



Hamish Evans
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

14 September 2026

Dear Mr Evans

Re: Land adjacent to 19 Estcots Drive, East Grinstead, West Sussex RH19 3DA | Discharge of Conditions 3 & 4 and the Statutory Biodiversity Gain Condition in relation to Full Planning Permission ref: DM/25/1218

On behalf of our client Mr E Harradine of EMH Electrical and Building Services Ltd, we hereby submit an application to discharge Conditions 3, 4 and the Statutory Biodiversity Gain Condition for planning permission reference DM/25/1218 for the following proposal:

“Proposed erection of one pair of semi-detached houses with associated parking and new shared vehicular access”

In addition to this covering letter, the submission comprises the following documents:

- (a) Foul and Surface Water Drainage Technical Note
- (b) Biodiversity Gain Plan;
- (c) Allocation Notice;
- (d) BNG Assessment submitted alongside the previous planning application; and
- (e) Updated Statutory Biodiversity Metric.

Condition 3

The wording of Condition 3 is:

“The development hereby permitted shall not commence until details of the proposed foul and surface water drainage and means of proposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details”

The Foul and Surface Water Drainage Technical Note sets out the details of the proposed foul and surface water drainage.



Condition 4

The wording of Condition 4 is:

“The development hereby permitted shall not connect any surface water drainage to public sewers (directly or indirectly) until confirmation of capacity existing within the network from the sewage provider has been submitted to and acknowledged in writing by the local planning authority”

Appendix D of the Foul and Surface Water Drainage Technical Note contains the confirmation of capacity from Southern Water.

Statutory Biodiversity Gain Condition

This application also seeks to discharge the Statutory Biodiversity Gain Condition. The Biodiversity Gain Condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority. The enclosed documents demonstrate that offsite biodiversity units have been purchased to meet the statutory requirement.

Conclusion

We look forward to receiving confirmation in writing that the application has been validated, and the details are found acceptable to discharge Conditions 3, 4 and the Statutory Biodiversity Gain Condition for planning permission DM/25/1218. If you have any queries or require any further information, please do not hesitate to contact me (bbuffini@hghconsulting.com).

Yours sincerely,

A black rectangular box used to redact the signature of Bella Buffini.

Bella Buffini
Associate