

Mr Adrian Kirkpatrick
Sandhill Farm
Sandhill Lane
Crawley Down
Crawley
West Sussex
RH10 4LE

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

APPLICATION FOR DISCHARGE OF PLANNING CONDITION

REFERENCE: DM/26/0628

DESCRIPTION: DISCHARGE OF CONDITIONS 6 AND 7 TO PLANNING
REFERENCE DM/24/3104.

LOCATION: SANDHILL FARM, SANDHILL LANE, CRAWLEY DOWN,
CRAWLEY

DECISION DATE: 9 APR 2026

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

I refer to your application for approval of details reserved by condition received 11th March 2026.

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

Conditions:

7. Condition 7 relates to a lighting design strategy. Details have been submitted showing that the mobile home would have a single low level domestic light installed adjacent to the entrance door of the temporary agricultural mobile home for safety and access purposes which would have a PIR sensor. No other lighting is proposed. It is considered that the details submitted are acceptable. I hereby discharge condition 7 attached to planning reference DM/24/3104.

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

6. The Councils Ecology Consultant has considered the details submitted as part of condition 6. Their comments are set out as follows:

'Condition 6 relates to the provision of bespoke biodiversity enhancements for protected, Priority and threatened species, in line with the paragraph 187d of the NPPF. Therefore, it is a separate matter to securing mandatory biodiversity net gains.

This should be in line with the recommendations included in the Preliminary Ecological Appraisal Report (ROAVR Group, November 2024). Therefore, it is highlighted that this includes the following bespoke enhancements:

- o Two bat boxes*
- o Two bird boxes*
- o One invertebrate box*

As a result, it is recommended that the finalised product details, locations, heights and orientations of the proposed boxes should be supplied to meet the requirements of condition 6.'

In light of the above, further information is required to be submitted and I am currently **unable** to discharge condition 6 attached to planning reference DM/24/3104.

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.

INFORMATIVES

1. As set out on the decision notice, the permission **will require the approval of a biodiversity gain plan before development is begun**. Further details of this are set out on the decision notice. An application to discharge the national BNG condition is therefore required to be submitted for consideration. Further details of the requirements for the submission are also set out in the Council's Ecology Consultants response to the discharge of conditions 6 and 7 which are attached for information.



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.