

From: Steven King
Sent: 20 July 2026 10:16:07 UTC+01:00
To: "'Adam Greenslade'" <adam@abeldc.co.uk>
Cc: "Lewis Ebanks" <lewis@abeldc.co.uk>; "Ant Edgley" <ant.edgley@dwh.co.uk>; "Estelle Hutchinson" <estelle.hutchinson@dwh.co.uk>; "Mitchell King" <mitch.king@dwh.co.uk>; "kate.little@dwh.co.uk" <kate.little@dwh.co.uk>
Subject: RE: DM/25/3203
Attachments: DM 25 3203 Condition 13.pdf

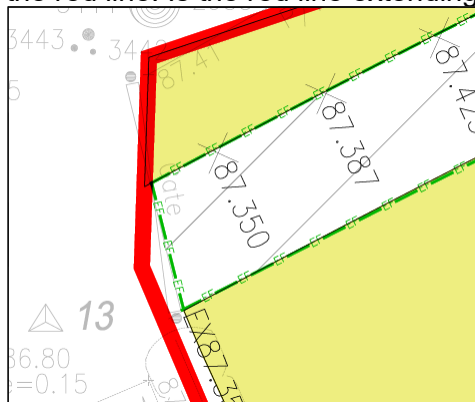
Dear Adam

Apologies for the delay in responding. I have attached a letter discharging condition 13 parts a, c, e, and f relating to the eastern part of planning permission DM/23/0810.

With regards to conditions 11, 12, the position remains as I explained in my e mail of 11th June 2026.

With regards to condition 17, I have spoken to a resident of , who advised me that there has not been recent contact between the residents and the occupiers of the properties on relating to the proposed boundary treatment on this part of the site. I had understood that there had been contact with these residents regarding this boundary treatment. I'd be grateful if you could advise me what the current position is in relation to this point please as there are houses that are well above Damp Proof Course, so I believe that there is a breach this condition at present.

With regards to condition 23, your e mail of 26th May state 'Abutment to be dealt with as per plans submitted. If concerns flagged it can then be addressed but likely a non-issue.' On the submitted plan , is the tarmac footpath abutting the PROW? The extract below from the plan titled Bridle Path Tie In Plan/Section appears to show the edge of the footpath stopping short of the red line. Is the red line extending into the bridleway at this point?



I look forward to hearing from you.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI
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www.midsussex.gov.uk



Working together for a better Mid Sussex

From: Adam Greenslade <adam@abeldc.co.uk>
Sent: 18 July 2026 09:49
To: Steven King <Steven.King@midsussex.gov.uk>
Cc: Lewis Ebanks <lewis@abeldc.co.uk>; Ant Edgley <ant.edgley@dwh.co.uk>; Estelle Hutchinson <estelle.hutchinson@dwh.co.uk>; Mitchell King <mitch.king@dwh.co.uk>; kate.little@dwh.co.uk
Subject: Re: DM/25/3203

Hi Steven,

Just checking if you've had a chance to look at the latest info on the conditions. Let me know if there's anything else you need from us to get these cleared.

I'm getting really pushed by my client to close these out!

Adam

Adam Greenslade | Founder & Technical Director

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On Fri, Jul 10, 2026 at 7:31 AM, Adam Greenslade <adam@abeldc.co.uk> wrote:

Hi Steven, hope you're well. We really could do with the relevant conditions clearing.

Is there anything more you need from our side ?

I've recopied my response to your email of 11.06, below. We sent the updated elevations for 13a on 13.06.

Regards,
Adam

Hi Steven, no worries thank you for the update.

Condition 11 and 12 - Duly noted, appreciate your comfort around being generally content in the meantime.

Condition 17 - We're now reverting towards the screen wall solution at the request of the adjacent occupiers. We're just working through the complexities of foundation solution, given the degree of tree cover. Our party wall surveyor is also instructed to liaise with the residents further on the aforementioned basis.

