

5 March 2026

Mid Sussex District Council
Planning Department
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

FAO: Katherine Williams

Dear Officers

Discharge of Conditions | Havelock Farm, Wakehurst Place, Selsfield Road, Ardingly, RH17 6TN

Enclosed is an application made on behalf of Royal Botanic Gardens, Kew (RBGK), to fully discharge planning Conditions 1, 2, 5, 7, 8, 11, 12, 13, 14, 15, 16, 22, and 24 associated with planning consent (DM/25/2774) granted for the demolition of existing agricultural buildings and the development of a new conservation and research nursery.

On 5th June 2023, an application for planning permission was approved for the following development, the description of which was amended via a non-material amendment (NMA) application (DM/25/2016) approved on 15th August 2025. The amended description reads:

“Demolition of existing agricultural buildings (with those of heritage value to be retained), formerly known as Havelock Farm, and the development of a new Conservation and Research Nursery consisting of four glasshouses of varying size, polytunnels, shade structures, standout area, mechanical plant building, associated hard and soft landscape works and associated infrastructure”.

Amendments to the approved scheme were subsequently approved under a Section 73 (s73) application (DM/25/2774). This application comprised minor amendments to the approved glasshouses, hard and soft landscaping, and external plant and ancillary structures. This application now seeks to discharge conditions associated with the new s73 consent.

This application has been submitted via the planning portal (ref: PP-14733236). The following forms the submission and supporting documents:

- **Application form**
- **Glasshouse 1 North Elevation (286-B1-A1400)**, prepared by HBA to discharge Condition 1
- **External materials schedule**, prepared by HBA to discharge Condition 2
- **Photographic survey**, prepared by RBGK to discharge Condition 5
- **Western Boundary planting programme**, prepared by RBGK to discharge Condition 7
- **Landscape Management Plan**, prepared by Lloydbore to discharge Condition 8
- **Biodiversity Compensation and Enhancement Strategy (BCES) and Landscape and Ecological Management Plan (LEMP)**, prepared by Surrey Wildlife Trust to discharge Conditions 11 and 12
- **Contamination Risks and Verification Report**, prepared by RBGK to discharge Condition 13 and 24
- **Fire hydrant plan (0104349-HLEA-XX-XX-DR-CS-100C01)**, prepared by Hoare Lea to discharge Condition 14
- **Water Supply Plan**, prepared by RBGK to discharge Condition 15
- **Glare Mitigation Plan and Lighting Design Strategy**, prepared by RBGK to discharge Conditions 16 and 22

There is a planning administration fee of £383 (inc. Planning Portal admin) fee for the discharge of conditions, and this has been paid directly via the Planning Portal.

Details of Conditions

This application seeks to discharge Conditions 1, 2, 5, 7, 8, 11, 12, 13, 14, 15, 16, 22, and 24 of the above referenced planning permission. Details of each of the condition requirements and the documents submitted in order to fully discharge them are set out below.

Condition 1 | Detail drawings

1. Prior to the commencement of any development above ground/slab level plans shall have been submitted to and approved in writing by the local planning authority of detailed 1:20 section and elevation drawings showing the return north elevation of Glasshouse 1 including all windows, doors, the roof and solar panels, rainwater pipes and guttering, the façade details and the junction with the fully glazed part of the glasshouse. The development shall be carried out in accordance with these approved details.

Reason: To achieve a development of visual quality in the AONB and to accord with Policies DP16 and DP26 of the District Plan and the NPPF.

A detailed elevation drawing has been prepared by Hugh Broughton Architects (HBA), which details all windows, doors, the roof, solar panels, rainwater pipes and guttering. The façade is also detailed, including the link between the solid and fully glazed elements of the building.

Condition 2 | Materials and finishes

2. Prior to the commencement of any development above ground/slab level a schedule of materials and finishes to be used for the external facings of the proposed buildings shall have been submitted to and approved by the Local Planning Authority. The materials should be based on the High Weald Colour Study, should reflect those used in the local area and be locally sourced where possible. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

Reason: To achieve a development of visual quality in the AONB and to accord with Policies DP16 and DP26 of the Mid Sussex District Plan and Policy ARD2 of the Neighbourhood Plan.

A schedule of proposed external materials has been prepared by HBA. These have been selected in reference to the High Weald Character Area Developed Palette from page 22 of the document 'Guidance on the selection and use of colour in development' dated September 2017.

