

From: Kyran Schneider <Kyran.Schneider@westsussex.gov.uk>
Sent: 01 April 2025 15:47:07 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: RE: Discharge of Conditions application DM/25/0240 - Woodside Grange, Woodland Road, Hassocks

Hi Anna,

Thanks for sending this through – The requested information has now been supplied, and I am now satisfied with the details provided in regards to Condition 22, and that Condition 22 can be discharged.

Kind regards

Kyran Schneider BSc (Hons) MCIHT

Planning Technician

Information Management - Planning Services - Highways Transport & Planning

West Sussex County Council

Location: Ground Floor, Northleigh Building, Chichester, PO19 1RH

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Telephone: 0330 2229362

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From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 27 March 2025 12:48
To: SU Local Development <su.local.development@westsussex.gov.uk>
Subject: FW: Discharge of Conditions application DM/25/0240 - Woodside Grange, Woodland Road, Hassocks

****EXTERNAL****

FAO Kyran Schneider

Dear Kyran

Further to your comments of 18.02.2025, see below, regarding this DISCOND application I have received the attached Updated Construction Management Plan for this development, to address Condition 22 of DM/23/2688.

Please can you review the content and advise me if this now addresses your concerns and whether I can discharge Condition 22?

Thank you
Anna

Submit your planning application online.
<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI
Planning Officer
Development Management

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anna.tidey@midsussex.gov.uk <http://www.midsussex.gov.uk>



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- SAVE A TREE Only print this email if absolutely necessary.

From: Tony Lock
Sent: 26 March 2025 20:53
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Subject: Re: Discharge of Conditions application DM/25/0240 - Woodside Grange, Woodsland Road, Hassocks

Hi Anna
Thanks for the catch up. **See answers in red.**
Im around all day tomorrow if you need any more.

Dear Tony
Thank you for speaking with me regarding this application.
I have reviewed the Consultee responses that I have received for each of the planning conditions and the following matters require further information:

Condition 3 - I will need to visit the site to view the installed passing places ahead of Discharge.

The easement is a little delayed and passing places will be installed by End of April.

No building works is planned before that date. Other than some prep visits and deliveries.

I will fwd the updated easement possibly by Friday.

Condition 7 – Please provide roofing material details/product name/appearance.

EPMD rubber membrane or ALWITRA single ply membrane with solar panels (power output subject to budget)

Condition 11 – I await comments from the Drainage Engineers.

OK - I submitted a form or 2 they wanted my consultant to complete.

Condition 20 – The Ecologist comments from 20.03.2025 state: 'We recommend that the specifications /type of bird and bat boxes and the specification for the mix of wildflower seeds for the meadow should be submitted to the LPA prior to discharge of condition. It is not necessary to re-consult Place Services.' Please provide these details.

FLOWERS

A flower mix for a clay soil. A mix a of wildflowers and grasses includes poppy, cornflower, corncockle, yellow rattle, and others that can handle damp soil.

See example below.

https://meadowmania.co.uk/products/hardy-annual-100-wildflower-seed-mix?variant=45446456344882&country=GB¤cy=GBP&utm_medium=product_sync&utm_source=google&utm_content=sag_organic&utm_campaign=sag_organic&gad_source=1&gbraid=0AAAAAD0Ld151zM8nCPhm7HbmfJIRAB29e

BOXES

1. Small Hole Nest Boxes - blue tits, great tits, coal tits

2. Open-Fronted Nest Boxes - Robins, wrens

Should be positioned low (1-2m above the ground) and hidden in vegetation.

3. Tawny Owl - Go larger boxes for owls or kestrels.

Mount them high (3-5m) on trees.

BATS

Install boxes at least 4m high on trees or buildings.

Ensure boxes are out of direct sunlight (north or east-facing is best).

Keep them away from feeders to avoid predators.

Condition 22 – Construction Management Plan – the CMP on file dates from 30.01.2025. Please provide any updated version for my consideration tomorrow.

