

Planning Committee



Recommended for Permission

8th October 2026

DM/25/3155



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Site:	The Havens Sportsfield Car Park The Haven Centre Hophurst Lane Crawley Down West Sussex
Proposal:	New/Replacement Village Hall (Further information received regarding flood risk and drainage (12/06/2026 and 01/07/2026) and ecology (01/07/2026)).
Applicant:	The Trustees
Category:	Minor Other
Target Date:	5th February 2026
Parish:	Worth

Ward Members:	Cllr Ian Gibson / Cllr John Hitchcock /
Case Officer:	Katherine Williams

Link to Planning Documents:

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T70HWOKT04L00>

1.0 **Purpose of Report**

- 1.1 To consider the recommendation of the Assistant Director for Planning and Sustainable Economy on the application for planning permission as detailed above.

2.0 **Executive Summary**

- 2.1 Planning permission is sought for the erection of a new village hall within the western part of the Haven Sportsfield Car Park. This application is before committee as the application site is located on land owned by Mid Sussex District Council.
- 2.2 Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the development plan and then to take account of other material planning considerations including the National Planning Policy Framework (NPPF). The Development Plan in this instance consists of the Mid Sussex District Plan (MSDP), the Site Allocations Development Plan Document (SADPD) and the Crawley Down Neighbourhood Plan (CDNP).
- 2.3 Courts have confirmed that the Development Plan must be considered as a whole, not simply in relation to any one individual policy. It is therefore not the case that a proposal must accord with each and every policy within the Development Plan.
- 2.4 In terms of policy designations, the starting point for this assessment is that the application site falls inside of the built-up area of Crawley Down as defined by the District Plan.
- 2.5 The policies contained within the NPPF are material considerations of critical importance which should be taken into account in the determination of this application. This is confirmed within paragraph 1 of the NPPF. Policy S3 in the NPPF states that decisions on development proposals should apply a presumption in favour of sustainable development. With built up areas national decision-making policy S4 in the NPPF states in part that *'Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.'*
- 2.6 It is considered that the proposal is necessary to provide a new and improved facility for the village and therefore this is a significant benefit. It is of an appropriate design and scale and in a sustainably located. There will be no highway safety issues, and drainage and sustainability matters can be controlled by condition. The impact on neighbouring residents in terms of noise and disturbance during construction and once the development comes into operation can also be controlled using conditions.
- 2.7 The loss of trees on this site is regrettable, but replacement planting can be carried out on site to mitigate this impact.

- 2.8 There will be no likely significant effect on the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).
- 2.9 For the above reasons, the proposal is deemed to comply with Policies DP13, DP17, DP21, DP25, DP26, DP28, DP29, DP37, DP38, DP39 and DP41 of the Mid Sussex District Plan, Policies CDNP06, CDNP08 and CDNP10 of the Crawley Down Neighbourhood Plan and therefore the proposal complies with the development plan, when read as a whole. In addition, it is considered that the proposal complies with policies CC2, CC3, DP3, F8, HC6, L2, N2, P3, TR3, TR4 and TR6 of the NPPF. The adverse effects of the development would not substantially outweigh the benefits when assessed against the national decision-making policies in the NPPF and therefore the presumption in favour of sustainable development as set out in national decision-making policies S3 and S4 applies.
- 2.10 It is therefore recommended that planning permission is granted.

3.0 Recommendation

- 3.1 It is recommended that planning permission be approved subject to the conditions outlined at Appendix A.

4.0 Summary of Representations

- 4.1 Five letters of representation have been received which raise the following concerns:
- hundreds of new homes built within the vicinity since the original permission, resulting in an increase in traffic adding to the dangers that will arise if the application is approved. No attempts have been made to assess this.
 - Increased use of existing carpark, the loss would have an impact on highway safety
 - No assessment of the impact of the increased traffic on neighbours
 - No legal evidence that the development can be constructed given the legal covenant on the land
 - No discussions with neighbours prior to submission
 - Height of the proposal would be intrusive to neighbours and unnecessary
 - Some of the proposed trees are located too close to Haven Farm House
 - Insufficient finance to fund build
 - Site adjacent to the Haven Centre, a large and underused community facility, no need for three community facilities in close proximity
 - Would result in biodiversity net loss and mature trees
 - Unclear from plans how far the proposal would be from neighbouring properties