Condition 5 | Historic Building Survey

5. A historic building survey shall be submitted following the completion of the demolition phase of the development and approved in writing by the local planning authority. This information shall follow the detailed measurement and recording methodology approved under reference DM/23/2802.

Reason: In the interests of the special interest of the heritage assets and to accord with Policy DP34 of the Mid Sussex District Plan.

In October 2023 it was agreed with the case officer and conservation officer that due to the unsafe condition of the structures, being at high risk of collapse, it would not be possible to undertake a measured building survey during their demolition. Instead, it was agreed that officers would accept the existing elevational drawings in conjunction with a photographic survey carried out during the demolition works, this to be as detailed as could be accomplished within the requirements of health and safety, in particular in respect of the interiors of the buildings, to be submitted to the Council on completion of the demolition.

This photographic survey was submitted to officers by email on 15th February 2024, and is resubmitted formally here to fully discharge this condition.

Condition 7 | Western Boundary planting

7. The advance planting to the western boundary shall be implemented in accordance with the plans and details submitted with the application and will need to be carried out prior to any other construction work above ground/slab level and in accordance with an implementation timetable agreed in writing with the Local Planning Authority.

Reason: To achieve a development of visual quality in the AONB and to accord with Policies DP16, DP26 and DP37 of the Mid Sussex District Plan and Policy ARD2 of the Neighbourhood Plan.

A statement has been prepared by RBGK to clarify the timing for the implementation of the Western Boundary planting. While RBGK acknowledges the requirement for early installation, it is their professional view that completing these works earlier than they should be would be counter-productive to the long-term health of the landscape. Detailed reasons for this are set out in the submitted statement, along with a commitment to the commencement of these works in November 2026. This ensures that the Council's objectives for screening and biodiversity are met by a healthy, established hedge rather than a struggling or failed installation.

Condition 8 | Landscape Management Plan

8. Prior to the commencement of any development above ground/slab level, a Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules and periods for all soft landscape areas together with a timetable for the implementation of the landscape management plan, shall have been submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall be carried out in accordance with the approved details and timetable.

Reason: To achieve a development of visual quality in the AONB and to accord with Policies DP16, DP26 and DP37 of the Mid Sussex District Plan and Policy ARD2 of the Neighbourhood Plan.

A Landscape Management Plan (LMP) has been prepared by Lloydbore. This document summarises the principal elements of the landscape strategy and respective long-term design objectives. The LMP would commence at the earliest opportunity following practical completion of the relevant areas of the site (including rectification of any defects, if applicable).

Conditions 11 and 12 | Biodiversity Compensation and Enhancement Strategy (BCES) and Landscape and Ecological Management Plan (LEMP)

11. Prior to the commencement of any development above ground/slab level a Biodiversity Compensation and Enhancement Strategy shall have been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Compensation and Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed compensation measures,*
- b) purpose and conservation objectives for the proposed enhancement measures,*
- c) detailed designs to achieve stated objectives,*
- d) locations of proposed enhancement measures by appropriate maps and plans,*
- e) persons responsible for implementing the compensation and enhancement measures,*
- f) details of initial aftercare and long-term maintenance (where relevant). The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.*

Reason: To enhance protected and Priority species and habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats and species) and to accord with Policy DP38 of the District Plan.

12. Prior to the commencement of any development above ground/slab level, a Landscape and Ecological Management Plan (LEMP) shall have been submitted to and approved in writing by the local planning authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) Details of the body or organisation responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

A Landscape Ecology and Management Plan and Biodiversity Compensation and Enhancement Strategy has been prepared by Surrey Wildlife Trust. This BCES is based on the updated BNG assessment and other recommendations/ mitigation strategies detailed in the previously submitted reports provided by Delta-Simmons.

The LEMP details the important landscape and habitat features and management principles of the site and has been prepared following best practice, where available. The LEMP also details the management principles for the pre-construction, construction and operational phase of the development as well as the future management of the site.

Conditions 13 and 24 | Contamination risks and Verification Report and Plan

13. Prior to the commencement of any development above ground/slab level the following components of a scheme to deal with the risks associated with contamination of the site, including the identification and removal of asbestos containing materials, shall each be submitted to and approved, in writing, by the local planning authority:

- a) A site investigation scheme, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site, and, unless otherwise agreed in writing by the LPA*
- b) Based on the site investigation results and the detailed risk assessment (b) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to accord with the NPPF.

