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**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 - SCHEDULE 2, PART 3, CLASS R**

PERMISSION

REFERENCE: DM/25/0613

DESCRIPTION: ENLARGEMENT OF EXISTING UNIT (UNIT 2) WITHIN BUILDING TO NORTH SIDE OF BARN BY EXPANDING INTO BARN TO PROVIDE MEETING ROOM, BREAKOUT ROOM AND EXTRA OFFICE SPACE. CONVERSION OF BARN TO WEST SIDE OF ENLARGED SPACE TO NEW UNIT WITH DOORS AND WINDOWS.

LOCATION: DANWORTH FARM, CUCKFIELD ROAD, HURSTPIERPOINT, WEST SUSSEX

DECISION DATE: 2 MAY 2025

CASE OFFICER: HAMISH EVANS - HAMISH.EVANS@MIDSUSSEX.GOV.UK

The Council hereby confirm that their **prior approval is given** for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The development must be begun within a period of 3 years from the date on which approval was given and in accordance with the details submitted with the application.
2. Works of construction or demolition, including the use of plant and machinery, necessary for the implementation of this consent shall be limited to the following times:
 - o Monday to Friday: 08:00 - 18:00 Hours
 - o Saturday: 09:00 - 13:00 Hours
 - o Sundays and Bank/Public Holidays: No work permitted

Reason: To protect the amenity of local residents and to accord with policy DP26 of the Mid Sussex District Plan.

3. Deliveries or collection of plant, equipment, or materials for use during the development phase shall be limited to the following times:
- o Monday to Friday: 08:00 - 18:00 Hours
 - o Saturday: 09:00 - 13:00 Hours
 - o Sundays and Bank/Public Holidays: None permitted

Reason: To protect the amenity of local residents and to accord with policy DP26 of the Mid Sussex District Plan.

4. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site, including the identification and removal of asbestos containing materials, shall each be submitted to and approved, in writing, by the local planning authority:

- a) A preliminary risk assessment which has identified:
- o all previous uses
 - o potential contaminants associated with those uses
 - o a conceptual model of the site indicating sources, pathways and receptors
 - o potentially unacceptable risks arising from contamination at the site

and unless otherwise agreed in writing by the Local Planning Authority,

- b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

and, unless otherwise agreed in writing by the Local Planning Authority,

- c) Based on the site investigation results and the detailed risk assessment (b) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5. The development hereby permitted shall not be occupied/brought into use until there has been submitted to and approved in writing by the Local Planning Authority a verification plan by a competent person showing that the remediation scheme required and approved has been implemented fully and in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be identified within the report, and thereafter maintained.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

6. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the LPA), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to

and approved in writing by the LPA. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to occupation a letter confirming this should be submitted to the LPA. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the Local Planning Authority.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Your attention is drawn to the caveats set out below:

Plans Referred to in Consideration of the Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Block Plan	CH1266 01		10.03.2025
Existing Floor Plans	CH1266 02		10.03.2025
Existing Roof Plan	CH1266 03		10.03.2025
Existing Elevations	CH1266 04		10.03.2025
Proposed Floor Plans	CH1266 05		10.03.2025
Proposed Roof Plan	CH1266 06		10.03.2025
Proposed Elevations	CH1266 07		10.03.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

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