

Suggested conditions should the Inspector allow the appeal.

	Condition	Reason	LPA notes	Appellant comments	Rule 6 party comments	Inspector suggested changes / comments
1	Approval of the details of the appearance, layout, scale and landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority, prior to the commencement of development on site. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission. The development hereby permitted must be begun either not later than the expiration of one year from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.	Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.	Standard outline permission.	Agreed		No comment
2	The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".	Reason: For the avoidance of doubt and in the interest of proper planning.	Ensure approved plans identified.	Agreed		Plans to be added.
3	Prior to commencement, a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority, in line with the Ecological Impact Assessment (Ecosupport Ltd., July 2025) and the Response to Ecology Comments (Ecosupport, April 2025). 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). 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 approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.	Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).	Agreed	Agreed		Remove tailpiece.
4	Prior to commencement, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Plan shall be	Reason: In the interests of highway safety and to protect the amenity of local residents	Agreed	Agreed		Crossed out demolition.

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	implemented and adhered to throughout the construction period. The Plan shall provide details including: • 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; • the siting and layout of site compounds and welfare facilities for construction workers; • 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; • measures to control noise or vibration affecting nearby residents; • artificial illumination; • dust control measures; • pollution incident control; • measures to deal with surface water run-off from the site during construction; and • site contact details in case of complaints. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan.	and to accord with Policies DP21 and DP26 of the Mid Sussex District Plan 2014 - 2031.				Remove the words 'entire' and 'as appropriate'. Remove tailpiece.
5	Prior to commencement of development, in accordance with the submitted Flood Risk Assessment and Drainage Strategy SL/MHHAYWARDSHEATH.23 by Mayer Brown, February 2025, 3rd Issue, detailed designs of a surface water drainage scheme incorporating the following measures shall be submitted to and agreed with the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development. The scheme shall address the following matters: I. Additional detailed infiltration testing in accordance with BRE Digest 365 (or equivalent) along the length and proposed depth of the proposed attenuation basin.	Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph 173 and 175 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the	Agreed	Agreed		2nd sentence – amend the word 'will' to 'shall'.

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	If infiltration is proven to be unfavourable then greenfield runoff rates will be attenuated and discharged at Qbar (10 l/s) as stated within section 5.20 of the FRA and Drainage Strategy. II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 3.33% and 1% annual probability rainfall events (both including allowances for climate change). III. Detailed designs, modelling calculations using up to date parameters and plans of the of the drainage conveyance network in the: 3.33% annual probability critical rainfall event plus climate change to show no above ground flooding on any part of the site. 1% annual probability critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development. IV. The design of the infiltration / attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1% annual probability rainfall event. V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding (including the ordinary watercourses, SuDS features and within any proposed drainage scheme) or 150mm above ground level, whichever is the more precautionary. VI. Details of all surface water management features, which are to be designed in accordance with The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.	lifetime of the development and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031.				
6	Any works which will impact the breeding / resting places of Hazel Dormouse, shall not commence unless the local planning authority has been provided with either: • 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	Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.	Agreed	Agreed		'Places' rather than 'Place'. Remove 'in any circumstances'.

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	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.					
7	<i>‘Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the (Ecological Impact Assessment (Ecosupport Ltd., January 2025), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:</i> <i>a) Purpose and conservation objectives for the proposed enhancement measures;</i> <i>b) detailed designs or product descriptions to achieve stated objectives;</i> <i>c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);</i> <i>d) persons responsible for implementing the enhancement measures; and</i> <i>e) details of initial aftercare and long-term maintenance (where relevant).</i> <i>The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.”</i>	<i>Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).’</i>	Agreed	Agreed		No comment subject to the phrase ‘slab levels’ being understood by all parties.
8	(i) No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a Written Scheme of Investigation (WSI) which has been submitted by the applicant, for approval by the Local Planning Authority. (ii) No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological evaluation identified in the WSI defined in Part 1 and confirmed by the archaeological advisors to the Local Planning Authority. (iii) No development or preliminary groundworks of any kind shall take place until the submission of a mitigation WSI detailing the excavation/ preservation strategy for approval by the Local Planning Authority. (iv) No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the	Reason: The site is potentially of archaeological interest and to accord with Policy DP34 of the Mid Sussex District Plan 2014 - 2031.	Agreed	Agreed		No comment.

