

CONDITIONS DISCHARGE SUPPORTING STATEMENT

HATCHGATE COTTAGE,
HATCHGATE LANE,
CUCKFIELD
RH17 5DU

REF: DM/23/3021



1. INTRODUCTION

Approval Description:

Erection of 4 detached dwellings with parking, landscape and access improvements.

FULL PLANNING APPROVAL REF: DM/23/3021

Granted 31st July 2024

This application seeks to gain Approval of the Details Reserved by Conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14.

2. INFORMATION PURSUANT TO CONDITIONS OF PLANNING CONSENT

2.01 INTRODUCTION

This application seeks approval for all the details reserved by conditions. The following paragraphs detail each condition requiring discharge and the information that has been submitted in this application.

2. INFORMATION PURSUANT TO CONDITIONS OF PLANNING CONSENT

2.01.01 - Condition 3

No development shall be carried out above ground level unless and until a samples of materials and finishes to be used for external walls and roofs of the proposed building with a have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

RESPONSE

Please see MJB Architecture Materials Schedule, enclosed.

2.01.02 - Condition 4

No development shall take place unless and until there full details of both hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. This shall include details of a replacement tree including its size, species and siting. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

RESPONSE

Please see MJB Architecture Drawing 2724-4 Site Layout as Proposed

2. INFORMATION PURSUANT TO CONDITIONS OF PLANNING CONSENT

2.01.03 - Condition 5

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented and adhered to throughout the construction period. The Plan shall provide the following details as a minimum:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

RESPONSE

Please refer to MJB Architecture CEMP, enclosed

2. INFORMATION PURSUANT TO CONDITIONS OF PLANNING CONSENT

2.01.05 - Condition 6

Prior to the commencement of the development details showing the proposed location of [1] 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. These approvals shall not be unreasonably withheld or delayed.

RESPONSE

Please see MJB Architecture Drawing 2724-4 Site Layout as Proposed

2.01.07 - Condition 7

The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority, in collaboration with Southern Water. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

RESPONSE

Please Refer to Hazelind Drawings and Details as follows;

Site & Drainage S4-P2

Report S4-P1

Appendix 1-2 P1

Appendix 3 P1

Drainage EW Details 1 S4 P1

Drainage EW Details 2 S4 P1

2. INFORMATION PURSUANT TO CONDITIONS OF PLANNING CONSENT

2.01.08 - Condition 8

Prior to commencement a non-licensed Precautionary Method Statement for bats shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to avoid potential impacts to bats during the felling of tree T9 (Silver Birch). The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter

RESPONSE

Please refer to ARBTECH Report EMEMP Dated 20.03.2025

2.01.09 - Condition 9

The development hereby permitted shall not commence unless and until the local planning authority has been provided with either:

- o a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- o evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or
- o a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

RESPONSE

Please refer to Natural England Mitigation Licence Dated 28.01.2025

2.01.10 - Condition 10

No part of the development shall be first occupied until the vehicle parking spaces have been constructed in accordance with plans and details submitted to and approved by the LPA.

RESPONSE

Please see MJB Architecture Drawing 2724-4 Site Layout as Proposed

2. INFORMATION PURSUANT TO CONDITIONS OF PLANNING CONSENT

2.01.11 - Condition 11

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the LPA

RESPONSE

Please see MJB Architecture Drawing 2724-4 Site Layout as Proposed for Locations and Detailed Drawing 2724-D1

2.01.12 - Condition 12

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Bat Emergence Survey (Wychwood Environmental Ltd., June 2024), Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech, April 2024), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Non-licensed Precautionary Method Statement for Hazel Dormouse and the Precautionary Method Statements for reptiles and for mobile species in Table 11 Section 4.2 of the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech, April 2024). This avoids impacts on European Protected Species and protected species.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

RESPONSE

Please refer to ARBTECH Report EMEMP Dated 20.03.2025

2. INFORMATION PURSUANT TO CONDITIONS OF PLANNING CONSENT

2.01.13 - Condition 13

Prior to any works above slab level a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Bat Emergence Survey (Wychwood Environmental Ltd., June 2024), Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech, April 2024), shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

RESPONSE

Please refer to ARBTECH Report EMEMP Dated 20.03.2025 and MJB Architecture Drawing 2724-4 for Locations of Enhancements

2.01.14 - Condition 14

Prior to occupation a lighting design scheme for biodiversity based on guidance GN: 08/23 (Institute of Lighting Professionals) 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 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.

RESPONSE

Please see MJB Architecture Drawing 2724-4 Site Layout as Proposed