Condition 13a - Apologies for that. We'll get this amended and I'll resubmit ASAP. This should allow you to discharge the condition wholly.

Condition 23 - I did follow up recently and suggested we weren't aware of a land issue. The bridleway is unregistered, as such, we'd abut our new footways to the existing bridleway. If something/someone comes out the woodwork at this point, we can the re-assess.

Many thanks for your ongoing support.

Regards,
Adam

On Mon, Jul 06, 2026 at 13:39:07, Adam Greenslade <adam@abeldc.co.uk> wrote:

Hi Steven,

Is there any update on these please? We're really keen to close those out, that we can.

Adam

From: Adam Greenslade <adam@abeldc.co.uk>
Date: Wednesday, 17 June 2026 at 08:59
To: Steven King <Steven.King@midsussex.gov.uk>
Cc: Lewis Ebanks <lewis@abeldc.co.uk>; Ant Edgley <ant.edgley@dwh.co.uk>; Estelle Hutchinson <estelle.hutchinson@dwh.co.uk>; Mitchell King <mitch.king@dwh.co.uk>; kate.little@dwh.co.uk <kate.little@dwh.co.uk>
Subject: Re: DM/25/3203

Hi Steven, just following up on my emails from the 11th and 13th.

Are you able to now discharge condition 13?

Likewise condition 23 on the basis of our position set out.

Regards,
Adam

On Sat, Jun 13, 2026 at 08:19:24, Adam Greenslade <adam@abeldc.co.uk> wrote:

Hi Steven, please find attached the amended elevations with reference to PV Panels removed.

I trust this allows you to discharge condition 13?

Adam

On Thu, Jun 11, 2026 at 18:56:14, Adam Greenslade <adam@abeldc.co.uk> wrote:

Hi Steven, no worries thank you for the update.

Condition 11 and 12 - Duly noted, appreciate your comfort around being generally content in the meantime.

Condition 17 - We're now reverting towards the screen wall solution at the request of the adjacent occupiers. We're just working through the complexities of foundation solution, given the degree of tree cover. Our party wall surveyor is also instructed to liaise with the residents further on the aforementioned basis.

Condition 13a - Apologies for that. We'll get this amended and I'll resubmit ASAP. This should allow you to discharge the condition wholly.

Condition 23 - I did follow up recently and suggested we weren't aware of a land issue. The bridleway is unregistered, as such, we'd about our new footways to the existing bridleway. If something/someone comes out the woodwork at this point, we can the re-assess.

Many thanks for your ongoing support.

Regards,
Adam

From: Steven King <Steven.King@midsussex.gov.uk>
Date: Thursday, 11 June 2026 at 17:25
To: Adam Greenslade <adam@abeldc.co.uk>
Cc: Lewis Ebanks <lewis@abeldc.co.uk>; Edgley, Ant <ant.edgley@dwh.co.uk>; Hutchinson, Estelle <estelle.hutchinson@dwh.co.uk>; King, Mitchell <mitch.king@dwh.co.uk>; kate.little@dwh.co.uk <kate.little@dwh.co.uk>
Subject: RE: DM/25/3203

Hi Adam

Apologies for the delay in responding.

I'll go through where I believe we are with the outstanding conditions.

Conditions 11 and 12

I'm generally content with the details of the hard and soft landscaping that has been submitted under conditions discharge application DM/26/0517. The reason for not discharging these conditions at present is because the details of the means of enclosure have not been discharged yet and there is an overlap between these conditions. As detailed below in relation to condition 17, I believe we are awaiting details of what has been discussed/agreed between the developer and the properties that adjoin the access road and numbers 4 to 7 Oak Farm Place in respect of the boundary treatment at these points.

Condition 17 (means of enclosure)

Looking back on conditions discharge application DM/25/2442, I believe the last correspondence regarding this is your e mail of 31st March where you advised that you were continuing to work on this. This was in response to my earlier correspondence regarding the boundary treatment and what consultation had taken place with the neighbours who adjoin the site, namely those properties either side of the access road, and the properties at 4 to 7 Oak Farm Place.

