

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

22nd August 2025

Dear Sir/Madam

Application for Discharge of Conditions 3, 7, 18 and BNG1 on Consent Ref: DM/25/1379

On behalf of Earlswood Homes, please find enclosed applications for discharge of planning conditions numbered 3, 7, 18 and BNG1 on Land At 147 To 149 College Lane Hurstpierpoint West Sussex (planning permission ref: DM/25/1379)

Condition 3

Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of: site set up during construction; temporary contractor buildings; plant and stacks of materials; provision for the temporary parking of contractor vehicles; the loading and unloading of vehicles associated with the implementation of this development; measures to control noise or vibration affecting nearby residents; artificial illumination; dust control measures; pollution incident control and site contact details in case of complaints.

The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Please find attached a CEMP that deals with all the requirements of the above condition.

Condition 7

No development shall be carried out above ground level unless and until a Biodiversity Enhancement Strategy for protected and priority 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, orientations and heights 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.

A Biodiversity Enhancement Strategy is attached with this application and this replicates the material that was approved during the application process and that takes full account of the BNG requirements set out in the planning application. We believe this material is therefore acceptable for discharge of this planning condition.

Condition 18

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

A plan indicating the location of the cycle storage, and a detailed drawing of this storage is enclosed with this application.

Biodiversity Net Gain – Condition 1

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 find enclosed with this application a biodiversity gain plan that takes full account of the requirements on this site and ecological enhancements to be made.

We trust that these applications are acceptable and that the conditions can be discharged.

Yours sincerely



Julian Walker
Head of Planning and Development



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