft landscaped setting.
- Your letter requested pictures and details of hard landscaping. The scheme's Architect (James Minett) has provided these in the attached Proposed Materials Schedule.
- Regarding your fencing queries, there is a close boarded 1.8 metre high fence along the rear boundary and this will remain. Also, the existing fencing along the eastern boundary will also be retained. The neighbour's hedge is confirmed as being located behind this hedge.
- In the Planning Permission for DM/25/0310 it states that the landscaping works shall be carried 'in accordance with the programme agreed by the Local Planning Authority.' We propose the following programme as outlined in the works timetable set out below:
 - Groundworks – September/October (supervised by Chris Butler Archaeology)
 - Build complete – end of December 2025
 - Occupation – early 2026
 - Site preparation – August/September 2026

- Soft Landscaping (turfing/seeding) – September 2026/April 2027
- Hard Landscaping – September 2026/October 2026
- Soft Landscaping (planting) – November/December 2026
- Landscaping completed - March 2027/April 2027
- Ongoing maintenance begins – November 2027

Condition 11 - Ecology

Please can you advise when you expect to receive feedback from the Council's Ecology Consultant?

Condition 13 – Cycle Parking

The Applicants agree with your suggestion that an external bike store ('Shed') would be more appropriate. You will find the location of the Shed on the revised site layout plan and a drawing of this store and dimensions on the Prop Materials Schedule.

I hope the above is clear and complete, and in due course you will be able to confirm that the submitted information allows you to positively discharge the relevant Planning Conditions.

Best regards,

TIM RODWAY

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