Condition 13 Part a, c, e, and f

Looking back on conditions discharge application DM/25/3203, I think this is the current position:

Part a) I'm content with your e mail received 12th May 2026 confirming that solar panels are not proposed to be used. For the sake of clarity, some of the plan submitted with this conditions discharge application do show solar panels on the roof (for example YB54-YB50 – ELEVATIONS, YB50 – ELEVATIONS, WCH-2B-3B ELEVATIONS) so for the sake of consistency, it would be preferable for these drawings to be updated.

Part c) I'm content with your e mail and attachments received 14th April 2026 and the plans originally submitted with this application, although as per point a), it would be preferable for the plans that continue to show solar panes to be updated to remove these.

Part e) I'm content with the Materials plan ML-01 E received 31st March 2026

Part f) I'm content with the e mail and attachments received 11th May 2026 (for the avoidance of doubt, the approval of the plans attached with this e mail relates to the location of the Air Source Heat Pumps only) and the e mail received 12th May 2026

Condition 23

Looking back on conditions discharge application DM/25/3203, I believe the last correspondence relating to this was your e mail of 14 April where you advised 'On the bridleway point, let us pick this up with our BSC colleagues as I'm failing to understand the risk fully. Leave this with us.'

If you think I've missed something from the above , please let me know.

Regards

Steve

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From: Adam Greenslade <adam@abeldc.co.uk>
Sent: 09 June 2026 09:36
To: Steven King <Steven.King@midsussex.gov.uk>
Cc: Lewis Ebanks <lewis@abeldc.co.uk>; Edgley, Ant <ant.edgley@dwh.co.uk>; Hutchinson, Estelle <estelle.hutchinson@dwh.co.uk>; King, Mitchell <mitch.king@dwh.co.uk>; kate.little@dwh.co.uk
Subject: RE: DM/25/3203

Hi Steven, really sorry to keep chasing we're just under major pressure to get the final few conditions fleshed out - Are you able to provide an update? If a brief teams call would help, happy to facilitate.

Adam Greenslade | Founder & Technical Director

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Address: Azzurri House, Walsall Business Park, Aldridge, Walsall, West Midlands, United Kingdom, WS9 0RB

On Mon, Jun 01, 2026 at 13:47:07, Adam Greenslade <adam@abeldc.co.uk> wrote:

Hi Steven, sorry to chase again, any luck with some further discharges please ?

On Tue, May 26, 2026 at 09:16:14, Adam Greenslade <adam@abeldc.co.uk> wrote:

Morning Steven,

Hope you're doing well.

Was there any update on these DoCs please?

Condition 11 /12 - Landscaping. Submitted awaiting approval.

Condition 13 - All details etc now clarified and ASHP location / datasheet supplied. Awaiting approval.

Condition 17 - Closures, all approved with the exception of the site access boundary. Remains ongoing. Partial discharge ?

Condition 23 - Abutment to be dealt with as per plans submitted. If concerns flagged it can then be addressed but likely a non-issue.

Thanks,
Adam

On Mon, May 18, 2026 at 08:40:20, Adam Greenslade
<adam@abeldc.co.uk> wrote:

Morning Steven,

Hope you're well. I'm just reaching out for an update on the various discharge of conditions if possible, please see below.

Condition 13 - Please can you now discharge this one given we've clarified everything in terms of ASHPs, verge treatments and window style?

Condition 23 - Could you possible clear this condition, if we then face issues we can shout up, but in reality, as advised previously, the title appears to be unregistered so we will but the path tie ins up.

Many thanks,
Adam

On Tue, May 12, 2026 at 11:11:04, Adam Greenslade
<adam@abeldc.co.uk> wrote:

Hi Steven,

It's the Vaillant Aerotherm Plus. <https://www.vaillant.co.uk/product-systems/heat-pumps/aerotherm-plus/>

Best looking out of them all in my opinion.

