

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1167	Case Officer:	Hamish Evans
Application Type:	Full Application		
Proposal:	Proposed re-roofing/rain water goods, stone and window repairs, internal alterations re-forming wc's and kitchen area		
Site:	St Wilfrids Church, Church Road, Haywards Heath, , , , ,		
Validation Date	12 May 2026	Overall Expiry Date:	12 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	20 Jul 2026
Target Date:	7 Jul 2026	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	21 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1167

**St Wilfrids Church, Church Road, Haywards Heath, , , ,
Proposed re-roofing/rain water goods, stone and window repairs, internal alterations re-forming
wc's and kitchen area
Mrs Gloria Kendall**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

No objection.

Historic England

No comment.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council

No comment.

INTRODUCTION

The application seeks planning permission for the re-roofing, replacement water goods, repair works to windows and stone walls and internal alterations re-forming wc's and kitchen area at St Wilfrids Church Church Road Haywards Heath.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

The application site is located within the built up area boundary of Haywards Heath and the application building is a grade II* listed building. The application building is a Church of England Church which is characterised by bare stonework walls, brown clay roof tiles, dark felt roofing, black metal rainwater goods, metal window frames and timber door frames. The existing boundary treatment consists of some 1.0 to 2.0 metres high hedgerow.

Church Road is located to the north of the site, residential properties are located to the east and west of the site and the rectory and graveyard are located to the south of the site. The surrounding area is urban in its nature with a number of residential and commercial properties.

APPLICATION DETAILS

The application seeks planning permission for the re-roofing, replacement water goods, repair works to windows and stone walls and internal alterations re-forming wc's and kitchen area at St Wilfrids Church Church Road Haywards Heath.

The proposed re-roofing would involve the replacing of some of existing clay roof tiles with similar clay roof tiles and replacing the existing asphalt roofing with new asphalt roofing. The proposal also seeks to replace rain water pipes, gutters and hoppers with similar water goods. The proposal seeks to repair the existing metal and leaded windows and stonework surrounding them. The proposal also seeks a number of internal alterations which consist of re-forming wc's and kitchen area and a number of repair works to existing flooring, ceiling and walls.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the Mid Sussex District Plan, the Mid Sussex Site Allocations DPD and the Haywards Heath Neighbourhood Plan.

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.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP25 - Community Facilities and Local Services

DP26 - Character and Design

DP34 - Listed Buildings and Other Heritage Assets

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Haywards Heath Neighbourhood Plan (adopted December 2016)

Relevant policy:

E9 - Re-inforcing Local Character

H9 - Extensions of Dwellings in Built-Up Areas

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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 hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time 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:

DPB1: Character and Design

DPB2: Listed Buildings and Other Heritage Assets

DPI6: Community and Cultural Facilities and Local Services

Mid Sussex Design Guide Supplementary Planning Document (SPD)

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.

National Planning Policy Framework (NPPF) (December 2024)

Planning (Listed Buildings and Conservation Areas) Act 1990

ASSESSMENT

Principle

Policy DP25 of the Mid Sussex District Plan relates to Community Facilities and Local Services. It states in part:

'The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported.'

The proposal is considered to improve the service that the facility provides as it would repair the existing building and provide an improved internal layout. It is also considered that the site is located sustainably due to its siting within the Haywards Heath built up area boundary.

The proposal is thereby considered to comply with policies DP25 of the Mid Sussex District Plan. The principle of development is therefore considered to be acceptable.

Character, Design and Impact on Heritage Assets

St Wilfrids Church is a grade II* listed building.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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.

Policy DP34 seek to preserve the special interest of the Listed Building a similar ethos is found within the National Guidance contained in Paragraphs 212-216 of the NPPF.

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

A similar ethos is contained within the Mid Sussex Design Guide SPD and policy E9 of the Haywards Heath Neighbourhood Plan.

The proposed works are modest in their nature and there would be limited views of them from the public realm. The proposed external alterations would be of a sympathetic design and appearance to the

existing building and the proposed replacements and repair work would be like-for-like. The Conservation Officer has raised no objection to the proposal.

Taking into account, the Conservation Officers comments and the relatively modest nature of the works the proposal is considered to address the character and scale of the existing and surrounding buildings and landscape and preserve the special interest of the listed building. As such the proposal is considered to meet the requirements of policies DP26 and DP34 of the Mid Sussex District Plan, paragraphs 212 - 216 of the NPPF and section 66 of the Listed Building and Conservation Area Act 1990.

As set out in the Conservation Officer's comments, as a Church of England church in ecclesiastical use, the building benefits from ecclesiastical exemption in respect of works which would normally require listed building consent- these instead require a Faculty which is the remit of the Diocesan Advisory Committee. This is a separate process not part of the planning application. It is considered that a listed building consent application is not required in relation to the proposed development.

Neighbouring Amenities

Policy DP26 in part seeks to ensure that development:

'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);'

A similar ethos is also found within policy H9 of the Haywards Heath Neighbourhood Plan, although policy H9 states that proposals should "safeguard" adjoining neighbour's privacy, daylight, sunlight and outlook.

There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, policy DP26 of the MSDP is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

Given the location and nature of the proposed works it is considered that the proposal would not cause significant harm to the amenities of nearby residents including taking account of the impact on overlooking and loss of privacy, reduction in sunlight and daylight and a loss of outlook. The proposal is therefore, considered to comply with the above-mentioned part of policy DP26 and the Mid Sussex Design Guide SPD.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain this application comprises development below the de-minimis threshold meaning that this development is exempt from providing biodiversity net gain.

CONCLUSION

In conclusion, the proposal is considered to improve the existing facilities and it is located within a sustainable location. The development is also considered to address the character and scale of the existing and surrounding buildings and landscape and preserve the special interest of the listed building. The proposal would not cause significant harm to the amenities of nearby residents and it is exempt from the requirements of BNG. Therefore, the proposal is considered to comply with policies DP25, DP26 and DP34 of the Mid Sussex District Plan, policy E9 of the Haywards Heath Neighbourhood Plan, the Mid Sussex Design Guide SPD, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans