

MID SUSSEX DISTRICT COUNCIL

Oaklands
Oaklands Road
Haywards Heath
RH16 1SS

17 June 2026

Dear Sir or Madam

DISCHARGE OF CONDITIONS 5 & 6 ATTACHED TO DECISION NOTICE DM/25/1240

We have been instructed by our client, Mr Ben Giddings, to submit a discharge of conditions application, to discharge Conditions 5 and 6 imposed on planning permission DM/25/1240, granted on 13 March 2026 for the erection of a commercial building, reconfiguration of the yard and associated works at Parkfields Farm, Hophurst Lane, Crawley Down. Additionally, we are also seeking to discharge the statutory Biodiversity Net Gain condition.

For ease of reference, the relevant condition wording is reproduced below.

Condition 5. 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.

Condition 6. Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened 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 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.

Statutory BNG Condition. This permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun (which includes demolition) because none of the statutory exemptions or transitional arrangements are considered to apply.

To assist with discharging the above conditions, the following information has been submitted alongside this application.

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- Drainage Strategy Technical Note (Ref: 26-4173-KTN-TN-01-B)
 - Biodiversity Gain Plan
 - Biodiversity Enhancement Strategy and Plan

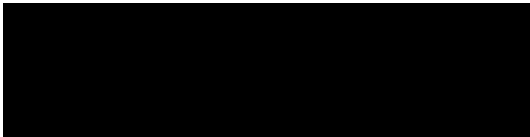
Condition 5, as established, relates to foul and surface water drainage and the means of disposal. A Drainage Strategy has been prepared by K-Ten Consulting and submitted in support of the discharge of this condition. The submitted information addresses both foul and surface water drainage and their means of disposal and is supported by a detailed drainage layout plan and accompanying technical information contained within Appendix B.

Condition 6, relates to the submission of a Biodiversity Enhancement Strategy for protected, Priority and threatened species. An Ecological Enhancement Strategy has been prepared by a suitably qualified ecologist at Beamsley Ecology and submitted for approval. The Strategy states that its purpose is to provide additional nesting, roosting and refuge opportunities for wildlife and to contribute to local biodiversity associated with the development. It identifies specific enhancement measures, including Sparrow Terrace bird boxes, bat roost boxes and deadwood habitat piles, together with their locations on the accompanying Ecological Enhancement Plan. The Strategy confirms that the enhancement measures will be implemented under the supervision of the developer and provides details of their long-term retention, aftercare and maintenance.

In accordance with the statutory Biodiversity Net Gain requirements identified within the decision notice, a Biodiversity Gain Plan has also been submitted alongside this application. This should be read in conjunction with the already approved Ecological Assessment and BNG Metric.

I trust the above information provides sufficient information to enable discharging the above conditions. However, should your office require any further information please do not hesitate to contact me.

Yours sincerely,



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