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**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

APPLICATION FOR DISCHARGE OF CONDITIONS

REFERENCE: DM/26/1051

**DESCRIPTION: DISCHARGE OF CONDITIONS 6 (DRAINAGE) AND CONDITION 9
(RETAINING WALL) RELATING TO DM/24/3051.**

LOCATION: HIGHFIELDS, WEST HILL, EAST GRINSTEAD, WEST SUSSEX

DATE: 22 MAY 2026

Thank you for your application for approval of details reserved by condition received 27th April 2026

Unfortunately I am unable to formally discharge the condition(s) for the following reasons:

- 6 The Lead Local Flood Authority has considered the information submitted and have provided the following comments:

'We cannot recommend that Condition 6 discharged, as worded, based on insufficient information submitted. The level of detailed design should be sufficient detail and at 'construction status'. The design should be site specific, and drawings consistently referenced across all drawings and plans for all components including any specifications.'

In light of the above I am currently **unable** to discharge condition 6 and further information to address the above is required to be submitted.

- 9 The details provided in respect of the retaining walls to the front entrance as detailed in drwg 11089-802 Rev P2 is shown as a preliminary drawing and not the final construction drawing. These works require a S278 Agreement with West Sussex County Council as detailed in informative 2 of the planning approval. Such an agreement is required to be completed and confirmation of this agreement with the final construction drawings provided before this condition can be discharged. I am

therefore currently **unable** to discharge condition 9 attached to planning reference DM/24/3051.

INFORMATIVES

1. The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

I would appreciate your attention to the above matter, please submit the outstanding requirements within 14 working days from the date of this letter, in order that this matter can be given further consideration. Failure to do so may result in the refusal of your application.



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

RQDCOZ