

Tuesday, 10 March 2026

FAO Stuart Malcolm (Planning Officer)
Planning Department
Mid Sussex District Council

VIA Planning Portal

Dear Mr Malcolm,

**APPLICATION UNDER SECTION 73 TO VARY CONDITION 31 OF FULL PLANNING
PERMISSION DM/23/0827**

West Hoathly Brickworks Hamsey Road Sharpthorne East Grinstead

On behalf of CALA Homes (South Homes Counties), please find enclosed a Section 73 Application to vary planning condition no.31 on planning permission DM/23/0827.

By way of background, the Site benefits from Full Planning Permission granted on 18 October 2024 for the following:

Full planning application for the demolition of existing structures and redevelopment of the site to provide 108 residential dwellings (Class C3) and associated works, including the provision of an on-site SANG, access, landscaping, parking and associated works. (Amended plans received showing minor changes to scheme, as detailed in applicant's letter dated 13th November)

Demolition commenced on site on 2 March 2026.

Condition 31 relates to EV, PV and ASHP:

31. The development shall be constructed in accordance with the applicant's Energy and Sustainability Statement (The PES, July 2023) and the EV, PV and ASHP Plan (2141-C-1012-PL-D 17/11/23). No part of the development shall be first occupied unless or until the details of the PV arrays (siting, design and 1:20 roof section) and air source heat pumps (siting and design) have been submitted to and approved in writing by the local planning authority. The development shall proceed only in accordance with these approved details unless otherwise agreed in writing with the local planning authority

Having reviewed the proposed provision of PV across the site, comprising limited solar panels on each property, we can conclude that such provision is unnecessary.

The updated Energy and Sustainability Statement confirms that the proposed electric vehicle (EV) charging facilities and Air Source Heat Pumps (ASHP) are sufficient to achieve energy emissions calculations on this site. We therefore propose to remove the PV which will hopefully be considered a visual betterment when considered against the High Weald Design Guide (which advises against 'add on equipment' to roofs).

We propose to amend the condition as follows:

31. The development shall be constructed in accordance with the applicant's Energy and Sustainability Statement (The PES, Jan 2026) and the EV and ASHP Plan (2141-C-1012-PL-A). No part of the development shall be first occupied unless or until the details of the air source heat pumps (siting and design) have been submitted to and approved in writing by the local planning authority. The development shall proceed only in accordance with these approved details unless otherwise agreed in writing with the local planning authority.

Please find enclosed the following:

- Application Forms
- Updated Energy and Sustainability Statement (The PES) January 2026
- Updated EV and ASHP Plan ref: 3191-C-1012-PL-A to replace EV PV and ASHP 3191-C-1012-PL

I trust the above provide everything that you need but should you require any further information please do not hesitate to contact me.

Yours sincerely

