

Earlswood Homes (South East) Ltd
Roebuck House
5 Roebuck Close
Reigate
RH2 7ER

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

APPLICATION FOR DISCHARGE OF PLANNING CONDITION

REFERENCE: DM/25/2724

**DESCRIPTION: DISCHARGE OF PLANNING CONDITIONS NOS 4, 5, 6, 8 AND 20
RELATING TO PLANNING APPLICATION DM/25/1379**

**LOCATION: LAND AT 147 TO 149, COLLEGE LANE, HURSTPIERPOINT,
WEST SUSSEX**

DECISION DATE: 26 NOV 2025

CASE OFFICER: JOANNE FISHER - JOANNE.FISHER@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 23rd October 2025.

The Authority has considered your application, and I can confirm the following:-

Conditions:

6. The submitted Non-licensed Precautionary Bat Method Statement (United Environmental Services Ltd., September 2025) is considered acceptable. Subject to implementation in full of the submitted details, I discharge condition 6 attached to planning reference DM/25/1379.

Unfortunately I am unable to formally discharge the following condition(s) for the reason(s) below:

4. The Council's Drainage Engineer has considered the details submitted and provide the following comments:

'The submitted information is considered insufficient to address the drainage condition requirements.'

The Application should refer to the MSDC Detailed Drainage Design Information Guide for Discharge of Condition Stage (<https://www.midsussex.gov.uk/media/8092/detailed-drainage-design-technical-summary-version-2023-03.pdf>) for further guidance.

It is also noted that Southern Water has stated that it will not accept surface water flows into the foul network. Any further submission of information that includes discharges into the Southern Water network will need to be accompanied by confirmation from Southern Water that they consider the discharge acceptable.

Following receipt of the updated information, the team will be able to provide a more formal consultation response.'

The comments from the Drainage Engineer were made before the revised comments from Southern Water who are now raising no objection. However, the above matters still need to be addressed. Once the above requested information is received, they will consider the additional details and have regard to Southern Waters comments.

In light of the above I am currently **unable** to discharge condition 4 attached to planning reference DM/25/1379.

5. The submitted covering letter states that two plans have been submitted in respect of condition 5 being 'Exiting Levels Plan: 2336-S20 External Levels Drawing: S12809 JNP XX XX DR C 2002 P02' Whilst the external levels drawing (ref S12809 JNP XX XX DR C 2002 P02) has been provided the existing levels plan has not. A levels plan showing the existing and proposed levels together on one plan to clearly show the changes as well as site sections showing the existing and proposed levels should be provided so that this condition can be fully considered. In light of the above I am currently **unable** to discharge condition 5 attached to planning reference DM/25/1379.
8. The materials schedule dated September 2025 details a handmade brick with orange shades, soft browns and reds with a orange to light brown roof tile. It is considered that the proposed brick and tile for the dwellings is not appropriate to the character of the area where dwellings comprise of a more multi-stock brown brick and brown roof tile. I would therefore suggest a more appropriate colour brick and roof tile is sought to reflect the surrounding dwellings and the local context. In light of this I am currently **unable** to discharge condition 8 attached to planning reference DM/25/1379.
20. Condition 20 requires full details of hard landscaping. A hard landscaping plan (drwg S12809 JNP XX XX DR C 2003 PP01) has been submitted which details the proposed surfacing for the access road, driveways and patios as well as details of fencing. Whilst this plan states that there is to be a resin bound gravel drive and seasoned limestone paving slabs for the patios and paths to serve the dwellings, no details have been provided on the make, manufacturer or colour for this surfacing. In addition, this plan details the position of the close boarded fencing and post and rail fencing. However, this does not appear to accord with the approved landscape plan (drwg CWLD-EW-CL-LA-2380-01) which was detailed in condition 19 of the approval which now includes a post and rail fence within the entrance drive of the development and laurel hedging. Such hedging would not be supported as it is not a native. It is queried why post and rail fencing would be required across the landscaped area which should have more trees in line with the approved landscape plan. In addition is the laurel hedge 6ft or the post and rail fencing? In light of this I am currently **unable** to discharge condition 20 attached to planning reference DM/25/1379.

I would appreciate your attention to the above matter, please submit the outstanding requirements as soon as possible, in order that this matter can be given further consideration.

A handwritten signature in black ink, appearing to read 'ABiggs', with a stylized, cursive script.

Ann Biggs
Assistant Director Planning and Sustainable Economy

SPDCOZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or
 - within 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier.

If you want to appeal, then you must do so using a form which you can get from The Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.