

19 Church Road
Hove
BN3 2FA

10th July 2025

Re: Development Site, referred to as Land east of Hurst Wickham Barn, College Lane, Hurstpierpoint ('the Site')

We, Oliver Atkinson and Louisa Teather, purchased the Site on 17th September 2021 from Baobab Developments who had previously obtained planning permission for a single 3-storey dwelling (MSDC references DM/17/0948 and DM/20/3713).

Prior to us purchasing the Site, the Local Planning Authority had confirmed that the above planning permission had been lawfully commenced by virtue of on-site works. Please refer to Lawful Development Certificate DM/21/0994.

As landowners of the above Site, we can confirm the following:

In February 2021 we engaged with the Local Planning Authority via a pre-application planning enquiry for a revised design for the new dwelling to be erected on the Site. On the basis of the positive comments received from the Planning Officer and Conservation Officer, we submitted a detailed planning application for a new dwelling with a revised design in May 2022 (MSDC ref: DM/22/1616). This application was granted planning permission by MSDC on 2nd August 2022.

The Planning Permission is required to be implemented 3 years from the date of the Decision Notice being issued, which is the 2nd August 2025.

We have recently submitted applications for the formal discharge of the pre-commencement planning conditions (MSDC ref: DM/25/0572). Planning Conditions numbered 3, 4, 5, 6, 7, 8 and 10 pursuant to planning permission DM/22/1616 have been formally confirmed as discharged, via decision notice dated 24th April 2025.

A separate application for the Discharge of Planning Condition no.9 (MSDC ref: DM/25/0924) was submitted on 3rd April 2025. This Discharge of Conditions application remains outstanding at the time of writing, following requests for further information from the Council's Drainage Engineers. However, the requested information has been submitted and the planning officer dealing with this case, Katherine Williams, is confident that Condition 9 will be imminently discharged.

In the meantime, we instructed Mayoss and Co. Builders Ltd. to undertake extensive works on-site comprising excavating and laying the driveway and laying ducting for services, water and gas mains pipes and foul sewerage. These works were undertaken between 2nd June 2025 and 17th June 2025 and are as per the pre-agreed works detailed as part of the preapplication submitted to Katherine Williams (MSDC ref: DM/25/0354). Attached is an invoice from Mayoss & Co. which confirms the works that were undertaken and the dates these works took place. We

can confirm that all works were commenced and completed within the timeframe for implementation of the development.

Also attached are dated photographs of the works taking place. These works are significant and material, and accord with the details approved by MSDC under planning permission DM/22/1616, and as agreed as part of the preapplication submitted to Katherine Williams (MSDC ref: DM/25/0354) . Subsequently, on 4th July 2025 we received an email from Katherine Williams, which confirmed that “I have been to the site and can confirm that the works on site appear to be sufficient to be considered a start to the last permission.” On this basis it is clear that the development approved by planning permission DM/22/1616 has been lawfully commenced.

Yours faithfully

Oliver Atkinson