

31 March 2026

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

FAO Joanne Fisher

Dear Joanne,

RE: DISCHARGE OF CONDITION 3 (FOUL AND SURFACE DRAINAGE), CONDITION 4 (BATHING LICENCE), CONDITION 5 (MATERIALS), CONDITION 7 (BIODIVERSITY ENHANCEMENT STRATEGY), CONDITION 8 (HARD AND SOFT LANDSCAPING), CONDITION 10 (BIODIVERSITY LIGHTING STRATEGY) AND CONDITION 14 (SOLAR PANEL DETAILS) UNDER PLANNING PERMISSION DM/25/1023 FOR THE DEMOLITION OF THE EXISTING SITE OFFICE AND CONSTRUCTION OF A SINGLE DWELLING AND ASSOCIATED WORKS

CRABBET PARK, TURNERS HILL ROAD, TURNERS HILL, CRAWLEY

Further to the approval of the above application approved on 10 November 2025 under application reference 25/00463/FUL, we herewith seek the discharge of conditions 3, 4, 5, 7, 8, 10 and 14.

This application submits the requested details relating to all conditions that require discharge on the decision notice. This includes all pre-commencement and pre-occupation conditions. Once this application is approved, development can commence from preparation, through to construction and occupation of the new unit.

Condition 3

Condition 3 requires details of foul and surface drainage prior to commencement, excluding demolition:

"The development hereby permitted shall not commence, with the exception of demolition of the existing building, 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"

In discharge of this condition, we have submitted the attached documents and plans:

- Foul and Surface Water Drainage Note – 5033004-RDG-XX-XX-T-C-300001

The proposed surface water drainage is designed in accordance with the drainage hierarchy. SuDS are proposed to be incorporated, including rainwater collection via a series of rainwater downpipes to the northern and southern elevation of the building. The downpipes will connect to 3no. separate filter trench drains located along the north and south of the building and along the western boundary of the property respectively. Along the northern elevation of the building, the rainwater downpipes will discharge directly onto the filter trench drain, whilst the southern elevation of the building will have rainwater downpipes connected to a new surface water chamber and drain before discharging to the filter trench drains. The filter trench drain will then collect, treat and convey any surface water runoff. The hardstanding and parking area will also drain via the proposed filter trench drains. All surface water drainage will then discharge into the

main drainage network through an existing surface water chamber (EX_S1) located to the south-western part of the Site.

The proposed foul water drainage will involve the provision of new foul water chamber and drains from the building. These will then connect to the existing foul water chamber located within proximity to the north of Site.

Condition 4

Condition 4 requires the provision of a bat licence and further details prior to commencement of works, including demolition:

"Prior to the commencement of any works which will impact the breeding / resting place of bats, shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or*
- b) evidence of site registration supplied by an individual registered to use a Bat Mitigation or Earned Recognition Class Licence; or*
- c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence."*

In discharge of this condition, we have submitted the following details:

- Email confirmation from Natural England of bat licence; and
- Bat Mitigation Class (WML-CL21) License Return Form;

The attached confirmation email from Natural England identifies that Natural England is satisfied that the development works fall within the remit of WML-CL21, with all the required tests having been met. As such, the site is now registered with Natural England as identified through the provision of the Bat Mitigation Class Licence Return Form from Natural England to the registered ecological consultant (Natalie Evans).

The attached WML-CL21 Licence Return Form confirms that works can commence on from 3 December 2025 to 31 May 2026.

The form is submitted to provide information relating to part a of the condition. Due to the wording of the condition, the submitted form is considered sufficient to discharge condition 4 in whole.

Condition 5

Condition 5 requires details of materials prior to above ground level works:

"No development above ground slab level shall be carried out unless and until a schedule of materials and finishes to be used for external walls, roofs, fenestration of the proposed dwelling have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing."

In discharge of this condition, we have submitted an External Materials Schedule (1001, Rev PL01).

As illustrated in the document, the roof of the unit will be rosemary clay in the colour 'Hawkhurst'. The walls will be part constructed from handmade soft mud brick in the colour 'Rural Blend'. Parts of the wall will also be comprised of painted timber (white finish) in a feathered edged weatherboarding form.

