

Mr. A. Watt
Mid Sussex District Council
Planning Department
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

18th December 2024

Dear Mr. Watt,

Reference: Discharge of Conditions 3 and 4 pursuant to Planning Permission DM/23/3210 (amendments to application DM/23/0421 for 'extension and alterations to the existing stables building to improve and expand the existing restaurant and café/tea house. partial change of use of stables from gym to new farm shop/delicatessen with storage above. change of use first floor from offices to 4 no. hotel rooms for visitor accommodation and associated parking and landscaping works'.

Site Address: Stables, Borde Hill, Borde Hill Lane, Haywards Heath, West Sussex, RH16 1XP

Introduction

The Site benefits from Planning Permission for the above detailed development, which was originally granted by Mid Sussex District Council (MSDC) on 29th November 2023 (reference DM/23/0421). Subsequently permission was granted by MSDC on 2nd May 2024 for variation of planning condition no. 2 to allow amendments to the approved plans to include revisions to the design of the extension, increased soft landscaping and reduction in hard landscaping, and modest increase in size of the external plant room (reference DM/23/3210).

More recently applications to discharge condition 7 (see DM/24/1796), and conditions 5, 6, 8 and 9 (see DM/24/1690) have been approved by local authority on 5th September 2024 and 7th October 2024 respectively.

Enabling works subsequently commenced on-site at the end of October 2024.

This current application seeks to partially discharge the pre-commencement (slab level) conditions numbered 3 (materials) and 4 (detailed drawings/sections), which are listed on the decision notice for application DM/23/3210.

The application has been submitted online via the Planning Portal under reference **PP-13647686** and it includes the Application Form, relevant supporting documentation, and this covering letter which acts as Planning Statement for the submission.

Please therefore find enclosed details submitted for the discharge of planning conditions numbered 3 and 4, as listed below:

Condition 3 – schedule of materials

No development above ground floor slab level shall be carried out until a schedule of materials and finishes to be used for the external walls and roofs of the stables building, additions to it and ancillary structures have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Condition 4 – detailed drawings / sections

No development above ground floor slab level shall commence until detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following have been submitted to and approved in writing by the Local Planning Authority:

- ***Typical examples of new windows, including sectional detail of glazing bars as appropriate***
- ***Typical examples of new external doors***
- ***Typical eaves detail to extensions and new ancillary buildings***
- ***Typical detail of the glazing to the elevations and roof of the conservatory extension***
- ***Typical detail of the glazing to the elevations and roof of the teahouse extension***
- ***Detailed hard and soft landscaping scheme, to include details of materials for hard landscaping, and detailed drawings (plans, elevations and sections as appropriate) of new or altered boundary treatments including walls, fences and gates, and new structures within the garden or surrounding area. Such drawings should be annotated to show materials and finishes***
- ***Detailed drawings of the services extract ducts etc to the rear elevation of the building***
- ***New rainwater goods to be of painted metal.***

The development shall not be carried out otherwise than in accordance with the approved details.

In respect of these planning conditions, we herewith provide the Local Authority with the following documents:

- Detailed Discharge of Conditions drawings / sections (12 drawing sheets), prepared by Purcell architects;
- Hard landscaping plans (10 drawing sheets), prepared by Ann-Marie Powell Gardens;
- Planting plans (31 drawing sheets), prepared by Ann-Marie Powell Gardens; and,
- Document entitled 'Borde Hill Stables Discharge of Planning Conditions 3 & 4 - DM/23/3210 (Issue 01 - December 2024)', prepared by Purcell architects.

The latter document provides an overview of the project and explains that “to enable the business to open in a sustainable way it is necessary for the development to be phased. Phase 1 will allow the Glasshouse Restaurant, Cafe, Workshop space and Walled Garden to open to the public in winter 2025. The remaining development which primarily consists of the 4 accommodation rooms, biomass boiler enclosure & the courtyard teahouse extension & general upgrades to the existing

stables buildings will follow in a second phase... It is therefore necessary to partially discharge the above planning conditions for the relevant parts of the planning permission which are to be constructed in phase 1. For the purposes of this condition discharge, the consented scheme has been split into defined zones which can be referenced in the condition discharge notice."

We have been involved in other projects where phasing of development and subsequent partial discharge of conditions on a per-phase basis has been accepted (for instance, where multi-dwelling developments have been built out by self-builders). Therefore we trust that the above detailed approach to now partially discharging Conditions 3 and 4 is acceptable to the local authority.

Conclusion:

On the basis of the enclosed information, we trust that MSDC can confirm that Planning Conditions numbered 3 and 4, as detailed above and pursuant to planning permission DM/23/3210 for the Stables at Borde Hill have successfully been met for 'Phase 1' of the approved development, and can be confirmed as formally discharged on this basis.

If you wish to discuss this submission, please do not hesitate to contact us on 01273 780463 or 07818 061220.

Yours sincerely,

Rodway Planning Consultancy Limited