I think I supplied an updated CMP but it may have been missed. I have attached. I think the only real edit is the last paragraph outlining site / construction areas etc... supporting map attached.

I hope to issue a Split Decision tomorrow. If you can address any of the above matters in the meantime this may reduce the number of outstanding issues.

Thank you.

Regards

Anna

Submit your planning application online.

<http://www.planningportal.gov.uk>

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<image001.png>

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**WEST SUSSEX COUNTY
COUNCIL CONSULTATION
TO:**

Mid Sussex District
Council
FAO: Anna Tidey

FROM: Highways, WSCC
DATE: 18/02/2025
LOCATION: Woodside Grange,
Woodslan Road,
Hassocks, BN6 8EX
SUBJECT: DM/25/0240
Discharge of planning
condition nos 3, 7, 8, 11,
14, 15, 18, 20, 21 and 22
relating to Reserved
Matters application
DM/23/2688.
DATE OF SITE VISIT: N/A
RECOMMENDATION: Advice / More Information
S106 CONTRIBUTION
TOTAL: N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks to discharge conditions 3, 7, 8, 11, 14, 15, 18, 20, 21 and 22 of reserved matters application DM/23/2688. WSCC in its role as Local Highway Authority (LHA) was a consultee for application DM/23/2688, raising no highway safety concerns.

Condition 3 – Passing Places

“The dwelling hereby approved shall not be commenced until the passing places shown on Passing Places Layout Plan, plan reference WHA-DR-C-SK1100 SOP1 have been provided to the satisfaction of the Local Planning Authority.”

The applicant has submitted an Easement Agreement with the developer which stipulates that passing places must be constructed along the accessway no later than 31 March 2025. The approved Passing Place Plan (WHA-DR-C-SK1100 SOP1) is included within this agreement.

Having reviewed the submitted information, the LHA are satisfied with the details provided from a planning perspective, but the Local Planning Authority (LPA) may wish to inspect the site to ensure the passing places have been constructed in accordance with the approved plan, or seek photographic evidence to confirm.

Condition 7 – Materials and Finishes

No highway comments.

Condition 8 – Contamination

No highway comments.

Condition 11 – Foul and Surface Water Drainage and Disposal

No highway comments.

Condition 14 – Noise

No highway comments.

Condition 15 – Archaeology

No highway comments.

Condition 18 – Hard and Soft Landscaping

No highway comments.

Condition 20 – Biodiversity Enhancement

No highway comments.

Condition 21 – Lighting

No highway comments.

Condition 22 – Construction Management Plan

“No development shall take place, including any ground work and earth removal from the site, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Construction Management Plan shall be implemented and adhered to throughout the construction period. The Construction Management Plan shall provide and give details for:

- *a timetable for the commencement, construction, occupation and completion of the development*
- *the anticipated number, frequency and types of vehicles used during construction*
- *the method of access and routing of vehicles during construction and directional signage for the purposes of such*
- *the siting and layout of site compounds and welfare facilities for construction workers*
- *the provision of parking of vehicles by site operatives and visitors*
- *the provision for the loading and unloading of plant, materials and removal of waste*
- *the provision for the storage of plant and materials used in construction of the development*
- *the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway*
- *a scheme to protect existing neighbouring properties from dust and noise emissions*
- *a noise management plan, to include consideration of vibration from construction work including the compacting of ground*
- *measures to deal with surface water run-off from the site during construction*

- *contact details of site operations manager, contracts manager, and any other relevant personnel.”*

The applicant has submitted a Construction Management Plan (CMP) to support the discharge of Condition 22. Having reviewed the submitted CMP, the document appears to be lacking in any detail in regards to some of the above points. The applicant is requested to provide the following additional information:

- **The anticipated number, frequency and types of vehicles used during construction.**
- **Site Set-Up demonstrating method of access, site layout including temporary buildings, parking areas, loading/unloading areas, storage areas, wheel washing facilities and site hoarding.**

Please raise this with the applicant and reconsult.

Kyran Schneider

West Sussex County Council – Planning Services

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