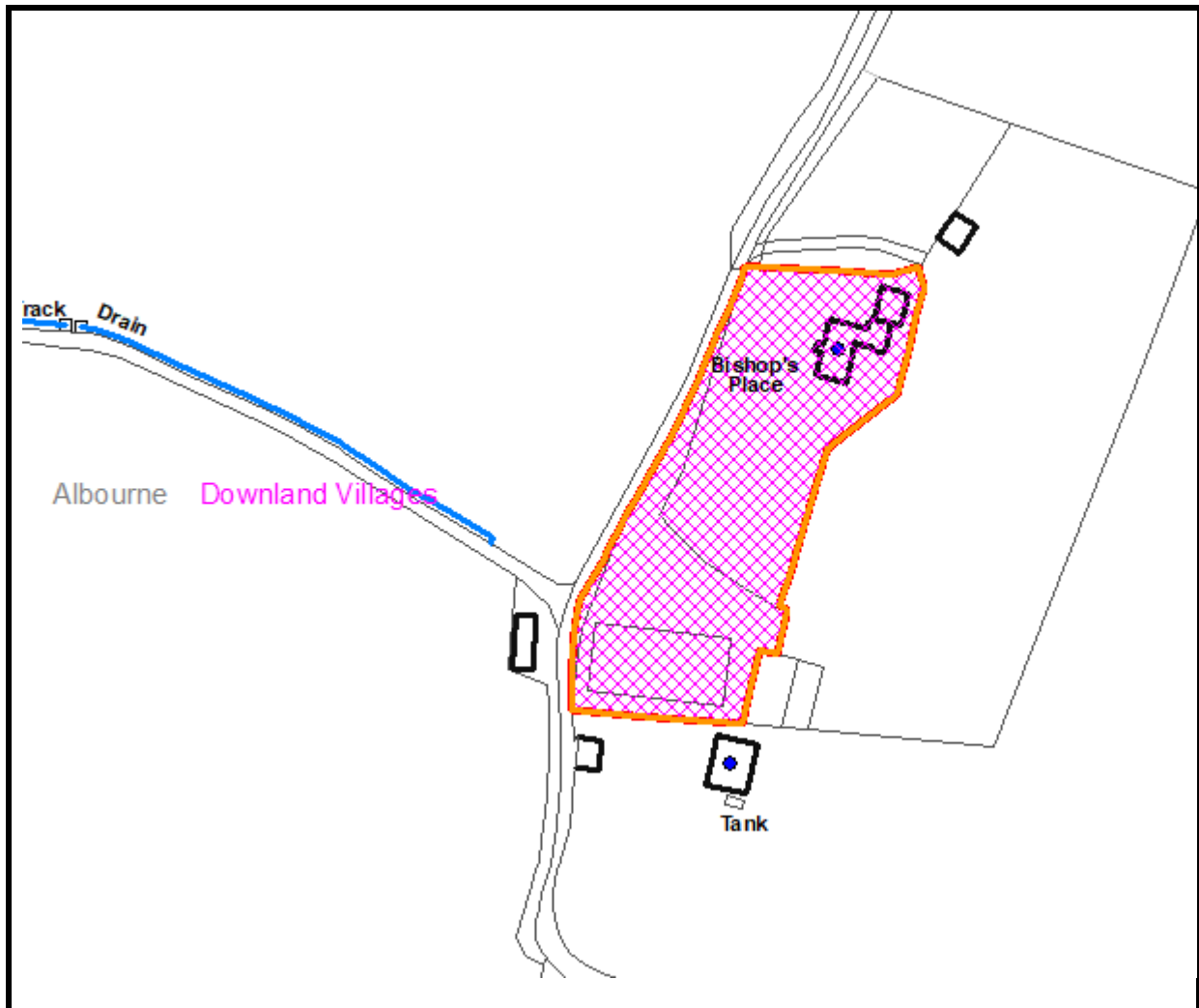


Planning Committee

Recommended for Permission

12th February 2026

DM/25/2813



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Site:	Bishops Place London Road Albourne Hassocks West Sussex
Proposal:	Erection of a 6 metre high flagpole
Applicant:	Mr Geoff Zeidler
Category:	Householder
Target Date:	16th February 2026
Parish:	Albourne

Ward Members:	Cllr Geoff Zeidler /
Case Officer:	Katherine Williams

Link to Planning Documents:

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T507NOKT04L00>

1.0 Purpose of Report

- 1.1 To consider the recommendation of the Assistant Director for Planning and Sustainable Economy on the application for planning permission as detailed above.