BR,

Adam

On Tue, May 12, 2026 at 11:07:21, Steven King
<Steven.King@midsussex.gov.uk> wrote:

Hi Adam

Thanks for sending these plans through. I'm content with the location of the ASHP as shown on the plans, as these are all either to the rear of the properties or discreetly on the side elevations. Do you have the manufacture's details/brochure of the ASHP that will be used so that I can see what the units will look like?

With regards to the other elements of condition 13, I believe that I have said that what has been provided is acceptable. You have confirmed that solar panels are not proposed and so there is nothing further to provide in relation to part a).

Regards

Steve

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From: Adam Greenslade <adam@abeldc.co.uk>
Sent: 11 May 2026 17:24
To: Steven King <Steven.King@midsussex.gov.uk>
Cc: Lewis Ebanks <lewis@abeldc.co.uk>; Edgley, Ant
<ant.edgley@dwh.co.uk>; Hutchinson, Estelle

<estelle.hutchinson@dwh.co.uk>; King, Mitchell
<mitch.king@dwh.co.uk>; kate.little@dwh.co.uk
Subject: RE: DM/25/3203

Hi Steven,

Please see the attached plans which include ASHP locations.

Could we get an update on the discharge of condition status please?

Thanks,
Adam

Adam Greenslade | Founder & Technical Director

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On Tue, Apr 14, 2026 at 16:44:41, Adam Greenslade
<adam@abeldc.co.uk> wrote:

Thank you for confirming, Steven.

Leave the ASHP query with me; but rest assured, BDW have a group deal with the three main suppliers (Daikin, Vaillant and Mitsubishi) and wouldn't be using a product that could cause potential nuisance to their future occupiers.

On Tue, Apr 14, 2026 at 16:30:33, Steven King
<Steven.King@midsussex.gov.uk> wrote:

Hi Adam

Thanks for sending through those images. I'm content from these images that the design of the glazing you proposed would be acceptable.

In light of the practical difficulties you refer to regarding the facias, I'm prepared to accept what you proposed for plots 1, 5 and 6.

With regards to the ASHP, it would be helpful to have a plan showing where these are to be located, together with the manufacturer's details on the units so that we can be assured that they will be acceptable in design terms and won't cause a noise nuisance.

Regards

Steve

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From: Adam Greenslade <adam@abeldc.co.uk>
Sent: 14 April 2026 10:42
To: Steven King <Steven.King@midsussex.gov.uk>
Cc: Lewis Ebanks <lewis@abeldc.co.uk>; Edgley, Ant
<ant.edgley@dwh.co.uk>; Hutchinson, Estelle
<estelle.hutchinson@dwh.co.uk>; King, Mitchell

<mitch.king@dwh.co.uk>; kate.little@dwh.co.uk

Subject: RE: DM/25/3203

Hi Steven,

Just sticking with the window bar point, and I'm really sorry to push, but please see attached images - Could you confirm you're happy with these today as we need to call them off? For context, I'm a former David Wilson Homes employee, and I've seen this arrangement used up and down the country. I always think it stands out well.

I've just noted that 1, 5 and 6 are tile hung. As such the brickwork clipped arrangement wouldn't work as the tiles protrude out. I believe the tile hanging clearly adds the prominence these plots require, and have just extracted again the approved planning elevations. Is this acceptable also?

All heat pumps will be in the gardens of all properties.

On the bridleway point, let us pick this up with our BSC colleagues as I'm failing to understand the risk fully. Leave this with us.

