

Rachel Richardson
Senior Planning Officer
Development Management
Mid Sussex District Council

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Dear Rachel,

21st January 2025

Mount Noddy Recreation Ground – Discharge of Planning Conditions, 3 / 4 / 6 / 8 / 9

Please find below information to enable discharge of Planning Conditions 3 / 4 / 6 / 8 / 9
(MSDC Reference: DM/24/0115)

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 and Policy E9 of the Neighbourhood Plan.*

In relation to Condition 3, please refer to.



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 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 E9 of the Neighbourhood Plan.*

In relation to Condition 4, please refer to.



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 J21266_Arb_B, dated 26/02/2024, as well as the amended Tree Constraints Plan referenced 21266_Arb_TCP_B.

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 driveway/hardstanding 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



8. The development hereby permitted shall not commence unless and until details of the flood risk management measures on site have been submitted to and approved in writing by the local planning authority. The development shall not be brought into use, until all the approved flood risk management works have been carried out in

accordance with the approved details. The details shall include 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.

Reason: *In the interests of protecting the natural environment and ensuring flood risk is not increased on or off site to accord with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan 2014 – 2031.*

In relation to Condition 8, please refer to

[REDACTED]

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 and Policy E9 of the Neighbourhood Plan.*

In relation to Condition 9, please refer to

[REDACTED]

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

Kind regards,

**Landscape
Institute**
Registered practice

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