

Rachel Richardson
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Dear Rachel,

15th January 2025

Hemsley's Meadow & Finches Field – Discharge of Planning Conditions, 3 / 4 / 6 / 9

Please find below information to enable discharge of Planning Conditions 3 / 4 / 6 / 9 (MSDC Reference: DM/24/0114)

3. No development shall be carried out unless and until details of materials and finishes to be used for external finishes of the proposed development 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

Reason: *To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.*

In relation to Condition 3, please refer to.

- 739_Materials Palette
- 739-102 - General Arrangement North - (Rev H)
- 739-103 - General Arrangement South - (Rev G)
- 739-250 - Surfacing & Edging North - (Rev C)
- 739-251 - Surfacing & Edging South
- 739-350 - Technical Details - Signage - (Rev B)
- 739-351 - Technical Details - Cycle Stand [CS] Bollard [BD1] - (Rev B)
- 739-352 - Technical Details - Timber Bench [ST01]
- 739-353 - Technical Details - Picnic Bench [ST02]
- 739-354 - Technical Details - Viewing Platform - (Rev A)
- 739-355 - Technical Details - Platform Handrail
- 739-356 - Technical Details - Earth Mounds
- 739-357 - Technical Details - Tree Pit
- 739-358 - Technical Details - Surfacing [S1 S3 S4] Edging [E1] - (Rev C)
- 739-359 - Technical Details - Swings [P-01] - (Rev A)
- 739-360 - Technical Details - Balancing Logs [P-02] - (Rev A)
- 739-361 - Technical Details - Play Mound [P-03] - (Rev C)
- 739-362 - Technical Details - Play Elements [P-04 - P-05 - P-06] - (Rev A)
- 739-363 - Technical Details - Hammock [P-07]
- 739-364 - Technical Details - TeePee [P-08]

4. Prior to the commencement of construction of any development subject of this permission, including construction of foundations, full details of a hard and soft landscaping scheme shall be submitted to and approved by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows

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on the land, and details of those to be retained, together with measures for their protection in the course of development. These works shall be carried out as approved. The works shall be carried 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.

Reason: *In the interests of visual amenity and of the environment of the development and to accord with Policies DP26 and DP37 of the Mid Sussex District Plan 2014 - 2031 and Policy 3 of the Neighbourhood Plan*

In relation to Condition 4, please refer to.

- 739_Materials Palette
- 739-102 - General Arrangement North - (Rev H)
- 739-103 - General Arrangement South - (Rev G)
- 739-200 - Clearance North - (Rev C)
- 739-201 - Clearance South
- 739-210 - Typical Sections - (Rev A)
- 739-250 - Surfacing & Edging North - (Rev C)
- 739-251 - Surfacing & Edging South
- 739-350 - Technical Details - Signage - (Rev B)
- 739-351 - Technical Details - Cycle Stand [CS] Bollard [BD1] - (Rev B)
- 739-352 - Technical Details - Timber Bench [ST01]
- 739-353 - Technical Details - Picnic Bench [ST02]
- 739-354 - Technical Details - Viewing Platform - (Rev A)
- 739-355 - Technical Details - Platform Handrail
- 739-356 - Technical Details - Earth Mounds
- 739-357 - Technical Details - Tree Pit
- 739-358 - Technical Details - Surfacing [S1 S3 S4] Edging [E1] - (Rev C)
- 739-359 - Technical Details - Swings [P-01] - (Rev A)
- 739-360 - Technical Details - Balancing Logs [P-02] - (Rev A)
- 739-361 - Technical Details - Play Mound [P-03] - (Rev C)
- 739-362 - Technical Details - Play Elements [P-04 - P-05 - P-06] - (Rev A)
- 739-363 - Technical Details - Hammock [P-07]
- 739-364 - Technical Details - TeePee [P-08]
- 739-400 - Planting North - (Rev B)
- 739-401 - Planting South
- 739-450 - Soiling North - (Rev B)
- 739-451 - Soiling South

Please note: All arboricultural works are to be carried out in accordance with the recommendations / conclusions in the previously submitted Arboricultural Impact Assessment and Method Statement January 2024, written by Greenspace Ecological Solutions, reference J21265_Arb, dated 04/01/2024, as well as the amended Tree Protection Plan referenced 21265_Arb_TPP – referred to under Condition 5.

6. The development hereby permitted shall not commence unless and until details of the proposed surface water drainage and means of disposal have been submitted to

and approved in writing by the local planning authority. The site shall not be brought into use until all the approved drainage works have been carried out in accordance with the approved details.

Reason: *To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan 2014 - 2031.*

In relation to Condition 6, please refer to

- 739-102 - General Arrangement North - (Rev H)
- 739-103 - General Arrangement South - (Rev G)
- A9307-1500_P9 - Drainage Layout (Hemsleys Meadows and Finchley Fields)
- A9307-1501_P8 - Drainage Layout (Hemsleys Meadows and Finchley Fields)
- A9307-1503_P5 - Drainage Details (Hemsleys Meadows and Finches Fields)
- A9307 - Mid Sussex (HMFF) - Surface Water Model - Rev 3

9. Details of each individual piece of play equipment shall be submitted to and approved by the Local Planning Authority prior to work commencing in respect of this part of the development. The development shall not be carried out otherwise than in accordance with such details.

Reason: *To ensure that this aspect of the development is compatible with the design of the building and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.*

In relation to Condition 9, please refer to

- 739_Materials Palette
- 739-102 - General Arrangement North - (Rev H)
- 739-103 - General Arrangement South - (Rev G)
- 739-359 - Technical Details - Swings [P-01] - (Rev A)
- 739-360 - Technical Details - Balancing Logs [P-02] - (Rev A)
- 739-361 - Technical Details - Play Mound [P-03] - (Rev C)
- 739-362 - Technical Details - Play Elements [P-04 - P-05 - P-06] - (Rev A)
- 739-363 - Technical Details - Hammock [P-07]
- 739-364 - Technical Details - TeePee [P-08]

Please let me know if you have any questions or require additional information or clarification.