Thanks,
Adam



Front Elevation

Plots AS: 1, 6,
OPP: 5



Chimney to plots 37, 38 only

Front Elevation

Plots AS: 27, 36, 37, 39, 42
OPP: 25, 28



Adam Greenslade | Founder & Technical Director

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On Tue, Apr 14, 2026 at 09:51:01, Steven King

<Steven.King@midsussex.gov.uk> wrote:

Hi Adam

With regards to condition 13, am I correct to say that your concern regarding the glazing relates to the CDM Regulations? Surfaced mounted astragal bars, are by definition, decorative strips fixed to the internal and external surfaces of a window's glass to mimic the appearance of traditional period windows with multiple small panes. Unlike structural glazing bars that hold separate pieces of glass, astragal bars are "planted" onto a single large pane to create a three-dimensional, authentic heritage look. I'm therefore not sure how surfaced mounted astragal bars can contribute to cold bridging.

However, notwithstanding the above, I do not wish to be obstructive. Do you have examples of where this type of glazing has been used on other projects? If you could send in photographs I will consider whether your proposed glazing can be approved.

With regards to the fascia, I do think that the brick detail is the superior design and it would be preferable if this was used for plots 1, 5 and 6 as these are prominent units at the site entrance.

With regards to the use of ASHP, where are these proposed to be located? Is there a plan showing the details of this?

With regards to the bridleway, it would be helpful to visit the site to see what the extent of the unregistered title is and how this impacts being able to connect to the bridleway. If we can arrange a time to do this that would be good.

Finally, I'm content with the updates to the materials plan.

Regards

Steve

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Steven.King@midsussex.gov.uk

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From: Adam Greenslade <adam@abeldc.co.uk>
Sent: 10 April 2026 08:25
To: Steven King <Steven.King@midsussex.gov.uk>
Cc: Lewis Ebanks <lewis@abeldc.co.uk>; Edgley, Ant <ant.edgley@dwh.co.uk>; Hutchinson, Estelle <estelle.hutchinson@dwh.co.uk>; King, Mitchell <mitch.king@dwh.co.uk>; kate.little@dwh.co.uk
Subject: RE: DM/25/3203

Hi Steven,

We really are at a crunch point now with respect to condition 13.

The justification set out below from a health and safety CDM perspective does feel as though this is sufficient, especially given the little to no gain in fenestration from an integrated versus a surface-mounted window bar, alongside the fact as set out, all U-value and SAP calculations have been completed on the basis of the integrated bars.

Secondly, it does feel somewhat unfair or harsh to be enforcing street scenes when we have followed the approved planning elevations that clearly stipulated the verge treatment.

As such, we really appreciate your support in agreeing to discharge the condition on the basis of the information submitted.

Also, really appreciate some responses on the other points.

Regards,
Adam

Adam Greenslade | Founder & Technical Director

M: [07506 710181](tel:07506710181)

E: adam@abeldc.co.uk

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On Tue, Mar 31, 2026 at 08:17:55, Adam Greenslade
<adam@abeldc.co.uk> wrote:

Good morning Steven, please see below by way of a consolidated update.

We've added further information with regards to the astragal bars, having sought further advice, there are wider implications to U values, and we have already begun the plots with SAP calculations completed.

Condition 17 - We're continuing to work on this.

Condition 13 - The concern relates to the fact that astragal bars are surfaced mounted on the outside. If they need repairing etc, you have to do it from the outside. With integrated bars, they aren't exposed to the forces, so rarely fail, but are also integrated within the glazing cavity, as such, with internal beading, can be replaced internally. In addition to the above, we have also been advised that it would impact the U value of the window as it creates a cold bridge. We've already produced and had the SAP calculations completed for these plots.

This is completely away from building regulations. This is CDM - Designing out unnecessary risks which we are all responsible for.

In terms of the verge detailing, clearly from our perspective the house type specific drawing takes precedence over a street scene. We've designed and order materials on this basis.

We're utilising ASHPs, there isn't any solar PV.

Condition 23 - I think the intention is to abut the tie into to the existing bridleway. The title is unregistered. If you feel a meeting is necessary happy to facilitate but we are suggesting to just but the new tie ins up.

