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REF: DM/25/1522
DATE: 6th August 2025

Dear Sir/Madam

Littleway West Furlong Lane Hurstpierpoint Hassocks
Variation of condition 2 relating to DM/24/0792 to allow for amendment to 2 approved drawings.

I advise that your application DM/25/1522 was **Granted Permission** on **6th August 2025**.

I enclose a copy of the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Please read the notes accompanying this decision notice carefully.**

Please also be advised that this permission does not constitute an approval under Building Regulations. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted.

Yours faithfully



Ann Biggs
Assistant Director Planning and Sustainable Economy

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

PERMISSION

REFERENCE: DM/25/1522

**DESCRIPTION: VARIATION OF CONDITION 2 RELATING TO DM/24/0792 TO
ALLOW FOR AMENDMENT TO 2 APPROVED DRAWINGS.**

**LOCATION: LITTLEWAY, WEST FURLONG LANE, HURSTPIERPOINT,
HASSOCKS**

DECISION DATE: 6 AUG 2025

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

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

Conditions

1. The development hereby permitted shall be begun before 27th November 2027.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
2. **Approved Plans**

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 development shall be carried out unless and until samples of materials and finishes to be used for external walls/roofs/fenestration of the proposed building works/extension have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policies DP26 and DP35 of the Mid Sussex District Plan 2014 - 2031.

4. Prior to commencement of work on the relevant part of the development detailed drawings, shall be submitted to and approved in writing by the Local Planning Authority, of the following:

Detailed drawings at an appropriate large scale, including sections, and annotated to show materials and finishes, of the following:

- typical examples of new windows and external doors
- the brise soleil
- typical examples of the solar panels shown in the context of the surrounding roof slope.

The works shall then be carried out in accordance with such approved details.

Reason: To protect the character and appearance of the building in the Hurstpierpoint Conservation Area and to accord with Policies DP26 and DP35 of the Mid Sussex District Plan 2014 - 2031.

5. Before development commences on the new or existing roofs details of any new and/or reused rooflights shall be submitted to and agreed in writing by Local Planning Authority. Any new rooflights shall be flush fitting, metal framed conservation style rooflights, unless otherwise agreed by the Local Planning Authority.

Reason: To protect the character and appearance of the building in the Hurstpierpoint Conservation Area and to accord with Policies DP26 and DP35 of the Mid Sussex District Plan 2014 - 2031.

6. Before development commences that affects the rainwater goods and external pipework details of any new and/or reused rainwater goods and external pipework shall be submitted to and agreed in writing by Local Planning Authority. The works shall then be carried out in accordance with any such approved details.

Reason: To protect the character and appearance of the building in the Hurstpierpoint Conservation Area and to accord with Policies DP26 and DP35 of the Mid Sussex District Plan 2014 - 2031.

7. Prior to the commencement of any construction on site which is the subject of this permission, including construction of foundations, full details of a hard and soft landscaping scheme including details of hard surfacing materials, and of new or

altered retaining walls, railings and steps shall be submitted to and approved by the Local Planning Authority.

These details shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. These works shall be carried out as approved. The works shall be carried out in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To protect the character and appearance of the Hurstpierpoint Conservation Area and to accord with Policies DP26 and DP35 of the Mid Sussex District Plan 2014 - 2031.

8. Before the ASHP is installed noise emission details shall be provided to the Local Planning Authority, to accord with Microgeneration Certification Scheme 020 assessment methodology (to ensure that the proposed installation will meet the MCS 020 standard). If this cannot be achieved details of the intended mitigation measures (to ensure appropriate noise levels will be achieved at the neighbouring property) shall be submitted to and approved by the Local Planning Authority ahead of the installation. The works shall then be carried out in accordance with such approved details.

Reason: To protect against adverse noise disturbance for the neighbours, impacting upon their amenities and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan 2014 - 2031.

9. The development shall be carried out to accord with the details contained in the submitted Arboricultural Method Statement and Tree Protection Plan by AT&C Arborist Training and Consultancy Ltd, received on 26.09.2024.

Reason: To ensure the retention and protection of the four trees growing on and adjacent to the site and to accord with Policy DP37 of the Mid Sussex District Plan 2014 - 2031.

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.

Please see the information contained within the notes to applicants/agents set out below.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the

Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

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
Proposed Floor Plans	23005-P-101B		22.07.2025
Proposed Elevations	23005-P-011C		22.07.2025
Existing Site Plan	23005_P-012A		01.10.2024
Existing Roof Plan	23005_P-012A		01.10.2024
Existing Floor Plans	23005-P002		25.03.2024
Existing Elevations	23005-P-003		25.03.2024
Location Plan			25.03.2024



Ann Biggs
Assistant Director Planning and Sustainable Economy

PECNDZ

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.

As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice.

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 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

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 planning 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](#).

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and

- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Mid Sussex District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition that apply in this instance

Development which is subject to a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within a curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the replaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements

made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

The effect of Paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990

If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Purchase Notices

If either the Local Planning Authority or Secretary of States refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.