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

APPLICATION FOR DISCHARGE OF CONDITIONS

REFERENCE: DM/25/3225

DESCRIPTION: DISCHARGE OF PLANNING CONDITIONS NO: 3, 4, 5, 6, 7 AND 12 RELATING TO PLANNING APPLICATION DM/25/2331

LOCATION: TOWNHOUSE FARM, CHURCH LANE, ARDINGLY, HAYWARDS HEATH

DATE: 3 FEB 2026

Thank you for your application for approval of details reserved by condition received 18th December 2025

Unfortunately, I am unable to formally discharge the condition(s) for the following reasons:

- 3 The Council's Drainage Engineer is considering the information submitted of the 27th January following their request for further information. Once I have received their comments I will be in contact with you.
- 4 The materials schedule set out in the updated Planning Statement (amended 14/01/2026) is considered acceptable in principle. However, further detail in respect of the bricks and stone are required. For the bricks as these are reclaimed can the applicant please provide as detailed a provenance as is possible, including source (e.g. reclamation yard or supplier), and for the stone, a more detailed specification including source (e.g. quarry).

In light of the above further information request, I am currently **unable** to discharge condition 4 attached to planning reference DM/25/3225.

- 5 The Council's Conservation Officer has considered the information submitted and provided the following response:

' - typical examples of windows and external doors, to each building, including garage doors and window shutters. Your drawings should as appropriate show depth of reveal:

Although we have generic manufacturer's sectional drawings for a selection of windows and doors we do not appear to have elevations or sections relating specifically to the units to be installed at Townhouse Farm. We also do not have drawings to show the depth of reveal, or garage doors. The window shutter drawings as received are acceptable.

- typical eaves details to each building:

Although this is mentioned in the Planning Statement we do not appear to have received the drawing?

- any necessary external flues or vents associated with the boiler, WCs and bathrooms:

The elevations as provided are acceptable.'

Further information is required in respect of points 1 and 2. As such I am currently **unable** to discharge condition 5 attached to planning reference DM/25/2331.

- 6 Two plans have been submitted in relation to the hard and soft landscaping for the site. Drwg 20 details landscaping and correctly shows the proposed dwelling and outbuilding on the plan. Drwg PJC.1322.001 is a more comprehensive hard and soft landscaping plan in colour but does not relate to the approved scheme under DM/25/2331, but a dwelling and outbuildings which were approved under reference DM/23/1431. This comprehensive plan cannot be taken into consideration in the discharge of this condition as it does not show the siting and layout of the dwelling and outbuilding correctly. However, it is a more detailed plan which shows the site boundaries in full as well as details the make and manufacturer of the hard landscaping in full. This plan (Drwg PJC.1322.001) needs to be updated to show the proposed dwelling and outbuilding correctly which was approved under planning reference DM/25/2331 so that this can be taken into consideration fully. In addition, it is queried whether drwg 20 can be updated to provide all the details to that in drwg PJC.1322.001 as the plan for the current dwelling is missing information. At present drwg 20 does not show the full site boundary details or the full extent of the boundary treatment to all boundaries. In addition, the southern landscaping shows a wildflower meadow, native hedging then a large turfed area before the southern boundary of post and rail fencing. Is this correct as it seems to omit the public right of way to the southern boundary or hedging against the post and rail fencing on the boundary which would provide screening? Details are required in relation to the make, manufacturer and colour of the natural stone paving, and block paving for the driveway as well as the mix and species for the native UK hedging. In addition, the plan shows double gates for the driveway but no details on the height or design - are these timber? Please note that a coloured plan makes it easier to distinguish planting and boundary treatments. Finally, drwg 20 does not detail the planting schedule for any soft landscaping which is shown in the plan that does not relate to the planning approval. Such details are required to be incorporated into the correct plan.

The Councils Conservation Officer has also provided the following comments which should be addressed in any updated hard and soft landscaping plan:

'We also need typical elevation drawings of the boundary treatments.

I have some concerns regarding the extent of hard landscaping shown on dwg. no. 20 (assuming this is the relevant plan). This should be reconsidered and the amount of hard surfacing to the driveway and around the house reduced as far as practicable.

Details (manufacturer, range and product) of the hard landscaping materials proposed should be provided.

Subsequent to the previously approved scheme, new guidance from the High Weald AONB unit on Soft Landscaping and Planting Plans in Development Proposals (link below) has been published; the applicant should refer to this advice and provide details of how the proposed soft landscaping scheme responds to this in design and in plant choices. [HWNL-Soft-Landscaping-in-development-proposals-published-version.pdf](#)

In light of the above, I am currently **unable** to discharge condition 6 attached to planning reference DM/25/2331.

- 7 Drwg PJC.1322.001 is a more comprehensive hard and soft landscaping plan in colour but does not relate to the approved scheme under DM/25/2331, but a dwelling and outbuildings which were approved under reference DM/23/1431. This plan needs to be updated to show the proposed dwelling and outbuilding correctly which was approved under planning reference DM/25/2331 so that this can be taken into consideration fully.

I am therefore currently **unable** to discharge condition 7 attached to planning reference DM/25/2331.

- 12 The Councils Contaminated Land Officer has considered the submitted documents of Membrane Testing Solutions Ltd Ground Gas Verification Plan dated December 2025 (Ref: MTS.VP.992-BA Rev B) and the Wykamol Group Specification dated 5th September 2024 (Ref: WYK/SW/AD/TF). This satisfies part of the condition which requires a remediation strategy.

However, the condition also requires a verification plan to show that the remediation strategy has been implemented in full and a watching brief during construction. These elements cannot be addressed until the works have been carried out. The verification report will need to be submitted after installation.

In light of this, I hereby **part discharge** condition 12 in relation to the remediation strategy. Condition 12 cannot be fully discharged until the works are complete and the final verification report and any required documentation for the watching brief are submitted.

I would appreciate your attention to the above matter, please submit the outstanding requirements within 14 working days from the date of this letter, in order that this matter can be given further consideration. Failure to do so may result in the refusal of your application.



Ann Biggs
Assistant Director Planning and Sustainable Economy

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