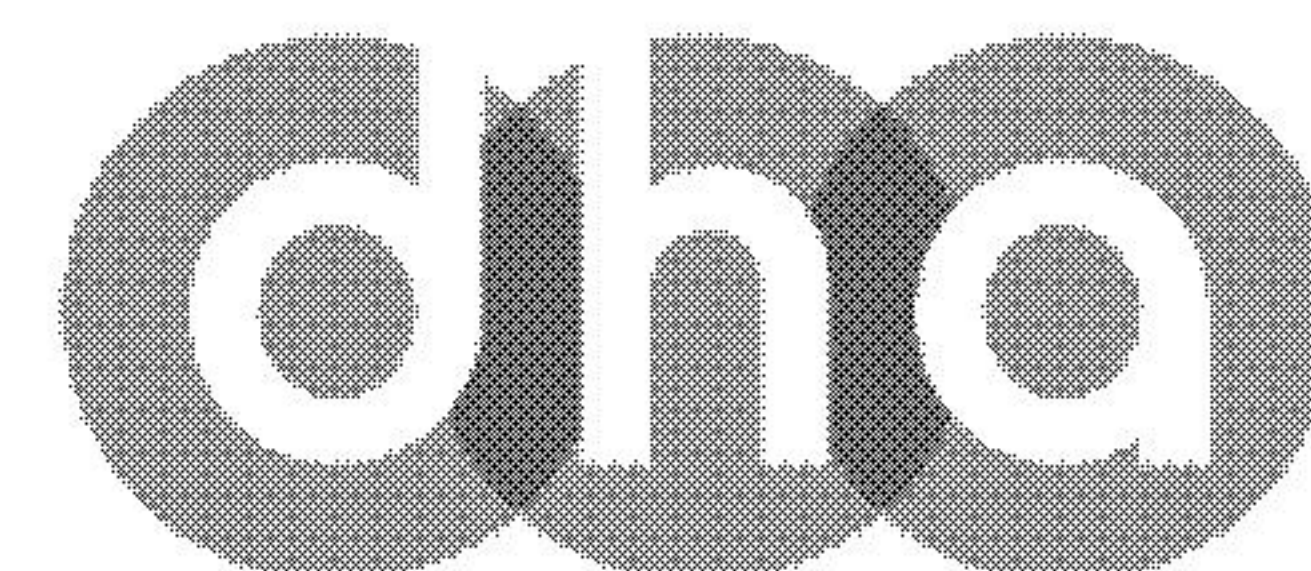




FAO: Susan Dubberley
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Submitted via Planning Portal

Our ref: JK/35239
Planning Portal ref: PP-14449565

29 October 2025

Dear Susan Dubberley,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PARTIAL DISCHARGE OF CONDITION 13 (HARD LANDSCAPING) AND FULL DISCHARGE OF CONDITIONS 22 (DRAINAGE STRATEGY), 23 (CONSTRUCTION PHASE SURFACE WATER MANAGEMENT PLAN) AND 24 (SUSTAINABLE DRAINAGE SCHEME) OF PLANNING PERMISSION DM/23/0532 AT LAND REAR OF 96 FOLDERS LANE, BURGESS HILL, WEST SUSSEX, RH15 ODX.

Please find enclosed an application to partially discharge condition 13 (in relation to hard landscaping) and fully discharge conditions 22, 23 and 24 attached to the above planning permission, submitted on behalf of our client Jones Homes (Southern) Ltd.

The application comprises the following documents:

- Application Form;
- Hard Landscaping Plans:
 - External Works Layout (Sheet 1)
 - External Works Layout (Sheet 2)
 - External Works Construction Details (Sheet 1)
 - External Works Construction Details (Sheet 2)
- Drainage Strategy Technical Note;
- Construction Phase Surface Water Management Plan Technical Note; and

Kent

01622 775226

DHA Planning Ltd, Registered in England Registered Number: 2653290

Gatwick

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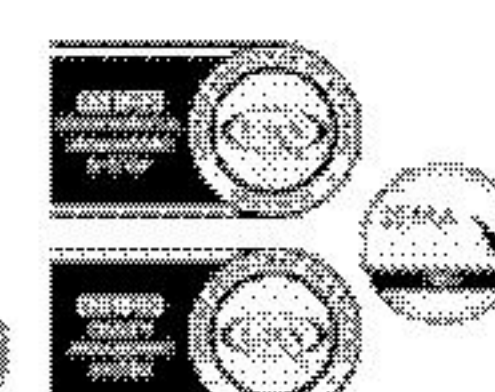
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- Sustainable Drainage Scheme Technical Note.

Condition 13: LANDSCAPING

Condition 13 states:

No development above ground floor slab level shall commence until full details of a hard and soft landscaping scheme have been submitted to, and approved in writing, by, the Local Planning Authority. To include details of any tree Pruning, Canopy Reduction or Lifting.

The works shall be carried out prior to the occupation of that particular phase of the development. 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 Policy DP26 of the Mid Sussex District Plan 2014 – 2031 and policy SA13 of the Site Allocations Development Plan Document 2022.

