

Earlswood Homes (South East) Ltd
Roebuck House
5 Roebuck Close
Reigate
RH2 7ER

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

APPLICATION FOR DISCHARGE OF PLANNING CONDITION

REFERENCE: DM/25/2724

**DESCRIPTION: DISCHARGE OF PLANNING CONDITIONS NOS 4, 5, 6, 8 AND 20
RELATING TO PLANNING APPLICATION DM/25/1379**

**LOCATION: LAND AT 147 TO 149, COLLEGE LANE, HURSTPIERPOINT,
WEST SUSSEX**

DECISION DATE: 27 APR 2026

CASE OFFICER: JOANNE FISHER - JOANNE.FISHER@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 23rd October 2025.

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

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

20. The submitted plan received 15th April (drwg S12809 JNP XX XX DR C 2003 Rev P06) has been updated to seek to address the comments set out in my letter of the 24th March. The soft landscaping has now been removed from the plan as it conflicted with the approved landscape plan. The condition requires full details of hard landscaping. This would include details of fencing. Whilst the plan shows the boundaries of properties to have close boarded fencing (shown as a red dotted line), no details have been provided on the height of this. In addition, there is to be post and rail fencing (shown as a green dotted line) on the northern and eastern boundaries with fields replacing the existing fencing, again does not provide details in respect of their heights. Finally, as previously queried, either side of the access road to the front of the site is to be gateposts with a 1.2 metre tall post and rail fence presumably acting as a gateway into the site. It is queried why such a feature is required as this is considered to be out of keeping with the character of the area and forms an unnecessary urbanising feature to the proposed soft landscaped access into the site. Such a feature should be removed.

In light of this I am currently **unable** to discharge condition 20 attached to planning reference DM/25/1379.

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.

A handwritten signature in black ink, appearing to read 'EO' followed by a stylized flourish.

Eric Owens
Interim 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.