

20 November 2025

Steven King
Mid Sussex District Council
Oaklands Road
Haywards Heath, West Sussex
RH16 1SS

JC/Let/P2304i

Dear Mr King,

Application for the Discharge of Conditions 2, 9, and 10 pursuant to application reference DM/25/2428 at Wealden House, Lewes Road, Ashurst Wood, West Sussex, RH19 3TB.

This application has been submitted online via the Planning Portal under reference PP-14503226 and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted to satisfy the discharge of Conditions 2 (CMP), 9 (Biodiversity Method Statement) and 10 (CEMP - Biodiversity) pursuant to application reference DM/25/2428 which received consent for the aforementioned development on 7 November 2025.

Conditions 2 and 10 are required to be discharged prior to demolition. Condition 9 is required to be discharged prior to site clearance (including demolition). Details of all documents submitted for the discharge of these conditions are set out in the relevant sections of this letter. Condition 8 (Contamination) will be submitted for approval prior to demolition under a subsequent Discharge of Conditions Application.

Planning Strategy

For clarity and to assist the Council's consideration of this submission, the applicant's intended programme is set out below.

Full planning permission (ref. DM/22/2832, hereafter 'the Original Permission') was granted on 9 September 2024. To facilitate the timely delivery of the scheme, a Section 73 application (ref. DM/25/2428) was submitted on 12 September 2025 to amend the timing of several conditions so that demolition could begin ahead of the discharge of Pre-Commencement conditions. That application was approved on 7 November 2025.

The present application seeks the discharge of conditions 2, 9, and 10 to enable demolition to commence. Demolition is programmed to begin in February 2026.

Alongside this, the Council will be aware of the recently submitted Section 73 Application (Planning Portal ref. PP-14471999), which proposes minor design amendments. Should this present Discharge of Condition Application be determined ahead of that Section 73 Application, we respectfully request that any decision notice for the Section 73 Application acknowledge these conditions as discharged, and that the conditions be re-worded as compliance-only.

Conversely, if the Section 73 Application is approved before this Discharge of Condition Application is determined, we request that the Council treat this application as seeking the discharge of the equivalent conditions attached to that permission (PP-14471999), rather than those listed under reference DM/25/2428.

Following the determination of this application, a further submission will be made to discharge condition 8, completing the set of pre-demolition details required ahead of demolition commencing on site.

A subsequent application to discharge the remaining pre-commencement (excluding demolition) conditions will then be submitted. This may come forward in parallel with this application and the Section 73 application. Construction works are programmed to commence once all relevant approvals are in place, with a target start date of May 2026.

Condition 2

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. Thereafter the approved Construction Management Plan shall be implemented and adhered to throughout the construction period. The Construction Management Plan shall provide and give details for:

- a timetable for the commencement, construction, occupation and completion of the development*
- the anticipated number, frequency and types of vehicles used during construction*
- the method of access and routing of vehicles during construction and directional signage for the purposes of such*
- the siting and layout of site compounds and welfare facilities for construction workers*
- the provision of parking of vehicles by site operatives and visitors*
- the provision for the loading and unloading of plant, materials and removal of waste*
- the provision for the storage of plant and materials used in construction of the development*

- *the design, erection and maintenance of security hoardings and other measures related to site health and safety*
- *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*
- *a scheme to protect existing neighboring properties from dust and noise emissions*
- *a noise management plan, to include consideration of vibration from construction work including the compacting of ground*
- *measures to deal with surface water run-off from the site during construction*
- *pollution incident control and site contact details in case of complaints*
- *a scheme for community liaison and public engagement during construction, including the provision of information to occupiers moving onto the site before the development is complete*
- *contact details of site operations manager, contracts manager, and any other relevant personnel.*

This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- 7397.CMP.01 (bound)

We trust the accompanying drawings/documents are sufficient to discharge Condition 2 in full.

Condition 9

No development shall take place (including any demolition, ground works, site clearance) until a Precautionary Biodiversity Method Statement for protected and Priority species (bats and Great Crested Newt) has been submitted to and approved in writing by the local planning authority.

The content of the method statement shall include the following:

- purpose and objectives for the proposed works;*
- detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);*
- extent and location of proposed works shown on appropriate scale maps and plans;*
- timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;*
- persons responsible for implementing the works;*
- initial aftercare and long-term maintenance (where relevant);*
- disposal of any wastes arising from works.*

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- 24043 Wealden House - Precautionary Biodiversity Method Statement_111125

We trust the accompanying drawings/documents are sufficient to discharge Condition 9 in full.

Condition 10

Prior to any development commencing (including demolition) a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of "biodiversity protection zones".*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). This should include reference to the Bat Mitigation Strategy and Hazel Dormice Non-Licensed Method Statement (Surrey Wildlife Trust, March 2023)).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) Use of protective fences, exclusion barriers and warning signs.*

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

This application is accompanied by the following drawings/documents which have been submitted in support of this condition discharge:

- 24043 Wealden House - CEMP for Biodiversity_111125

We trust the accompanying drawings/documents are sufficient to discharge Condition 10 in full.

Conclusion

We trust this letter and accompanying documents are sufficient to fully discharge Conditions 2, 9, and 10 as listed above, pursuant to application reference DM/25/2428 at Wealden House, Lewes Road, Ashurst Wood, West Sussex, RH19 3TB.

We look forward to receiving written confirmation of the discharge of these conditions in the very near future.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Huw James MRTPI
Director