2.0 Executive Summary

- 2.1 Planning permission is sought for the erection of a 6 metre high flagpole at Bishops Place, London Road, Albourne.
- 2.2 The application has come to committee as the applicant is Cllr Zeidler, the member for Downland Villages.
- 2.3 Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the development plan and then to take account of other material planning considerations including the NPPF.
- 2.4 The proposal is considered appropriate in terms of character and scale of the dwelling and the rural locality, protects the setting of the listed building, and does not cause harm to the amenities of neighbouring properties.
- 2.5 Therefore, the proposal complies with Mid Sussex District Plan policies DP12, DP26 and DP34, policy ALC1 of the Albourne Neighbourhood Plan and the relevant provisions of the NPPF.
- 2.6 It is therefore recommended that planning permission is granted.

3.0 Recommendation

- 3.1 It is recommended that planning permission be approved subject to the conditions outlined at Appendix A.

4.0 Summary of Representations

- 4.1 No letters of representation have been received.

5.0 Summary of Consultees

MSDC Conservation Officer

No objection

6.0 Parish Council Observations

- 6.1 Albourne Parish Council has no objections to this application.

7.0 Introduction

- 7.1 The application seeks planning permission for the erection of a 6 metre high flagpole.

8.0 Relevant Planning History

- 8.1 DM/25/2818 - Proposed internal doorway between two bedrooms by removal of one vertical stud in the wall and cutting across a wind-shear bracing beam. Internally, the door being fitted is consistent with existing doors and fittings. Under Consideration
- 8.2 DM/24/2560 - Install Starlink dish on existing pole and replacement front door like for like. Granted
- 8.3 DM/24/2561 - Install Starlink dish on existing pole and replacement front door like for like. Granted

9.0 Site and Surroundings

- 9.1 Bishops Place is a Grade II listed 17th century, or earlier, farmhouse which is located with the countryside. The property is accessed from the eastern side of London Road via a private drive which transects an open field and extends around redundant agricultural buildings to Bishops Place. These agricultural buildings include a Grade II listed granary and a Grade II listed barn. The ground level of the land directly to the east of London Road increases, which obscures the property from view until over the rise along the driveway.
- 9.2 There are a number of public footpaths within the vicinity of the property, including a footpath which runs north to south along the access track to the property and a footpath which runs east to west through the field to the north of the property. Due to the position of the surrounding footpaths, there are clear public views of the property.
- 9.3 The boundary treatment along the front of the property consists of mature hedging with gated vehicular and pedestrian access points. The gates have a partial solid appearance with visibility through the upper section of the gates.

10.0 Application Details

- 10.1 The proposed flagpole would be located within the curtilage of the property and positioned to the north of the existing vehicular access of the property and adjacent to the front boundary.
- 10.2 The pole would be constructed in metal and would have a height of 6 metres.

11.0 Legal Framework and List of Policies

- 11.1 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 11.2 Specifically, Section 70 (2) of the Town and Country Planning Act 1990 states:

'In dealing with such an application the authority shall have regard to:

- a) The provisions of the development plan, so far as material to application,*
- b) And local finance considerations, so far as material to the application, and*

c) Any other material considerations.'

- 11.3 Section 38(6) Planning and Compulsory Purchase Act 2004 provides:

'If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

- 11.4 The requirement to determine applications “in accordance with the plan” does not mean applications must comply with each and every policy but is to be approached on the basis of the plan taken as a whole. This reflects the fact, acknowledged by the Courts, that development plans can have broad statements of policy, many of which is contained in the last document to be adopted, approved or published.

- 11.5 Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocations Document and the Albourne Neighbourhood Plan.

