

PROJECT NO: 2025/24
PROJECT: Residential Development
LOCATION: Land to the rear of Keepers, Valebridge Road,
Burgess Hill, West Sussex

PLANNING STATEMENT

INTRODUCTION:

This Planning Statement accompanies an application to discharge the pre-commencement conditions which were attached to the recent approval of a planning application (DM/25/2149) for the construction of 1 no houses with detached garage and retrospective permission for the creation of a new access from Valebridge road.

PRE-COMMENCEMENT CONDITION:

Condition 5: 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 driveway/hardstanding shall not be brought into use until all the approved drainage works have been carried out in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031 as well as the relevant provisions of the NPPF.

INFORMATION SUBMITTED TO DISCHARGE PRE-COMMENCEMENT CONDITION:

A Flood Risk Assessment prepared by Hodel Consulting Engineers has been submitted to ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031.