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**TOWN AND COUNTRY PLANNING (PERMISSION IN PRINCIPLE) (AMENDMENT)
ORDER 2017**

PERMISSION

REFERENCE: DM/25/1453

DESCRIPTION: ERECTION OF A DWELLING AND ASSOCIATED DEVELOPMENT.

LOCATION: BIRCH TREES FARM, CUCKFIELD ROAD, ANSTY, HAYWARDS HEATH

DECISION DATE: 14 JUL 2025

CASE OFFICER: JOANNE FISHER - JOANNE.FISHER@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:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

INFORMATIVES

1. It is suggested that as part of the technical consent application that the following information is provided:
 - a. Location Plan,
 - b. Block Plan,
 - c. Existing and Proposed Floor Plans, Elevations, Roof Plans, Sections and Street Scene (All to identifiable scales),

- d. Biodiversity Net Gain information in accordance with The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024 and the Environment Act 2021,
 - e. Ecological Impact Assessment,
 - f. Foul Sewage and Surface Water Drainage Assessment,
 - g. Planning Statement,
 - h. Sustainability and Energy Statement,
 - i. Proposed Vehicular Access Arrangements,
 - j. Parking and Turning Details,
 - k. Secure and Covered Cycle Storage Details,
 - l. Noise assessment be undertaken to evaluate the potential impact of noise from the garage on the proposed dwelling, and
 - m. Tree Report.
2. 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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
Location Plan	-	-	04.06.2025
Block Plan	BTF/1		09.06.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

PEPIPZ

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 of the date of this notice;

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 making an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in making an 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 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](#).

