

Planning Department
Mid Sussex District Council
Oaklands Rd
Haywards Heath
RH16 1SS

29th January 2026

Our Ref: 25/8390

Dear Sir/Madam,

THE GARDENERS ARMS, SELSFIELD ROAD, ARDINGLY, RH17 6TJ.
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION ON FOLLOWING GRANT OF
PERMISSION - CONDITION NOS: 3, 4 and 6 of PLANNING PERMISSION DM/22/1680.

On behalf of the Applicant, Hall & Woodhouse Limited, please find enclosed an Application for the Approval of Details Reserved by Condition following grant of planning permission. This is in relation to Condition Nos. 3, 4 and 6 of Planning Permission DM/22/1680 which relates to the following:

'Erection of guest accommodation block with associated parking, infrastructure and landscaping works. (Amended plans received 14.02.202).

This application (App No: DM/22/1680) was approved on 16th June 2023. It was subject to 10 No. conditions. These included a range of pre-commencement, pre-occupation and compliance conditions. Of note is Condition No. 1, which sets out that the development shall be begun before the expiration of 3 years from the date of this permission. Regarding this, the applicant is intending to carry out the work in early summer.

Application No: DM/22/1680 permitted the development of 12 guest rooms within a new guest accommodation block in association with the Gardeners Arms pub. This approval therefore created a rural, small scale tourist related development.

This application seeks to discharge the pre-commencement conditions attached to the above planning permission. These are:

- Condition No. 3 – Drainage Details.
- Condition No. 4 – Construction Management Plan; and
- Condition No. 6 – Landscaping.

This application has been made via the Planning Portal (ref: PP-14653428) and the requisite application form has been submitted and the fee of £383.00 has been paid.

Condition No. 3 – Drainage Details

Condition No. 3 relates to the provision of details of the proposed foul and surface water drainage. The wording of Condition No. 3 is as follows:

'The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The building shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.'

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

The following documents have been submitted in order to discharge this condition:

- Proposed Site Drainage Plan (Dwg No: 25049-100-P2).
- Drainage Details Sheet 1 (Dwg No: 25049-100-P1).
- Drainage Details Sheet 2 (Dwg No: 25049-201-P1); and
- Soakaway Calculations.

It is considered that the above plans, drawings and calculations are suitable in discharging this Condition as they provide details of the proposed foul and surface water drainage and means of disposal, including how storm water will be managed. This is shown on the Proposed Site Drainage Plan whilst further details of the drainage methods to be used are contained within the Drainage Details Drawing Sheets 1 and 2.

Condition No. 4 – Construction Management Plan

Condition No. 4 requires a Construction Management Plan (CEMP) to be submitted. The wording of this Condition is as follows:

'No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- *The anticipated number, frequency and types of vehicles used during construction,*
- *The method of access and routing of vehicles during construction,*
- *The parking of vehicles by site operatives and visitors,*
- *The loading and unloading of plant, materials and waste,*
- *The storage of plant and materials used in construction of the development,*
- *The erection and maintenance of security hoarding,*
- *The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),*
- *Details of public engagement both prior to and during construction works.*

Reason: In the interests of highway safety and the amenities of the area and to accord with Policy DP21 of the Mid Sussex District Plan'.

The following document has been submitted to discharge this condition:

- CEMP produced by Turvey Construction Ltd.

The CEMP is considered to be sufficient in discharging this Condition as it includes details relating to vehicle movements, access and parking as well as the management of plant, materials and waste. This document sets out that all required measures will be taken to ensure no detrimental impacts occur as a result of the construction of this development.

Condition No. 6 – Landscaping

This condition requires the provision of landscaping details, with the wording of this Condition as follows:

'Prior to the commencement of construction of any building subject of this permission, including construction of foundations, full details of a hard and soft landscaping scheme shall be submitted to and approved in writing 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 and details of the replacement planting. These works shall be carried out as approved. The works shall be carried out prior to the occupation of any part of the development or 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'.

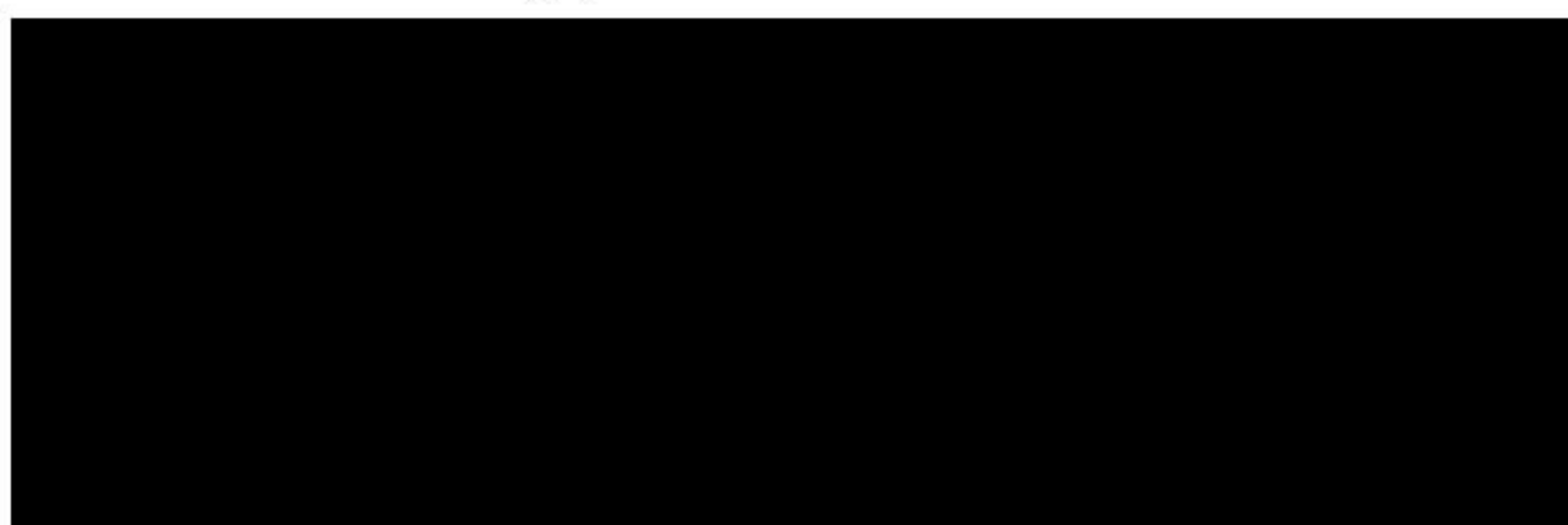
The following documents have been submitted to discharge this condition:

- Landscape General Arrangement Plan (Dwg No: 1029.2.06C).
- Landscape Planting Plan (Dwg No: 1029.2.07A); and
- Soft Landscape Details and Specifications (Dwg No: 1029.2.08A).

It is considered that these plans suitably address the requirements set out within the condition. This is because the General Arrangement Plan and Landscaping Planting Plan set out the locations and types of both the proposed and retained trees and planting. Further details of the proposed planting are also contained within the Soft Landscape Details, which includes the specifics of the proposed planting. The proposed hard landscaping is contained within Landscaping General Arrangement Plan, thus satisfying this aspect of Condition No. 6.

We trust that the enclosed information are satisfactory in allowing for the discharge of the above conditions, and we look forward to the validation of the application in due course. However, should you have any questions, please do not hesitate to contact me.

Yours faithfully,



Elizabeth Godfrey

Assistant Planner

Planning Potential

Bristol

Enc.