

Mr Dermot O'Reilly
Byanda
Brighton Road
Hassocks
West Sussex
BN6 9LX

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

REFUSAL

REFERENCE: DM/26/0732

**DESCRIPTION: DISCHARGE OF PLANNING CONDITIONS 5, 9,14,15,21 AND 28
RELATING TO PLANNING APPROVAL DM/23/0002.**

LOCATION: BYANDA, BRIGHTON ROAD, HASSOCKS, WEST SUSSEX

DECISION DATE: 9 SEP 2026

**CASE OFFICER: SUSAN DUBBERLEY -
SUSAN.DUBBERLEY@MIDSUSSEX.GOV.UK**

I refer to your application for approval of details reserved by condition received 23rd March 2026.

Unfortunately the details submitted are unacceptable for the purposes of discharging the condition(s) for the following reasons:

5. There are insufficient details to satisfy the condition as follows:
 - o No details have been provided regarding design exceedance routes
 - o Calculations should utilise a CV value of 1, a climate change value of 45% and the latest FEH data.
 - o All infiltration features should have a half drain time of less than 24 hours.
 - o Details relating to water quality have not been provided.
 - o Evidence of communication with the water authority with regards to foul water discharge.
 - o Management and Maintenance plan for the foul pumping station is required.

9. The proposed retaining wall prohibits some of the swept path tracking shown. This issue needs to be addressed.
21. There are insufficient details to satisfy the condition as follows:
- o Further justification regarding the assessment of the former sand pit and historical ground workings, including the evidence relied upon in reaching the conclusion that these features do not present a potential contamination concern.
 - o In addition, Section 7.1 of the report summarises the site history as excavation activities occurring circa 1963-1974. However, earlier sections of the report and the supporting map records identify sand pit from significantly earlier periods.

I thereby hereby **REFUSE** your application.

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
Drainage Details	076038-CUR-XX-00-DR-D-92014	P02	18.08.2026
Drainage Details	076038-CUR-XX-00-DR-D-92013	P02	18.08.2026
Drainage Details	076038-CUR-XX-00-DR-D-92012	P02	18.08.2026
Drainage Details	076038-CUR-XX-00-DR-D-92010	P02	18.08.2026
Drainage Details	076038-CUR-XX-00-DR-D-92011	P02	18.08.2026



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

REDCOZ

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 under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

- * If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, 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 this notice.*
- * If an enforcement notice is 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 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.*