

From: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>
Sent: 25 September 2025 16:59:38 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Subject: Re: DM/25/2216 Part discharge of Condition 13 (Materials and Elevations a-d and f) and Condition 26 (Lighting) relating to planning reference DM/23/0810

Hi Steve

Re: DM/25/2216
Part discharge of Condition 13 (Materials and Elevations a-d and f) and Condition 26 (Lighting) relating to planning reference DM/23/0810

Please see my reply in [Blue](#);

Based on the recently submitted information I can confirm the following:

Condition 13. No development above Damp Proof course shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority.

a. *1:20 scale section showing the solar panels within the roof slope. [AHSP POSITIONING WAS S DELIVERED INSTEAD.](#)*

- [West side of the site plan is acceptable](#)
- [Locations withing the apartment blocks needs further explanation.](#)
- [Awaiting east side of the site plan.](#)

b) *1:50 scale plans, elevation, and sections of entrance zones to each apartment building. [Acceptable.](#)*

c) *1:20 sections and front elevations of typical house and the typical features (shown in context) of the other building types including entrance canopies /doors, railing, roof/eaves details, windows, doors, chimneys, private terrace and balcony detail and its surrounding. [Acceptable.](#)*

d) *Detailed plans and elevations showing location of rainwater downpipes and drainage solutions to balconies. [Acceptable.](#)*

e) *Details and samples of the facing materials.*

- [Awaiting samples.](#)
- [The elevations of the apartment blocks show materials that are not consistently applied across all façades. Materials should be wrapped around the building, in line with the approved plans. See attached: 'External Walls and Rood Materials Planning Layouts' drawing.](#)

- Furthermore, some ground floor bedroom windows that increase natural surveillance are now shown as obscured. While it is understandable to use obscured glazing for bathroom windows, that is not the case here. Please correct the drawings.

f) *Sustainability strategy details need to be submitted in full.* Acceptable

Condition 26: Prior to occupation of any dwellings, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Street Lighting Layouts are acceptable, please provide images of the proposed lighting columns.

Thank you
Anna

Anna Kramarczyk-Dillon
Architect / Urban Designer
Major Development
Mid Sussex District Council

My working days are Monday, Wednesday and Thursday