Lastly, there has been another update to the materials plan! So sorry about this. Very minor again, in addition to the garage brick finish adjustment, we have now also the tile hanging spec slightly to reflect supply issues.

Regards,
Adam

On Tue, Mar 24, 2026 at 08:04:01, Adam Greenslade
<adam@abeldc.co.uk> wrote:

Hi Steven,

I hope this message finds you well. I'm just following up to seek an update on my emails sent on the 16th of March, whenever you have a chance to review them. Thank you in advance.

Adam

On Mon, Mar 16, 2026 at 15:18:38, Adam Greenslade
<adam@abeldc.co.uk> wrote:

Hi Steven, my apologies, we also made a very minor tweak to the materials plan. The garage of plot 10 has been tweaked to match the same brick as the house it serves.

On Mon, Mar 16, 2026 at 15:12:48, Adam Greenslade
<adam@abeldc.co.uk> wrote:

Hi Steven,

Condition 17 - We're continuing to work on this.

Condition 13 - The concern relates to the fact that astragal bars are surfaced mounted on the outside. If they need repairing etc, you have to do it from the outside. With integrated bars, they aren't exposed to the forces, so rarely fail, but are also integrated within the glazing cavity, as such, with internal beading, can be replaced internally. This is completely away from building regulations. This is CDM - Designing out unnecessary risks which we are all responsible for.

In terms of the verge detailing, clearly from our perspective the house type specific drawing takes precedence over a street scene. We've designed and order materials on this basis.

We're utilising ASHPs, there isn't any solar PV.

Condition 23 - I think the intention is to abut the tie into to the existing bridleway. The title is unregistered.

If you feel a meeting is necessary happy to facilitate but we are suggesting to just but the new tie ins up.

Cheers,
Adam

On Thu, Feb 26, 2026 at 17:25:21, Steven King
<Steven.King@midsussex.gov.uk> wrote:

Hi Adam

I'll go through where I think we are with the conditions below.

Condition 8 has now been discharged.

On condition 17, I would take account of the views of the neighbours with regards to the boundary treatment that they were happy with. I would also want to see any trees that were shown to be retained, being

retained without damage to their roots. I'm happy to look at any new information you have on this condition.

With regards to condition 13 and the glazing, I'm not convinced that there is a health and safety issue associated with astragal bars. Where such products comply with the Building Regulations, I'm not sure where the health and safety issue would arise. If you have more detail on the particular concern, I'm happy to look at this again.

With regards to the fascia, you are right that the approved drawing (PLN-3-2209 B) shows the fascia. The originally submitted street elevation drawing (PLN-3-1150 A) shows brick detailing, which I think is the superior design. This detail is reserved by condition 13c) and I would prefer this detailing if at all possible.

As there are no solar panels proposed on the eastern part of the site there is no further information to be provided for condition 13a). With regards to condition 13f), the Sustainability Statement is the same information that was submitted with the planning application. With regards to low and zero carbon technologies, the statement advised in para 5.8.5 that it was proposed that plots subject to Part L 2021 will benefit from PV panels. I am not clear what is now being proposed in relation to low and zero carbon technologies. Are ASHPs being provided now?

With regards to condition 23, this Council does not own any of the land and the County Council have stated that they can only surface within the definitive line of the bridleway. I'd be keen to understand on the ground, exactly where you are saying that the pedestrian connections to the bridleway can be constructed to. I think that a site visit to look this could be helpful. If you're agreeable, I can also ask an officer from the Public Rights of Way Team at WSCC if they would also want to attend.

Regards

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Working together for a better Mid Sussex

From: Adam Greenslade <adam@abeldc.co.uk>
Sent: 11 February 2026 07:35
To: Steven King <Steven.King@midsussex.gov.uk>
Cc: Lewis Ebanks <lewis@abeldc.co.uk>; Edgley, Ant <ant.edgley@dwh.co.uk>; Hutchinson, Estelle <estelle.hutchinson@dwh.co.uk>; King, Mitchell <mitch.king@dwh.co.uk>; kate.little@dwh.co.uk
Subject: RE: DM/25/3203

Hi Steven,

Condition 8 I'm just awaiting a plan showing the entrance levels. Leave this with me.