- 11.6 National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan but is an important material consideration.

- 11.7 **Mid Sussex District Plan (adopted March 2018)**

Relevant policies:

DP12 - Protection and enhancement of the countryside

DP26 - Character and Design

DP34 – Listed Buildings and Other Heritage Assets

- 11.8 **Site Allocation DPD**

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031. No policies are considered relevant to this application.

- 11.9 **Albourne Neighbourhood Plan**

The Albourne Neighbourhood Plan was adopted in September 2016.

Relevant policy:

ALC1 – Countryside, Conserving and Enhancing Character

- 11.10 **Mid Sussex District Plan 2021-2039 – Submission Draft (Regulation 19)**

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and stage 1 hearings were concluded on 31st October 2024. There are unresolved objections to the majority of policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS1 – Climate Change
DPS2 – Sustainable Design and Construction
DPC1 – Protection and Enhancement of the Countryside
DPB1 – Character and Design
DPB2 – Listed Buildings and Other Heritage Assets

11.11 National Policy

The National Planning Policy Framework (NPPF December 2024)
Planning Practice Guidance

11.12 Other Planning Guidance

11.13 *Mid Sussex Design Guide Supplementary Planning Document*

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

11.14 Planning (Listed Buildings and Conservation Areas) Act 1990

12.0 Assessment

12.1 It is considered that the main issues that need to be considered in the determination of this application are as follows:

- Character and Design
- Impact on the Setting of the Listed Building
- Impact on neighbour amenities

12.2 Character and Design

12.3 One of the objectives of achieving sustainable development is to ensure that proposals *'to protecting and enhancing our natural, built and historic environment'* (para 8, NPPF).

12.4 The site falls outside of the built-up area (within the countryside). It is therefore necessary to consider the impact of the proposal in the local landscape in terms of the visual impact on the area.

12.5 Policy DP12 of the District Plan relates to the protection and enhancement of the countryside. In part it states:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- *it is necessary for the purposes of agriculture; or*
- *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

12.6 The supporting text sets out the following:

'The primary objective of the District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development and preventing development that does not need to be there. At the same time, it seeks to enhance the countryside, support the rural economy by accommodating well designed, appropriate new forms of development and changes in land use where a countryside location is required and where it does not adversely affect the rural environment. It is therefore necessary that all development in the countryside, defined as the area outside of built up area boundaries, must seek to maintain or enhance the intrinsic beauty and tranquillity of the countryside.'

12.7 Para 187 of the NPPF requires proposals to contribute to and enhance the natural and local environment by *'recognising the intrinsic character and beauty of the countryside'*.

12.8 In addition, Policy DP26 of the District Plan relates to character and design and states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace;*
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- optimises the potential of the site to accommodate development.'*

12.9 Policy ALC1 of the Neighbourhood Plan echoes the ethos of this policy and states:

'Development, including formal sports and recreation areas will be supported in the countryside, defined as the areas outside the Built up Area Boundary shown on the policy map where the following criteria are met:

- 1. It is necessary for the purposes of agriculture, or some other use which has to be located in the countryside;*
- 2. It maintains, or where possible enhances, the quality of the rural and landscape character of the Parish area;*
- 3. It is supported by a specific policy reference elsewhere in this Plan.*
- 4. It is necessary for essential infrastructure and it can be demonstrated that there are no alternative sites suitable and available, and that the benefit outweighs any harm or loss.'*

- 12.10 The proposal relates to the erection of a flagpole within the front garden of a residential property and would be seen within context of the existing use and curtilage of the property and is considered to be appropriate.
- 12.11 The proposed flagpole would be visible from public views from the surrounding footpaths. However, given the form and nature of the flagpole, along with the separation distances and positions of the footpaths, it would not detract from the rural character and landscape of the countryside.
- 12.12 It is thereby considered that the proposal complies with Policies DP12 and DP26 of the District Plan, policy ALC1 of the Albourne Neighbourhood Plan and the requirements of the National Planning Policy Framework.

