

Planning Edge Ltd.
Crossways
Horsham Road
Dorking
RH4 2HY

27th June 2025

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

Dear Planning

Discharge of Conditions pertaining to Planning Permission DM/20/0965

Braydells, Hurstwood Lane, Haywards Heath, West Sussex

I enclose details to discharge a planning conditions 4 & 5 pertaining to planning permission reference DM/20/0965 granted planning permission on 13th June 2022.

The conditions sought for discharge are 4 and 5, pertaining to hard & soft landscaping and a bat emergence survey respectively.

Condition 4 - states:

Prior to the commencement of construction of any dwelling or building subject of this permission including construction of foundations, full details of a hard and soft landscaping scheme that adheres to the protection measures and tree removal details from the Arboricultural Report submitted with the application, shall be submitted to and approved by the Local Planning Authority. These works shall be carried out as approved. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

The following information is submitted for assessment:

- 1) A combined hard and soft plan ref: **5904-LLB-XX-XX-DR-L-0009** prepared by Lloyd Bore

This plan details a full planting plan for the curtilage of house 5 and includes details of hard landscaping (patios and driveways). It has been configured around the approved tree protection and removals and the drainage ditch diversion works.

Condition 5 – states:

*The development shall proceed in accordance with the recommendations and enhancement measures identified within the Preliminary Ecological Appraisal (Ecology Partnership December 2020), **including the Dusk Emergence Survey (to be submitted to and approved in writing by the local planning authority prior to commencement of development)** and any subsequently required mitigation measures shall be incorporated into the development.*

The following details are provided for assessment:

- 1) Bat Emergence Survey, conducted in May 2025 and prepared by The Ecology Partnership

The bat emergence survey was focused on the outbuilding located centrally on the site and is programmed for demolition to make way for the new dwelling house.

The survey found no evidence of roosting bats within the outbuilding and therefore supports removal/demolition of the outbuilding without further consideration to the protection of bats.

We trust that this submission is sufficient to allow you to approve these details. However please contact me if you wish to discuss any of the details.

Yours sincerely,

Phillip Taylor MRTPI

Director – Planning Edge Ltd.

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