



Stuart Malcolm,
Mid Sussex District Council – Planning Department,
Oaklands,
Oaklands Road,
Haywards Heath,
RH16 1SS

16 January 2025

Dear Stuart,

RE: Discharge of Condition 6
Application Reference: DM/24/1253
Land South of St Stephens Church, Hamsland, Horsted Keynes, West Sussex

Please find enclosed documentation to discharge condition 6 to the above planning permission. I have set out below a summary of proposed details and how it satisfies the condition of the requirements.

Back in June 2021, Rydon Homes provided Mid Sussex Council with a Flood Risk Assessment and Drainage Strategy (Ref: C86274-JNP-XX-XX-RP-C-1000) to support the original planning application (DM/20/4692). The council's Drainage Officer confirmed that the principle of the drainage strategy is acceptable; however, they requested that a condition is attached to secure the detailed design of the foul and surface water drainage.

Following on from this, Macar Homes acquired the site from Rydon Homes and now are in the process of discharging the foul and surface water drainage condition (Condition 6). The wording of Condition 6 states:

Prior to the commencement of any development above ground/slab level details of the proposed foul and surface water drainage and means of disposal shall have been submitted to and approved in writing by the local planning authority. The details shall include the delivery of SuDS in the southern part of the site, a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details.

The document titled "Pre commencement condition report Issue 1" provides all the information required to satisfy pre-commencement condition 6. In the appendix, the following documents are attached:

- 1334-05-01RevP2 External Levels Layout
- 1334-06-01RevP2 Private Surfacing Layout
- 1334-06-05RevP2 Private Surfacing Construction Details Sheet 1 of 2
- 1334-07-01RevP2 Private Drainage Layout
- 1334-07-02RevP1 Drainage Area Plan
- 1334-07-05RevP1 Private Drainage Construction Details 1 of 3
- 1334-07-06RevP3 Private Drainage Construction Details 2 of 3
- 1334-07-07RevP1 Private Drainage Construction Detail 3 of 3
- Drainage Model 14.01.26
- MSDC SuDS checklist
- SW Capacity Check Horsted Keynes
- SWMP during the construction RevP01

Yours sincerely,

James Carson – Planner