The principal entrance door will be made of timber. All other doors will be made of an aluminium composite material. The windows will have an aluminium framing with a white finish. For completeness, rainwater goods will be composed of metal, finished in black metal paint as shown in accordance with compliance condition 11.

Condition 7

Condition 7 requires the submission of a Biodiversity Enhancement Strategy prior to above ground works:

"Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal and Roost Assessment (Arbtech, March 2025) 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."

In discharge of this condition, we have submitted an Ecological Enhancement Strategy (EES) document, prepared by Arbtech, dated November 2025.

In relation to part a), mitigation is required during site preparation and construction to prevent excessive impact on identified nesting birds, bats, reptiles, amphibians and terrestrial mammals as part of the Preliminary Ecological Appraisal and Roost Assessment undertaken by Arbtech in March 2025. A specific scope of enhancement has been outlined in the report in accordance with previous findings.

In relation to part b) and c) of the condition, the enhancement prescriptions identified in the report are summarised below:

- Bat boxes – 2no. bat boxes will be installed, integrated into the new unit along the western and southern elevation where the dark corridor zone is proposed (please refer to Condition 10 sub-section for further details).
- Bird boxes – 2no. bird boxes will be installed, integrated along the northern and eastern elevation of the new unit.
- Hedgehog house – 1no. hedgehog house will be installed within the vegetated area to the southeast of the site.
- Hedgehog access point - 1no. hedgehog access point along the southern boundary of the site will be provided within the close board fence. A hedgehog highway plaque will be installed over the gap.
- Tree and shrub planting – Any new planting should favour native species over non-native and ornamentals with a minimum ratio of 70:30.

In relation to part d) of the condition, the person responsible for implementing the enhancement measures will be someone who has significant influence during development activity, such as a project or site manager. They will be nominated as the Development Biodiversity Champion for site preparation and construction phase of the development, ensuring all actions in the EES are implemented, and provide ecological updates to the project ecologist where necessary.

In relation to part e) of the condition, the following aftercare and long-term maintenance is proposed:

- Bat boxes – Designed for no/limited management or maintenance. Inspections annually for first five years outside typical active season following installation. Replace when required.
- Bird boxes – Designed for no/limited management or maintenance (can last up to 25 years). Inspections annually for first five years outside typical active season following installation. Replace when required.
- Hedgehog house – No initial aftercare or maintenance required.
- Hedgehog access point – No initial aftercare or maintenance required.
- Tree and shrub planting – No initial aftercare or maintenance required.

Condition 8

Condition 8 requires the submission of hard and soft landscaping details prior to the occupation of the dwelling:

"Prior to the occupation of the dwelling full details of a hard and soft landscaping scheme including boundary treatments shall be submitted to and approved by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. 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."

In discharge of this condition, the following details are submitted:

- 038-006-PL00 Proposed Landscape Plan
- 038-PL00 Material Details
- Breedon Gravel Footpath Specification

The Proposed Landscape Plan shows both the locations of hard and soft landscaping on site, with the Material Details document illustrates further details of the hard landscaping on site.

The road surface will be made of golden buff self-binding gravel, composed of golden-coloured stone within a range from 10mm to fine dust. This material creates a firm, stable surface for road surfaces.

The footpath will extend to the west and south of the proposed unit. The footpath will be formed of Breedon Golden Amber gravel, composed of natural hard limestone aggregate material. As shown in the Breedon Gravel Footpath Specification sheet, the gravel will be levelled to a 75mm thickness, giving a finished compacted thickness of 50mm. At the edges, the gravel will be brought to the top to aid draining of surface water.

The borders of the road surface, parking spaces and gravel footpath, as illustrated on the Proposed Landscape Plan, will be formed of Marshalls Stone Sett, composed from an Indian Basalt stone. Each stone sett/block is 200mm length, 50mm width and 50mm thickness.