12.13 Impact on the Setting of the Listed Building

- 12.14 S.66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

- 12.15 Policy DP34 of the District Plan relates to listed buildings and other heritage assets and states:

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- Special regard is given to protecting the setting of a listed building;*
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.'*

12.16 Paras 210, 212-215 of the NPPF state:

'210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

12.17 Principle DG11 of the Mid Sussex Design Guide states: *'Heritage assets and historic landscapes should be celebrated, enhanced and preserved where appropriate, for the enjoyment of existing and future residents. Where appropriate*

and providing it does not cause harm to the heritage assets or their setting, they should be carefully integrated into development proposals as they help to reinforce a sense of place and local identity.

Elsewhere new development should generally reflect the scale of adjacent areas and the settlement context within which it is located to deliver a coherent and consistent urban fabric. There may be potential to introduce a new character / development form and massing:

On larger urban extensions; this will typically be within the middle of the site and associated with a new neighbourhood centre, spine road or the main open space.

In town centre locations defined as coarse grain areas and nearby sites identified on the brownfield sites register.'

- 12.18 The Council's Conservation Officer has been consulted on the application and has provided the following comments:

'The current proposal is for the erection of a flagpole up to 6m in height within the gardens to the front of the property, to their northwestern corner.

The introduction of domesticating features within the setting of a listed former farmhouse and/or historic farmstead may be regarded as contentious. However, a flagpole is not a purely domestic feature, and is also in itself a relatively minor intervention which in this case is to be located within the domestic garden around the house rather than its wider rural setting. On balance, the proposal is not considered to adversely affect the rural character of the setting of the listed former farmhouse or the historic farmstead. This meets the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.'

- 12.19 Officers agree with the comments of the Conservation Officer. The proposed flagpole would be located to the front of the property and to the northern side of the existing gated vehicular access and would be seen within the curtilage of the property. Given the nature and form of the flagpole it is considered that the proposal would not detract from the rural setting of the listed building.
- 12.20 Due to the above the proposal would be appropriate to the character of the property and the locality and would in no harm to the special interest of the listed building.
- 12.21 The proposal is therefore considered to comply with policy DP34 of the Mid Sussex District Plan, the Mid Sussex Design Guide and the relevant provision of the NPPF.
- 12.22 **Impact on the amenities of the neighbouring properties**
- 12.23 Policy DP26 of the District Plan relates to character and design of proposals. Within this there is a requirement that proposals:

'does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);'

- 12.24 The closest neighbouring properties are Spirk Barn (some 270 metres to the north) and Breechlands Cottage (some 370 metres to the east). Due to this significant separation distances to these neighbours, it is considered that the proposal would not be visible from these neighbours and would not cause harm to the amenities of these neighbours.
- 12.25 The proposal thereby complies with policy DP26 of the Mid Sussex Design Guide.
- 12.26 **Biodiversity Net Gain**
- 12.27 Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.
- 13.0 Planning Balance and Conclusion**
- 13.1 Planning legislation requires the application to be determined in accordance with the Development Plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the Development Plan and then to take account of other material planning considerations including the NPPF.
- 13.2 The proposal is considered appropriate in terms of character and scale of the dwelling and would maintain the character of the countryside. The proposal protects the setting of the listed building and does not cause harm to the amenities of neighbouring properties.
- 13.3 Therefore, the proposal complies with Mid Sussex District Plan policies DP12, DP26 and DP34, policy ALC1 of the Albourne Neighbourhood Plan, the Mid Sussex Design Guide, and the relevant provisions of the NPPF.
- 13.4 It is therefore recommended that the application is approved subject to planning conditions.

APPENDIX A – RECOMMENDED CONDITIONS

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

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.

3. No external materials shall be used other than those specified on the approved plans and application details without the prior approval of the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policy DP26 of the Mid Sussex District Plan.

Biodiversity Net Gain

1. This permission is considered to be one which **will not require the approval of a biodiversity gain plan before development is begun** because it is considered that one of the statutory exemptions or transitional arrangements is considered to apply.

Informatives

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Location Plan			31.10.2025
Block Plan			31.10.2025
Proposed Elevations			14.11.2025