

Delegated Decision
Sign off Sheet

Ref. No:	DM/25/2275	Case Officer:	Catherine Cardin
Application Type:	County Matter		
Proposal:	Installation of No10 carports fitting with solar panels and rainwater harvesting facilities.		
Site:	Freshfield Lane Brickworks, Freshfield Lane, Danehill, Haywards Heath, West Sussex, RH17 7HH, ,		
Validation Date	9 Sep 2025	Overall Expiry Date:	2 Oct 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	No Objection	Recommendation Date:	6 Oct 2025
Target Date:	21 Oct 2025	Recommending Officer Signature:	Catherine Cardin

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	6 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2275

**Freshfield Lane Brickworks, Freshfield Lane, Danehill, Haywards Heath, West Sussex, RH17 7HH,
Installation of No10 carports fitting with solar panels and rainwater harvesting facilities.
Mr Ray Richardson**

CONSULTATIONS

MSDC Environmental Protection

EP has no concern regarding this application.

LIST OF POLICIES

Mid Sussex District Plan

The most relevant policies are:

DP1- Sustainable Economic Development

DP16 - High Weald AONB

DP26 - Character and Design

Neighbourhood Plan

The Horsted Keynes Neighbourhood Plan is a material planning consideration but with little weight.

The most relevant policies are:

HK9: High Weald AONB

HK14: Expansion of existing commercial premises

National policies, guidance and other legislation/documents

NPPF December 2024

Mid Sussex Design Guide

ASSESSMENT

This County Matters application is a consultation sent to Mid Sussex District Council and has been made by West Sussex County Council. It is therefore West Sussex County Council who will determine the application. West Sussex has carried out all the consultation on this application but has requested the specific views of the Council's Environmental Protection team. This report supplements the official response of Mid Sussex District Council that takes letter form.

The proposal is for the installation of no. 10 carports, fitted with solar panels and rainwater harvesting facilities.

The proposal is acceptable in principle with Policy DP1 of the District Plan supporting new small-scale economic development in the countryside.

Policy HK14 of the Neighbourhood Plan (expansion of existing commercial premises) also supports the principle and states:

"The expansion of existing commercial premises will be permitted, subject to the following criteria:

- o the proposals comply with the other relevant sections of the Neighbourhood Plan, in particular Policy HK4 relating to local character and good design; and*
- o the proposals are not detrimental to the character of the wider AONB countryside or the views across it, the layout and design of the development reflects the rural location, and the site is contiguous with the existing employment site; and*
- o the proposals can be demonstrated to provide additional employment opportunities within the parish or be necessary to maintain existing employment activities; and*
- o the activities to be undertaken on the premises do not have an unacceptable impact on the amenity of neighbouring properties; and*
- o there is sufficient off-street parking to accommodate workers and visitors; and*
- o the activities to be undertaken on the premises will not result in a significant increase in heavy vehicular traffic on the roads in the vicinity of the premises, or elsewhere in and around the parish."*

The development is small in scale particularly when compared to the size and scale of the brickworks and will be in keeping with the site and its operations. As such the natural beauty of the surrounding AONB will be preserved ensuring compliance with the Design Guide as well as policies DP16 and HK9.

In regard to the impact on neighbouring residential amenity, Policy DP26 in part requires development to not cause significant harm to amenities of existing nearby residents. The proposed car ports are set some 38 metres from the nearest neighbouring residents and their use will not cause significant harm. The Environmental Protection team at Mid Sussex has not raised any objections.

Consideration will be given by West Sussex County Council to the imposition of suitable conditions as well as the highways implications given their role as the highways authority.

CONCLUSION

The proposals are acceptable in principle, will preserve the AONB and will not cause significant harm to neighbouring residential amenity. Therefore, the application complies with Policies DP1, DP16 and DP26 of the District Plan, Policies HK9 and HK14 of the Neighbourhood Plan, the Mid Sussex Design Guide and the NPPF. As a result of this no objection is raised by Mid Sussex District Council.

Decision: No Objection

Case Officer: Catherine Cardin