Condition 17 - I have done lots of further work on this. I do not see a situation where the screen wall can be installed without detriment to the retained trees. I'm assuming tree retention would take precedence in this scenario when we have an alternative boundary treatment that would be acceptable provided the neighbours are happy?

Am I correct in thinking condition 13A and 13F are Acceptable?

Condition 13C:

In terms of the discussion as to whether we should utilise Georgian or astragal bars, is there a H&S consideration here? If something is surface mounted on the window I'd be concerned about future maintenance. Georgina bars achieve the same visual affect but are integrated within the

double glazing cavity. They are also visually very very similar.

<https://www.sashwindowsuk.com/blog/astragal-bars-or-georgian-bars>

There is a clear distinction on the approved planning house types. Please see below. It clear indicates 1, 5 and 6 have the fascia?

Condition 23 - This appears to be unregistered title and typically in turn, given it's a PROW, owned by the Local Authority. I would suggest by discharging the planning condition we can abut the paths as shown.

Thank you for discharging 26.

Regards,
Adam



Front Elevation

Plots AS: 1,6,
OPP: 5



Chimney to plots 37, 38 only

Front Elevation

Plots AS: 27, 36, 37, 39, 42
OPP: 25, 28



Adam Greenslade | Founder & Technical Director

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ORB

On Thu, Feb 05, 2026 at 17:11:12, Steven King
<Steven.King@midsussex.gov.uk> wrote:

Hi Adam

I'll go through the conditions in turn:

Condition 8. I'll send a separate e mail re the levels.

Condition 17. I know we have a separate e mail thread regarding the boundary treatment to the rear of plots 1 to 8. Aside from that element, the other two areas that are to be resolved are as follows. Firstly, what is proposed on either side of the access road into the site. I believe you were liaising with the existing residents on either side of the road as to what they would prefer the boundary treatment to be at this point. The second area was the boundary treatment that adjoins numbers 4, 5 and 6 Oak Farm Place. Is there an update on these two areas?

Condition 13A. If solar panels are no longer being used then there's no details to submit, so that's fine.

Are ASHP proposed to be used? This would fall under condition 13F.

Condition 13C. with regards to the windows, Georgian bars are entirely decorative, and they don't divide the glass. Astragal bars actually sit on the glass and visually break it up, which is much closer to how historic windows were built. Can I suggest the use of Astragal bars which I think would look more convincing.

Regarding the fascia, on the FAIFBURN house (plots 1, 6 and opp. 5), uPVC fascia and soffit on those gable fronts shouldn't be used. These units are located at the site entrance and are closing the vista. I would request the removal of the white UPVC Fascia and soffit at the front gables and the reintroduction of brick detailing - as per approved drawings (see below).





Condition 13E. We're happy with the materials specified.

Condition 23. I understand from Sean Havis that this is an issue in the western parcel regarding land ownership where Barratts do not own all the land up to the bridleway. They say that this means that they can provide the pedestrian link within the site up to the edge of their land ownership but then there is a strip of land that they don't own that adjoins the bridleway so they can't build on this strip of land. Can you confirm that on the western side, the links on your site can physically link into the bridleway?

Condition 26. I've not heard back from our Ecological Consultant, so I'll chase that up.

Regards

Steven King, BSc (Hons) Dip TP, MRTPI
Team Leader, Major Development
Mid Sussex District Council
01444 477556

Steven.King@midsussex.gov.uk
www.midsussex.gov.uk



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From: Adam Greenslade <adam@abeldc.co.uk>
Sent: 03 February 2026 20:04
To: Steven King <Steven.King@midsussex.gov.uk>
Cc: Mortimer, Georgina
<georgina.mortimer@dwh.co.uk>; Lewis Ebanks
<lewis@abeldc.co.uk>; Morris, Katie
<katie.morris@dwh.co.uk>; Edgley, Ant
<ant.edgley@dwh.co.uk>
Subject: Re: DM/25/3203

Hi Steve, I'm just following up on the below, in particular the facing materials.