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	mitigation WSI, and approved by the Archaeological Advisors to the Local Planning Authority. (v) The applicant will submit a Post Excavation Assessment and/or Updated Project Design for approval by the Local Planning Authority. This shall be done within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in advance in writing by the Local Planning Authority. This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.					
9	Prior to commencement of the development, details of the existing and proposed site levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.	Reason: For the avoidance of doubt and to ensure that the development does not prejudice the appearance of the locality and to accord with Policy DP26 of the District Plan 2014 - 2031.	Agreed	Agreed		Add the word 'the'.
10	Prior to the commencement of development , the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the Local Planning Authority: a) a further site investigation, based on the phase 2 site investigation undertaken by Patrick Parsons, dated July 2024, reference: CHH-PPC-00-XX-RP-G-0002., to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site; and, unless otherwise agreed in writing by the LPA, b) Based on the site investigation results and the detailed risk assessment (a) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.	Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to comply with paragraph 196 of the NPPF.	Agreed	Agreed		Delete 'as approved by this planning permission'. Remove Brackets.
11	Prior to the commencement of the development details showing the proposed location of the required fire hydrants 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.	Reason: In the interests of amenity and in accordance with policy DP20 of the Mid Sussex District Plan 2014 - 2031 and in accordance with The Fire & Rescue Service Act 2004.	Agreed	Agreed		No comment.
12	No development above slab level shall be carried out unless and until the details of a scheme of mitigation measures to improve air quality relating to the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be in accordance with, and to a value derived in accordance with, the Air quality and emissions mitigation	Reason: To preserve the amenity of local residents regarding air quality and emissions and to accord with Policy SA38 of the Site Allocations DPD.	Agreed	Agreed		Remove reference to the contribution figure.

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	guidance for Sussex which is current at the time of the reserved matters application.. All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.					
13	No development above slab level shall be carried out unless and until a scheme that addresses the issues of acoustics, ventilation and overheating (AVO) has been submitted to and agreed in writing by the Local Planning Authority. Good acoustic design shall be fully integrated into the scheme. The hierarchy of good acoustic design (GAD) outlined below shall be applied in descending order and the methods utilised shall be clearly outlined in an Acoustic Design Statement (ADS): i. Maximising the spatial separation of noise source(s) and receptor(s). ii. Investigating the necessity and feasibility of reducing existing noise levels and relocating existing noise sources iii. Using existing topography and existing structures (that are likely to last the expected life of the noise-sensitive scheme) to screen the proposed development site from significant sources of noise iv. Incorporating noise barriers as part of the scheme to screen the proposed development site from significant sources of noise v. Using the layout of the scheme to reduce noise propagation across the site vi. Using the orientation of buildings to reduce the noise exposure of noise sensitive rooms vii. Using façade design eg façade barriers, balconies and winter gardens to minimise exposure to noise viii. Using the building envelope to mitigate noise to acceptable levels The scheme shall a) outline the level of noise exposure for each property and how the noise level within any domestic living room or bedroom, with windows open for normal ventilation, shall comply with the desirable internal noise levels as outlined in Table 2.1 of BS8233:2014 and b) outline how the noise level within any domestic bedroom, with windows open, shall not normally exceed 42 dB(A) LAFmax between 23:00 and 07:00, in line with WHO NNGL 2007. Where the standards in (i) or (ii) above cannot be achieved following GAD and with windows open, only then shall the scheme show how those standards will be met with windows closed and how adequate ventilation and cooling will be provided.	Reason: To protect the amenity of future residents and to accord with Policy DP26 of the Mid Sussex District Plan 2014-2031.	Agreed	Agreed		Remove tailpiece.

