

5 May 2026

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

JC/Let/P2177i

Dear Mr King,

Application for approval of details reserved by Condition 28, 40, and BNG Condition 1 pursuant to application reference DM/23/2699 at Land South And West Of Imberhorne Upper School Imberhorne Lane East Grinstead West Sussex.

This application has been submitted online via the Planning Portal under reference PP-14909888 and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted for approval pursuant to Conditions 28 (Phasing Plan), 40 (Farmland Bird Compensation Strategy), and BNG Condition 1 (BNG Plan) of application reference DM/23/2699 which received consent for the aforementioned development on 23 December 2025.

Conditions 28, 40, and BNG Condition 1 are required to be discharged prior to commencement of development. Details of all documents submitted for the discharge of this condition are set out below.

Condition 28 (Phasing Plan)

Prior to the commencement of development, a Phasing Plan for the whole site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented with the agreed Phasing Plan.

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

- Phasing Plan for whole site

This phasing plan is submitted to satisfy Condition 28 and outlines the delivery sequence for the site, in accordance with the S106 agreement. As discussed with the Case Officer, Steve King, this plan will also serve as a framework for managing future Discharge of Conditions applications, ensuring an efficient and organized approach to the site's development.

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

Condition 40 (Farmland Bird Compensation Strategy)

Prior to the commencement of development, including any site clearance works, a Farmland Bird Compensation Strategy shall be submitted to and approved by the local planning authority to compensate the loss or displacement of any Farmland Bird territories identified as lost or displaced. This shall include provision of offsite compensation in nearby agricultural land, prior to commencement.

The content of the Farmland Bird Compensation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed compensation measure e.g. Skylark plots;*
- b) detailed methodology for the compensation measures e.g. Skylark plots must follow Agri-Environment Scheme option: 'AB4 Skylark Plots';*
- c) locations of the compensation measures by appropriate maps and/or plans;*
- d) persons responsible for implementing the compensation measure.*

The Farmland Bird Compensation Strategy shall be implemented in accordance with the approved details, and all features shall be retained for a minimum period of 10 years.

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

- Imberhorne Farm - Farmland Bird Compensation Strategy

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

BNG Condition 1 (BNG Plan)

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.

Please see the information contained within the notes to applicants/agents set out below.

Further details of the requirements of this condition are established with the informatives of the decision notice as below:

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- e) *a Biodiversity Gain Plan has been submitted to the planning authority, and*
- f) *the planning authority has approved the plan.*

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Mid Sussex District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition that apply in this instance

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

- Imberhorne Farm East Grinstead - BNG and HMMP Report - December 2025
- Imberhorne Farm East Grinstead - The_Statutory_Metric_Macro_Enabled_1-0-4
- BNG_Correspondence

As stated in the accompanying correspondence, the permission, having been submitted prior to Biodiversity Net Gain being a mandatory requirement, is not required to satisfy the trading rules. As such the documents above are considered sufficient.

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

Conclusion

We trust that this letter and accompanying documents are sufficient for the approval of details reserved by Conditions 28, 40, and BNG Condition 1 as listed above, relating to application reference DM/23/2699 at Land South and West of Imberhorne Upper School Imberhorne Lane East Grinstead West Sussex.

We look forward to receiving written confirmation of the approval of these details 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