Can you please advise if we're OK proceeding with the materials proposed (bricks, roof tiles, etc) - This is hugely critical now in terms of material delivery.

Many thanks,
Adam

Adam Greenslade | Founder & Technical Director

M: [07506 710181](tel:07506710181)

E: adam@abeldc.co.uk

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From: Adam Greenslade

<adam@abeldc.co.uk>

Date: Wednesday, 21 January 2026 at 08:03

To: Steven King

<Steven.King@midsussex.gov.uk>

Cc: Mortimer, Georgina

<georgina.mortimer@dwh.co.uk>, Lewis

Ebanks <lewis@abeldc.co.uk>

Subject: Re: DM/25/3203

Hi Steven, hope you're doing well. I've just updated the discharge of condition list and consolidated replies for everything currently submitted.

Hopefully this helps.

Can I also confirm the attached letter deals with condition 21 prior to formal submission?

Many thanks,
Adam

Just seeking some updates if that's ok please:

Condition 4/6 - Drainage - Resubmitted 01.12.

Hopefully the LLFA are now in a position to support these being discharge? Thank you for discharging this.

Condition 8 - Levels - We supplied the clarification on the access road. Are you able to now discharge this? Please could we get an update on this one?

Condition 17 - Enclosures - Hopefully we've clarified all the boundary treatments now and issued the updated drawing. My email 19.12 set out the position on this. We've obviously reverted to the boundary treatment plan used at time of submission. Can you advise if this approach is acceptable?

Condition 26 - Lighting - Still with us. Having fun and games getting the Ecological input, leave it with me.

Details sent in 08.01. Is there any update from your Ecological consultee?

Condition 13A - Solar panels do not apply. Anna has now requested ASHP locations but this isn't required by the condition?

Condition 13C - Details/elevs supplied. Awaiting details Anna has suggested - We've supplied all plot elevations? The bars within the windows would be in-between the glazing panes; Georgian bars commonly known as.

Condition 13E - Materials proposals supplied. We submitted the material details, images are included on the plan. Is Anna requesting physical samples? Lastly I have major CDM reservations about using any fascia that isn't UPVC in this current day and age; we've also seen how timber fascia fairs up, someone in 10 years is going to have to get onto a ladder to paint it.

I've requested the other updates to be arranged.

Condition 13F - Sustainability strategy supplied (duplicate of the western phase). Confirmed all OK.

Condition 23 - Bridleway tie in details supplied.

Anna was happy with this - Are you OK discharging ?

From: Steven King

<Steven.King@midsussex.gov.uk>

Date: Tuesday, 23 December 2025 at 16:07

To: Adam Greenslade <adam@abeldc.co.uk>

Subject: DM/25/3203

Hi Adam

I've received some comments from our Urban Designer regarding the above application that seeks to discharge condition 13 parts a, c, e, f, and condition 23. I will be seeking clarification from her when she returns from annual leave in January on the point regarding the staircase windows for the Sadbury and Hazelborough house types and I will get back to you separately on this. I would say at this point though, that I would want the side windows on plot 10 to remain as obscure glazed so there's no overlooking to the existing houses to the north.

I've attached the comments for ease of reference and would be grateful for your response to the points that have been raised. With regards to the request to correct the text marked in blue, this relates to the Fairburn House type. I believe that the references to plots 26, 29, 38, 40 and 43 is incorrect as these are not the Fairburn House type.

I look forward to hearing from you.

Regards

Steve

Steven King, BSc (Hons) Dip TP, MRTPI
Team Leader, Major Development
Mid Sussex District Council
01444 477556

Steven.King@midsussex.gov.uk
www.midsussex.gov.uk



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