As shown on the Proposed Landscape Plan, two trees (Category C) will be removed as part of the proposal. These are the only two trees within the site. There is no existing hedgerow on the site to be retained. As such, there are no measures required for the protection of retained trees and hedgerows as part of the development.

Nevertheless, to mitigate the impact of felling the trees, 2no. native hedgerows are proposed either side of the main entrance to the proposed unit. The species mix will be as follows:

- *Buxus Sempervirens*
- *Lavandula Angustifolia* 'Hidcote'
- *Eonymus Fortunei* 'Emerald Galety'

The existing grassed area to the south of the site will be retained as part of the development.

In relation to boundary treatments, a 1.8 high close-boarded wood fence is proposed along the western, southern and eastern border of the proposed garden. Post and rail wood fencing is proposed along part of the western boundary of the proposed property, with 2no. timber gates also proposed along the eastern and western boundary of the property respectively. All boundary treatment will be in a treated softwood finish.

Condition 10

Condition 10 requires the submission of lighting details prior to occupation:

"Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*
- b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

In discharge of this condition, a Wildlife Sensitive Lighting Strategy has been prepared by Arbtech.

As discussed, and illustrated in Figure 4 of the report, dark corridors will be created to the west and south as areas identified where there is the potential for lighting to impact lowland mixed deciduous woodland (10m west) and the western woodland lining the site's entrance where bats are likely present. These areas are planned to experience no more than +0.5 lux of additional lighting as a result of the development. Bat boxes will be proposed along the western and southern elevation of the proposed unit as additional mitigation.

Internally, artificial light spill through windows of the proposed unit will be mitigated through internal lighting fixtures in accordance with recommendations within Guidance Note 08/23 (BCT & ILP 2023). This is demonstrated in Figure 5 of the report. Given the typology of the land, there is no further anticipated impact from direct light spill onto surrounding fields within the dark corridor zone with mitigation in place.

External lighting will be limited to low level lighting fixtures only, installed in accordance with current guidance issued by the Bat Conservation Trust and Institute of Lighting Professionals. This includes the following:

- External security lighting (where appropriate) on motion sensors with short timing (1-2 minutes maximum)
- Lighting set to "off" by default, to be triggered with only low intensity output. This can be combined with a timeclock or photocell for seasonal or diurnal control

- Lighting to be controlled, so not triggered by movement of small animals including bats
- Lighting to be downward pointing

Condition 14

Lastly, condition 14 requires the submission of solar panel details prior to occupation:

"No part of the development shall be first occupied until a detailed 1:20 section and elevation drawings showing a typical solar panel in relation to the roof as well as specifications on the panels have been submitted to and approved in writing by the Local Planning Authority."

In discharge of this condition, the following details are submitted:

- 1001-043 Rev. PL00 Proposed 1:20 Solar Panel Construction Details Plan
- Plug-in Solar Data Specification Sheet – Solar PV Kits

The 1:20 section and elevation drawing plan shows that the solar panels will be approximately 1553mm long and 1000mm wide. The panels will be in-roof, secured by panel brackets and joints.

The specification sheet identifies that the solar panels are designed to Part L Building Regulations for new builds. A standard panel will be of 405W size, with ability to upgrade to 500W. The solar kit option is specifically designed to be mounted alongside tiles. The generation meter is MCS certified with all AC wiring.

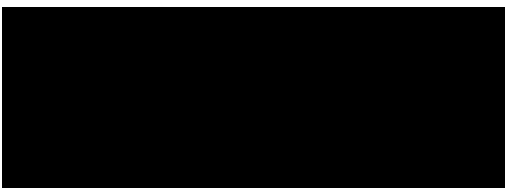
Summary and Conclusions

In summary, this application seeks the discharge of Conditions 3, 4, 5, 7, 8, 10, and 14. These are the only conditions on the decision notice that require discharge.

We believe that the supplementary material attached to this submission satisfies the requirements outlined within the wording of the conditions and therefore should be discharged, enabling the development to commence up to occupation.

We trust that the above and attached details are self-explanatory, but would be happy to discuss further should you have any queries.

Yours faithfully,



Luke Farmer
Planner