

5 December 2025

Steven King
Mid Sussex District Council
Oaklands Road
Haywards Heath, West Sussex
RH16 1SS

JC/Let/P2304i

Dear Mr King,

Application for the Discharge of Condition 7 pursuant to application reference DM/25/2428 at Wealden House, Lewes Road, Ashurst Wood, West Sussex, RH19 3TB.

This application has been submitted online via the Planning Portal under reference **PP-14543313** and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted to satisfy the discharge of Condition 7 (Air Quality) pursuant to application reference DM/25/2428 which received consent for the aforementioned development on 7 November 2025.

Condition 7 is required to be discharged prior to commencement (excluding demolition). Details of all documents submitted for the discharge of this condition are set out below. Submission of details relating to Conditions 3, 4, 5, 6a, and 13 is anticipated to follow in a subsequent application.

Planning Strategy

For clarity and to assist the Council's consideration of this submission, the applicant's intended programme is set out below.

Full planning permission (ref. DM/22/2832, hereafter 'the Original Permission') was granted on 9 September 2024. To facilitate the timely delivery of the scheme, a Section 73 application (ref. DM/25/2428) was submitted on 12 September 2025 to amend the timing of several conditions so that demolition could begin ahead of the discharge of Pre-Commencement conditions. That application was approved on 7 November 2025, and amended the associated time trigger of condition 7 to explicitly exclude demolition.

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The present application seeks the discharge of conditions 7 as a start to the discharge of conditions required to enable the commencement of development beyond demolition. Demolition is programmed to begin in February 2026.

Alongside this, the Council will be aware of the recently submitted Section 73 Application (ref. DM/25/3038), which proposes minor design amendments. Should this present Discharge of Condition Application be determined ahead of that Section 73 Application, we respectfully request that any decision notice for the Section 73 Application acknowledge these conditions as discharged, and that the conditions be re-worded as compliance-only.

Conversely, if the Section 73 Application is approved before this Discharge of Condition Application is determined, we request that the Council treat this application as seeking the discharge of the equivalent conditions attached to that permission (DM/25/3038), rather than those listed under reference DM/25/2428.

The Council is advised that a submission for the discharge condition 8 is imminent. This would complete the set of condition details required ahead of demolition commencing on site.

Subsequent applications to discharge the remaining pre-commencement (excluding demolition) conditions will then be submitted. This may come forward in parallel with this application and the Section 73 application. As previously stated, construction works are programmed to commence once all relevant approvals are in place, with a target start date of late May 2026.

Condition 7

Prior to the commencement of any residential part of the development hereby permitted excluding demolition, a scheme of mitigation measures to improve air quality relating to the development shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be in accordance with, and to a value derived in accordance with, the "Air Quality and Emissions Mitigation Guidance for Sussex" which is current at the time of the reserved matters application. All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- ADO25093-R1-V2 - Wealden House East Grinstead - Emissions Mitigation

We trust the accompanying drawings/documents are sufficient to discharge this condition in full.

Conclusion

We trust this letter and accompanying documents are sufficient to fully discharge Condition 7 as listed above, pursuant to application reference DM/25/2428 at Wealden House, Lewes Road, Ashurst Wood, West Sussex, RH19 3TB.

We look forward to receiving written confirmation of the discharge of this condition in the very near future.

If you have any further queries or require further information, please contact me on [REDACTED]

Yours sincerely