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	Where windows must remain closed to achieve acceptable internal noise levels, an overheating assessment must be undertaken with accordance with CIBSE. The cooling hierarchy below shall be applied to the scheme: 1. Minimise internal heat generation through energy efficient design 2. Reduce the amount of heat entering a building in summer such as through orientation, shading, albedo, fenestration, insulation and green roofs and walls 3. Design the properties to enable passive ventilation (e.g. cross ventilation) 4. Provide mechanical ventilation 5. Provide active cooling (ensuring they are the lowest carbon options). The methods integrated into the design to prevent overheating shall be fully outlined in the AVO scheme and no dwelling hereby permitted shall be occupied until the approved scheme has been implemented in full for that dwelling. If as a last resort mechanical ventilation is to be used, it must be demonstrated that it still complies with internal noise levels while providing sufficient ventilation. Any amendments to the scheme or alterations to it must be agreed in writing with the Local Planning Authority in advance. All acoustic reports submitted in relation to the scheme shall include characterisation of uncertainty and shall demonstrate the adoption of good practice to minimise uncertainty.					
14	Prior to the commencement of development, a precautionary working method statement written by a suitably qualified Ecologist in respect of great Crested Newts shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.	Reason: To comply with policy DP38 of the Mid Sussex District Plan 2014-2031 and to conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.	Agreed	Agreed.		Remove 'any' and delete 's' from methods.
15	No development shall commence unless and until details of the landscaping proposals in proximity of public apparatus has been submitted to and approved in writing by the Local Planning Authority (in consultation with Southern Water). Works shall be carried out in accordance with the approved details.	Reason: In order to protect Southern Water public apparatus in accordance with Southern Water's guidance and to comply with Policy DP41 of	Agreed	Agreed		Inspector queried if this condition could be removed and be secured through landscaping or Reserved Matters.

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		the Mid Sussex District Plan 2014-2031.				
16	If during construction, contamination not previously identified is found to be present at the site then no further development shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to occupation a letter confirming this should be submitted to the Local Planning Authority. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the Local Planning Authority.	Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to comply with paragraph 196 of the NPPF.	Agreed	Agreed		Remove tailpiece.
17	Works of construction or demolition, including the use of plant and machinery shall be limited to the following times: Monday - Friday: 08:00 - 18:00 Hours Saturday: 09:00 - 13:00 Hours Sundays and Bank/Public Holidays: No work permitted.	Reason: To protect the amenity of local residents and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 203	Agreed	Agreed		Remove 'necessary for implementation of this consent'.
18	No development shall take place unless and until a detailed construction phase surface water management plan for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be carried out in accordance with the approved details.	Reason: To ensure that the construction of the site does not result in any flooding both on and off site and that all surface water drainage features are adequately protected and to accord with Policy DP41 of the Mid Sussex District Plan 2014-2031.		Agreed		No comment.
19	The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of	Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy DP41 of the Mid Sussex District Plan 2014-2031.	Agreed	Agreed		No comment.

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	the development. The details of the scheme to be submitted for approval shall include: I. a timetable for its implementation, II. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect, III. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.					
20	Prior to first occupation of any dwelling a detailed surface water drainage verification report shall be submitted to and approved in writing by the Local Planning Authority. The verification report shall include substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme and shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and control mechanism.	Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy DP41 of the Mid Sussex District Plan 2014-2031.	Agreed	Agreed		No comment.
21	Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate wastewater network capacity is available to adequately drain the development. Details of such phasing shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Southern Water) prior to the occupation of any part of the development and no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.	Reason: To comply with policy DP41 of the Mid Sussex District Plan 2014-2031. Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary to ensure that adequate wastewater network capacity is available to adequately drain the development.	Agreed	Agreed		No comment.
22	Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) show how and where external lighting will be installed (through 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 the above species	Reason: To comply with policy DP38 of the Mid Sussex District Plan 2014-2031 and to allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).	Agreed	Agreed		No comment.

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	using their territory or having access to their breeding sites and resting places. 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.					
23	Prior to the first occupation of any dwelling or unit forming part of the proposed development, the developer will at their own expense install the required fire hydrants in the approved location to BS 750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting. The fire hydrant shall thereafter be maintained as part of the development by the water undertaker if adopted as part of the public mains supply in accordance with the Fire Services Act 2004. Where a fire hydrant remains part of a private water network, responsibility for its maintenance shall rest with the owner or occupier of the dwelling.	Reason: In the interests of amenity and in accordance with policy DP20 of the Mid Sussex District Plan 2014 - 2031 and in accordance with The Fire & Rescue Service Act 2004.	Agreed	Agreed		Inspector requested appellant to suggest revised wording.
24	The development hereby permitted shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority a remediation verification plan by a competent person showing that the approved remediation scheme in relation to contamination has been implemented fully and in accordance with the approved details. Any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be identified within the report, and thereafter maintained.	Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to comply with paragraph 196 of the NPPF.	Agreed.	Agreed		Remove tailpiece.
25	No dwellings shall be occupied until details of the play area(s) have been submitted to and approved by the Local Planning Authority. The details shall include the layout, drainage, equipment, landscaping and fencing of the areas, a timetable for implementation and arrangements for future management. Development shall be carried out in accordance with the approved details and the approved play area(s) shall thereafter be permanently retained as such.	Reason: To ensure satisfactory provision of equipment and to ensure that play areas are provided and retained within the development for use by the general public and to accord with Policy DP24 of the Mid Sussex District Plan 2014 - 2031.	Agreed	Agreed		No comment.
26	No dwelling shall be first occupied until such time as the vehicular access point serving the development has been constructed in accordance with the details shown on the	Reason: In the interests of road safety and to accord with Policy DP21 of the Mid Sussex District Plan 2014-2031 and Policy T1 of	Agreed	Agreed		No comment.