A Discharge of Conditions application has already been submitted to partially discharge the condition in relation to the soft landscaping scheme (LPA ref. DM/25/2633) which is undetermined at the time of writing. This application seeks to complete the discharge of Condition 13 and accordingly, the following plans and drawings have been produced by Ardent:

Plan/Drawing	Reference
External Works Layout (Sheet 1)	2501300-ACE-XX-XX-DR-C-1601
External Works Layout (Sheet 2)	2501300-ACE-XX-XX-DR-C-1602
External Works Construction Details (Sheet 1)	2501300-ACE-XX-XX-DR-C-1611
External Works Construction Details (Sheet 2)	2501300-ACE-XX-XX-DR-C-1612

Condition 22: DRAINAGE

Condition 22 states:

Prior to commencement of development, in accordance with the submitted Flood Risk Assessment and Drainage Strategy 2104771-01C by Ardent, October 2024, Revision C and Dwg. 2104771-002 B Drainage

Strategy, October 2024 detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme will be implemented prior to the first occupation of the development. The scheme shall address the following matters:

- i. Additional detailed infiltration testing in accordance with BRE Digest 365 (or equivalent) along the length and proposed depth of the proposed attenuation basin. If infiltration is proven to be unfavourable then greenfield runoff rates will be attenuated to Q_{bar} 9.9 l/s as stated within section 6.7 of the FRA and Drainage Strategy.*
- ii. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change).*
- iii. Detailed designs, modelling calculations using up to date parameters and plans of the of the drainage conveyance network in the:*
 - 3.33% annual probability critical rainfall event plus climate change to show no above ground flooding on any part of the site.*
 - 1% annual probability critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.*
- iv. The design of the infiltration / attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% annual probability rainfall event.*

- v. *Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary.*
- vi. *Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.*

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph 173 and 175 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development and to comply with policy DP41 of the District Plan and policy SA12 of the Site Allocations Development Plan Document 2022.

Accordingly, a Drainage Strategy Technical Note (ref. 2501300-ACE-XX-XX-RP-C-TN02) has been produced by Ardent and is submitted in support of discharging the condition.

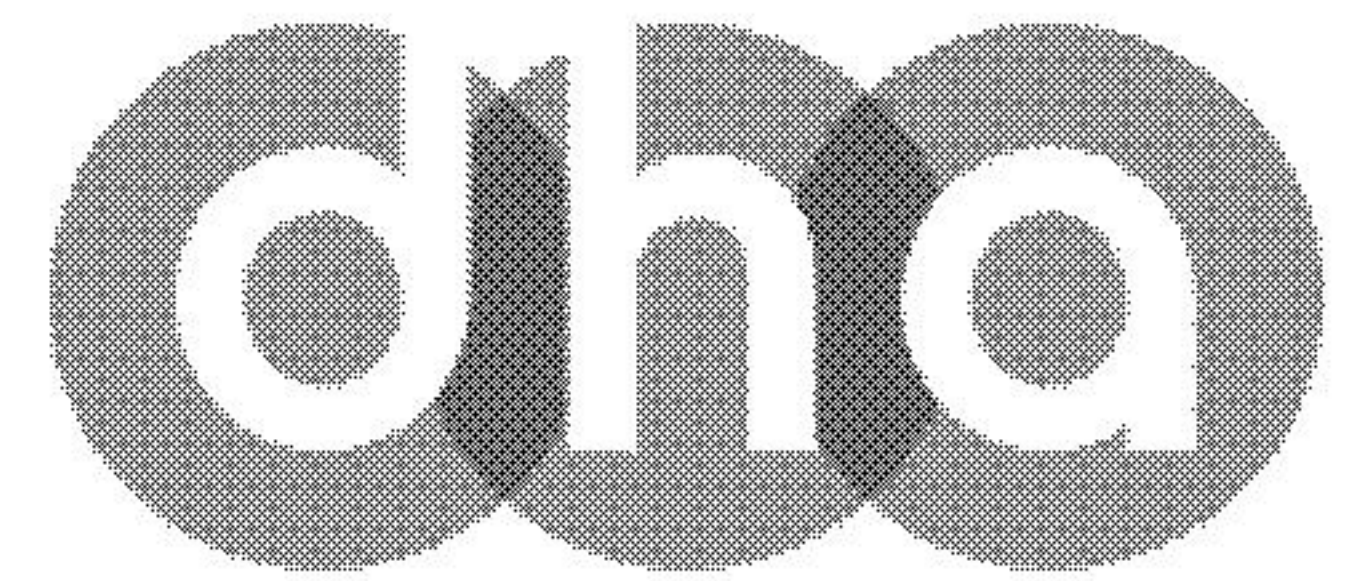
Condition 23: CONSTRUCTION PHASE SURFACE WATER MANAGEMENT PLAN

Condition 23 states:

Prior to commencement of development any construction shall not begin until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details.

Reason: To ensure that the construction of the site does not result in any flooding both on and off site and that all surface water drainage features are adequately protected and to comply with policy DP41 of the District Plan and policy SA12 of the Site Allocations Development Plan Document 2022.

Accordingly, a Construction Phase Surface Water Management Plan Technical Note (ref. 2501300-ACE-XX-XX-RP-C-TN03) has been produced by Ardent and is submitted in support of discharging the condition.



Condition 24: SUSTAINABLE DRAINAGE SCHEME

The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- I. a timetable for its implementation,*
- II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect,*
- IV. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF.

Accordingly, a Sustainable Drainage Scheme Technical Note (ref. 2501300-ACE-XX-XX-RP-C-TN01) has been produced by Ardent and is submitted in support of discharging the condition.

Closing

I trust you have sufficient information to validate the application and I look forward to receiving acknowledgement of its receipt in due course. If, however, you require additional information please let me know.

Yours sincerely,