24. The development hereby permitted shall not be occupied/brought into use until there has been submitted to and approved in writing by the Local Planning Authority a verification plan by a competent person showing that the remediation scheme required and approved under condition 13 has been implemented fully and in accordance with the approved details (unless varied with the written agreement of the LPA in advance of implementation). Any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be identified within the report, and thereafter maintained.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to accord with the NPPF.

A statement has been prepared by RBGK to jointly discharge Conditions 13 and 24. In accordance with the requirements of Condition 24, this report serves as the verification plan confirming that the remediation measures identified under Condition 13 have been fully implemented. As established in the Phase II Geo-Environmental Site Investigation and confirmed during site-wide demolition works, no soil or groundwater remediation was required for this development as contaminant concentrations do not pose a risk to human health or controlled waters. The only identified risk, (asbestos containing materials (ACMs)), was successfully mitigated through removal by a licensed specialist during the demolition phase. The subsequent full-site strip to bare earth confirmed the absence of further contaminants, providing physical verification that the site is safe for its intended use.

Condition 14 | Fire hydrant

14. Prior to the commencement of any development above ground/slab level details showing the proposed location of one fire hydrant or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service.

Reason: In the interests of amenity and in accordance with The Fire and Rescue Service Act 2004.

A plan has been prepared by Hoare Lea which confirms the location of the proposed fire hydrant. This plan is sufficient to discharge the requirements of Condition 14 in full.

Condition 15 | Water Supply Plan

15. Prior to the commencement of any development above ground/slab level, a Water Supply Plan shall have been submitted to and approved in writing by the local planning authority. The Plan shall set out details about how the proposal accords with Policy DP42 of the District Plan in respect of the water supply that will serve the development. The development shall proceed in accordance with the approved details.

Reason: To ensure that there is adequate water supply to serve the development and to accord with Policy DP42 of the District Plan.

A statement has been prepared by RBGK to demonstrate how the development of the Wakehurst Conservation and Research Nursery (WCRN) accords with Policy DP42 of the District Plan. The strategy focuses on Water Neutrality by prioritizing large-scale rainwater harvesting for horticultural production, thereby ensuring that the development does not place an undue or unsustainable demand on the local mains water infrastructure.

Conditions 16 and 22 | Glare Mitigation Plan and lighting design

16. Prior to the commencement of any development above ground/slab level, a Glare Mitigation Plan shall have been submitted to and approved in writing by the local planning authority. The Plan shall set out details about how the proposal will minimise potential lighting glare adversely affecting neighbouring residential properties and how this will be managed in the long term. The development shall proceed in accordance with the approved details.

Reason: To achieve a development of visual quality in the AONB and to accord with Policies DP16, DP26 and DP37 of the Mid Sussex District Plan and Policy ARD2 of the Neighbourhood Plan.

22. 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. The lighting scheme shall also be designed to protect the intrinsically dark night skies of the High Weald and neighbouring residential amenity.

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.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats and species), to protect neighbouring residential amenity and the AONB and to accord with Policies DP16, DP26 and DP38 of the District Plan.

A statement has been prepared by RBGK which identifies arrangements to mitigate potential lighting glare from the two elements of artificial lighting present at the Wakehurst Conservation and Research Nursery project which are:

1. General external lighting
2. Horticultural grow lighting

By employing precision-engineered LED luminaires, automated blackout systems for the glasshouses, and strict directional controls, the scheme successfully mitigates glare for neighbouring residents while protecting the ecological integrity of the site for local bat populations. The submitted isolux drawings verify that the development will not result in unacceptable light trespass or "sky glow," thereby preserving the dark skies of the High Weald AONB in accordance with the National Planning Policy Framework and local District Plan policies.

This submission is made to satisfy planning conditions 1, 2, 5, 7, 8, 11, 12, 13, 14, 15, 16, 22, and 24 associated with planning consent (DM/25/2774) granted associated with the planning consent at Havelock Farm, Wakehurst. If you have any questions on any of the enclosed information, please do not hesitate to contact me at henry@theplanninglab.com or on 0207 257 9363.

Yours faithfully

The Planning Lab