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	drawing titled Proposed Site Access Arrangement from Lewes Road (A272) and numbered ITL19597-GA-004 Rev H.	the Haywards Heath Neighbourhood Plan 2016.				
27	No dwelling shall be first occupied until the dropped kerbs and tactile paving works as shown on drawing ITL19597 Figure 6.2 have been provided.	Reason: In the interests of pedestrian safety and promoting active travel and to accord with Policy DP21 of the Mid Sussex District Plan 2014-2031 and Policy T1 of the Haywards Heath Neighbourhood Plan 2016.	Agreed	Agreed		'Provided' not 'Undertaken'.
28	No dwelling shall be first occupied until the highway improvement works shown in plan titled 'Proposed footway improvements at Snowdrop Lane' and numbered ITL19597-GA-021 Rev A, have been undertaken.	Reason: In the interests of pedestrian safety and promoting active travel and to accord with Policy DP21 of the Mid Sussex District Plan 2014-2031 and Policy T1 of the Haywards Heath Neighbourhood Plan 2016.	Agreed	Agreed		No comment.
29	No dwelling shall be first occupied until the highway improvement works shown in plan titled 'Potential Lewes Road footway improvements at existing Lay-by' and numbered ITL19597-GA-018 have been undertaken.	Reason: In the interests of pedestrian safety and promoting active travel and to accord with Policy DP21 of the Mid Sussex District Plan 2014-2031 and Policy T1 of the Haywards Heath Neighbourhood Plan 2016.	Agreed	Agreed		No comment.
30	No dwelling shall be first occupied until the highway improvement works shown in plan titled 'Proposed uncontrolled crossing across Lewes Road' and numbered ITB19597-GA-011 Rev B have been undertaken.	Reason: In the interests of pedestrian safety and promoting active travel and to accord with Policy DP21 of the Mid Sussex District Plan 2014-2031 and Policy T1 of the Haywards Heath Neighbourhood Plan 2016.	Agreed	Agreed		No comment.
31	Unless otherwise agreed, any air source heat pumps serving each property shall not come into use until a scheme has been submitted to the LPA demonstrating that the noise rating level (L _A r,Tr) of each heat pump operating at the maximum setting shall be at least 5dB below the background noise level (L _A 90,T) at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014+A1:2019. The approved measures shall be implemented before each heat pump is brought into use and thereafter be maintained in accordance with the approved details.	Reason: To protect the amenity of local residents and to accord with Policy DP26 of the Mid Sussex District Plan 2014-2031.	Agreed	Agreed		No comment.

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32	A minimum of 20 percent of the dwellings shall be built to meet national standards for accessibility and adaptability (Category 2 Approved Document M Requirement M4(2)) of the Building Regulations). These shall be identified in any subsequent reserved matters submissions and be fully implemented prior to completion of the development and thereafter be so maintained and retained. No dwelling shall be occupied until a verification report confirming compliance with category M4(2) has been submitted to and agreed with the Local Planning Authority.	Reason: To ensure that the development provides a range of house types to meet accessibility and adaptability needs to comply with Policy DP28 of the Mid Sussex District Plan.	Agreed	Agreed		Remove tailpiece.
33	No residential dwelling shall be first occupied until details of the digital infrastructure for the development as a whole have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.	Reason: To ensure the appropriate provision of digital infrastructure and to comply with policy DP23 of the District Plan 2014-2031.	Agreed	Agreed		Refer to the 'development as a whole' rather than individual dwellings.
34	Standard BNG condition		Agreed	Agreed		BNG to be an informative condition.