



Discharge of Condition Application

Ref: DM/25/0489 Conditions 6 and 8

at
The Old Woodyard, Slaugham Lane, Staplefield, RH17 6AP

Originator: JT
Date: 02.10.2025
Revision: -

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Introduction

This Statement has been created to provide supporting information in support of the Application to Discharge Condition following the approval of the application ref; DM/25/0489

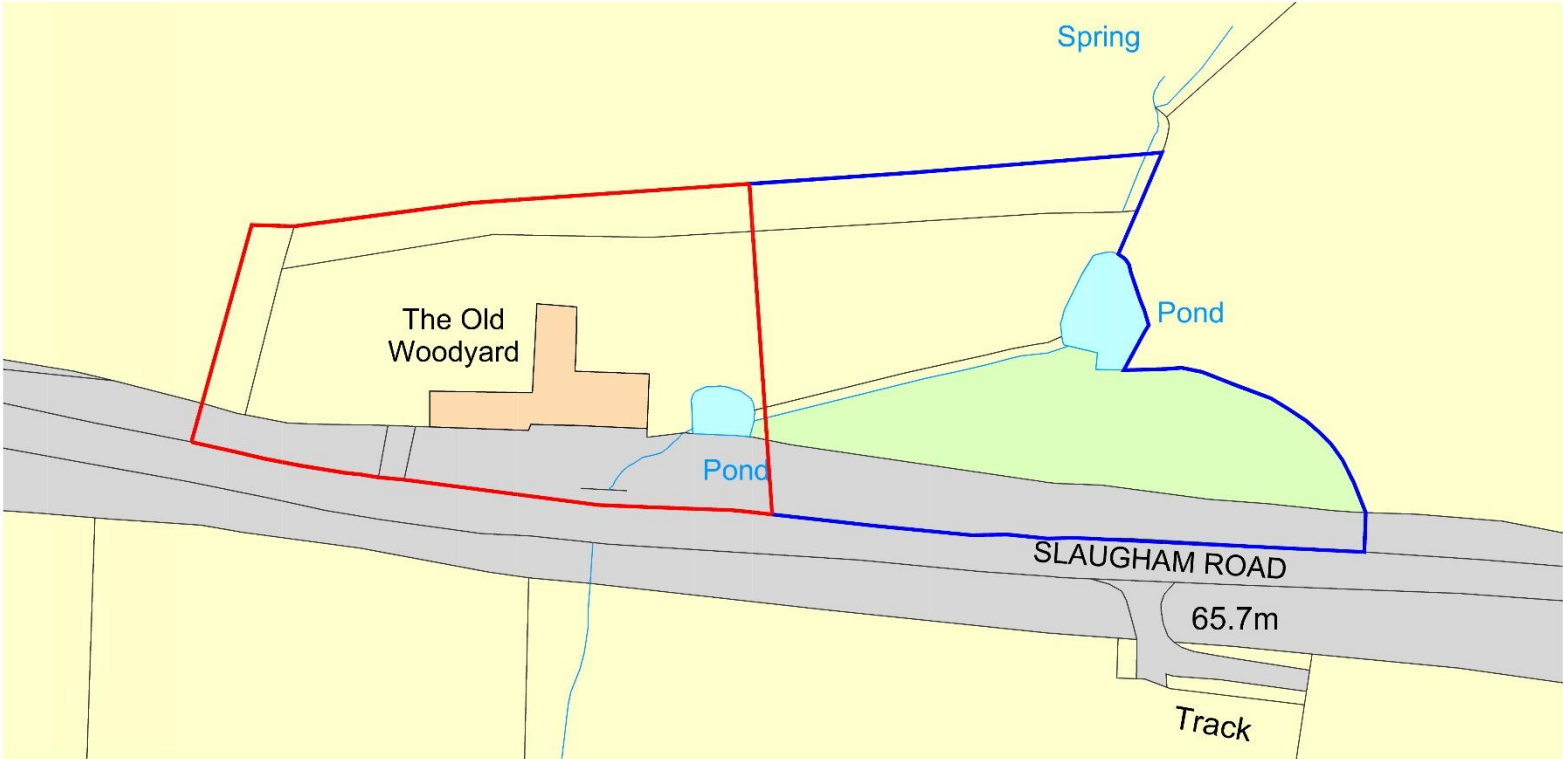


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	Client: Mr Howe and Mr Birley Project: The Old Woodyard Slaugham Road, Staplefield, RM17 6AP Drawing: Site Location Plan	Drawing Number: 658-001-100 Rev B	Date: June 2024		 NORTH POINT	Rev B 25.02.25 Planning Issue JT Rev A 01.07.24 Planning Issue JT
		Scale: 1:1250	Drawn: J1			
				PRELIMINARY		



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Client
Mr Bove and Ms Bailey
Project
The Old Woodyard
Slaugham Road, Staplefield,
RH17 5AP
Drawing
Site Block Plan

Drawing Number
058-001-101 Rev B
Scale
1:500
Drawn
JT

Date
June 2024
Paper Size
A3
Checked
JT

0m 10m 20m 30m 40m 50m
Email info@jonattal.com
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PLANNING



B 25.02.25 Planning Issue
JT
A 01.07.24 Planning Issue
JT
Rev Date/By Revision Note



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Condition 6

6. Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the Local Planning Authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024, s40 of the NERC Act 2006 (as amended) and to accord with policy DP38 of the Mid Sussex District Plan.

To discharge this condition AEWC have been appointed to prepare a Biodiversity Enhancement Strategy. This is referenced 24-096-BES - *The Old Woodyard Biodiversity Enhancement Strategy*.

This has been included within the landscaping plan in reference to Condition 8

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Condition 8

8. *Prior to the occupation of the building subject to this application full details of a hard and soft landscaping scheme shall be submitted to and approved by the Local Planning Authority. 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 Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

To discharge this condition Bright Green Horticultural Consultant have been appointed to prepare a Landscape Design. This is referenced; Landscaping submission for DM250489

Biodiversity Enhancement Strategy. This is referenced 24-096-BES - *The Old Woodyard Biodiversity Enhancement Strategy*.

This has taken into account the recommendations from the Biodiversity Enhancement Strategy submitted as part of Condition 6.

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Conclusion

The information provided has only a benefit for the locality and therefore, we would hope that the local authority can support the application and ensure that the property reaches its maximum potential.

Should a site visit be required please contact Jonathan Talley Architects directly. We look forward to your comments and subsequent approval, however please do not hesitate to contact us to discuss any part of the application at your earliest convenience.

On behalf of Jonathan Talley Architects Limited

