

Mrs Hyunhee Kang
Woodside Grange
Woodland Road
Hassocks
West Sussex
BN6 8EX

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

APPLICATION FOR DISCHARGE OF PLANNING CONDITION

REFERENCE: DM/25/0240

DESCRIPTION: DISCHARGE OF PLANNING CONDITION NOS 3, 7, 8, 11, 14, 15, 18, 20, 21 AND 22 RELATING TO RESERVED MATTERS APPLICATION DM/23/2688.

LOCATION: WOODSIDE GRANGE, WOODSLAND ROAD, HASSOCKS, WEST SUSSEX

DECISION DATE: 27 MAR 2025

CASE OFFICER: ANNA TIDEY - ANNA.TIDEY@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 30th January 2025.

The Authority has considered your application, and I can confirm the following:-

Conditions:

7. I can confirm that the construction materials detailed in the Materials Spec Board, received on 30.01.2025, and the confirmed roofing material details confirmed in the email dated 26.03.2025, submitted in relation to the above condition are approved. I hereby formally discharge Condition 7 of DM/23/2688.
8. I can confirm that the Phase 1 desktop study submitted in relation to the above condition has been reviewed by the Council's Contaminated Land Officer. The report finds that there is negligible risk to the human health of future occupiers, and as such, no further investigation is necessary. I hereby formally discharge Condition 8 of DM/23/2688.

14. I can confirm that the Noise Management Plan-Woodside Grange by BearHaus submitted in relation to the above condition has been reviewed by the Council's Environmental Protection Officer. The measures that have been specified by BearHaus to mitigate internal noise levels align with the measures noted in the Noise Impact Assessment prepared by Environmental Assessment Services Ltd. I hereby formally discharge Condition 14 of DM/23/2688.
15. I can confirm that the Written Scheme of Investigation and archaeological evaluation report submitted in relation to the above condition suitably outline the methodology, archiving commitments and results of a scheme of archaeological trial-trenching on the proposed development site. No further archaeological fieldwork is required in relation to this application. I hereby formally discharge Condition 15 of DM/23/2688.
18. I can confirm that the Hard and Soft Landscaping Scheme submitted in relation to the above condition are approved. I hereby formally discharge Condition 18 of DM/23/2688.
20. I can confirm that the Hard and Soft Landscaping Scheme, Biodiversity Layout (submitted 30th January 2025), Biodiversity Enhancement Statement (submitted 30th January 2025) and The Mindful Gardener - Amended Tree and Wildflower recommendations (submitted 4th March 2025), and the specifications /type of bird and bat boxes and the specification for the mix of wildflower seeds for the meadow, confirmed in the email dated 26.03.2025, submitted in relation to the above condition are approved. I hereby formally discharge Condition 20 of DM/23/2688.
21. I can confirm that the Lighting Scheme for Biodiversity (submitted 30th January 2025), submitted in relation to the above condition is approved. I hereby formally discharge Condition 21 of DM/23/2688.

Unfortunately I am unable to formally discharge the following condition(s) for the reason(s) below:

3. I am currently unable to discharge Condition 3. It is understood that the passing places on the access route will be installed by the end of April 2025. A site visit will be required to review the installation ahead of the discharge of this planning condition.
11. I am currently unable to discharge Condition 11 of application DM/23/2688 as I am awaiting comments from the Council's Drainage Engineers on the submitted Drainage information.
22. I am currently unable to discharge Condition 22 as a further consultation response is awaited on the Site Layout Plan and Updated Construction Management Plan (submitted 26th March 2025), submitted in relation to the above condition. These have been forwarded to Kyran Schneider of WSCC Highways for his further consideration, to ensure that the content addresses his comments of 18.02.2025.

I would appreciate your attention to the above matter, please submit the outstanding requirements as soon as possible, in order that this matter can be given further consideration.

The following matters are set out below for your information:

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
Landscaping Details			30.01.2025
Other	Material spec board		30.01.2025
Other	Phase 1 desktop study		30.01.2025
Noise Impact Assessment/Sound	Noise Management Plan-Woodside Grange by BearHaus		30.01.2025
Other	Written Scheme of Archaeological Investigation		05.02.2025
Landscaping Details			30.01.2025
Biodiversity Checklist			30.01.2025
Lighting Layout/Light Pollution			30.01.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

SPDCOZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or
 - within 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier.

If you want to appeal, then you must do so using a form which you can get from The Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.