5.0 Summary of Consultees

Nature Space

No objection, recommend informative

Local Highway Authority

No objection, recommend conditions

MSDC Environmental Protection

No objection, recommends condition

Gatwick Airport Aerodrome Safeguarding Officer

No objection

NATS Safeguarding

No objection

MSDC Tree Officer

no objection, recommend condition

Ecological Consultant

No objection, recommend conditions

MSDC Flood Risk and Drainage Team

No objection, recommend condition

Southern Water

No objection, recommend condition

6.0 Parish Council Observations

6.1 Worth Parish Council support this application

7.0 Introduction

7.1 The application seeks planning permission for the erection of a new village hall.

8.0 Relevant Planning History

8.1 DM/19/2671 - Village Hall with associated parking. Granted.

8.2 DM/20/3296 - Variation to condition 2 relating to planning application DM/19/2671 to substitute amended drawings for those on approved scheme, in order to reduce the scale of the building with minor adjustments to certain window/doors and an enhancement to the front entrance design. Granted.

8.3 DM/21/1769 - Variation to condition 2 relating to planning application DM/20/3296 to substitute amended drawings for those on original and subsequent approved schemes for economical and construction detail requirements. Granted

8.4 DM/22/0220 - Variation of condition 2 relating to Planning Application DM/20/3296 - to substitute drawings for those on the original approved scheme, in order to reduce the scale of the building with adjustments to external materials, design of roof and reduced car parking between rows. (Amended description 25.03.2022). Granted.

8.5 DM/22/2732 - New/Replacement Village Hall (Resubmission of previously approved DM/19/2671). Granted.

9.0 Site and Surroundings

9.1 The application site consists of a public car park to the northern side of Hophurst Lane, within the built up area of Crawley Down.

- 9.2 The southern side of the highway consists of two storey detached dwellings of varying designs and forms. The dwellings are set back evenly from the highway with front boundary hedging which gives a distinctive character to this side of the highway. The northern side includes residential properties; however, these are more sporadically positioned with differing relationships with the highway. The areas between the properties consists of the Haven Centre and the car park to the Haven Centre Sportsfield, with Crawley Down Football Club beyond to the north. These areas border the highway with mature trees and hedging which contribute to the character of the area.
- 9.3 The application site consists of a car park with a wide verge on the western side with access to the north to the open space. Planning permission was previously granted for a community building on the land; however this permission has subsequently lapsed. A proposed village hall was previously granted under applications DM/19/2671 and DM/22/2732, with permission lapsed on 9th December 2025.

10.0 Application Details

- 10.1 The application seeks permission of a new village hall to replace the facility on Turners Hill Road. The proposed building would be located on the western side of the site, and partly over the existing parking area and grassed area.
- 10.2 The building would have an overall width and depth of 24.129 metres and 15.306 metres and would include a large hall (court), small hall, committee room, W.C., kitchen, storerooms and plant room. The building would have a double height and two storey appearance over the large hall with a crown roof with an overall height and eaves height of some 7.5 metres and 4.6 metres. The single storey elements would also have a crown roof and a pitched roof form over the proposed entrance doors, with an overall height and eaves height of some 4.3 metres and 3 metres.
- 10.3 The proposed building would be constructed in multi-stock brickwork on the ground floor with cedar weatherboarding above, plain roof tiles and white upvc windows and aluminium doors.
- 10.4 There are currently 14 car parking spaces on this site, the proposal will result in 17 spaces being provided (including 1 disability space) and 5 cycle parking spaces.
- 10.5 The proposal will result in the loss of 5 trees from the site (2 x Hornbeams, 2 x Beech and 1 x Oak).

11.0 Legal Framework and List of Policies

- 11.1 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 11.2 Specifically Section 70 (2) of the Town and Country Planning Act 1990 states:
- 'In dealing with such an application the authority shall have regard to:*
- a) The provisions of the development plan, so far as material to application,*
 - b) And local finance considerations, so far as material to the application, and*
 - c) Any other material considerations.'*
- 11.3 Section 38(6) Planning and Compulsory Purchase Act 2004 provides:

'If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

- 11.4 The requirement to determine applications "in accordance with the plan" does not mean applications must comply with each and every policy, but is to be approached on the basis of the plan taken as a whole. This reflects the fact, acknowledged by the Courts, that development plans can have broad statements of policy, many of which may be mutually irreconcilable so that in a particular case one must give way to another.
- 11.5 Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation DPD and Crawley Down Neighbourhood Plan.
- 11.6 National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan but is an important material consideration.
- 11.7 **Mid Sussex District Plan (MSDP)**
- 11.8 The District Plan was adopted at Full Council on the 28th March 2018. Relevant policies;
- DP13 – Preventing Coalescence
- DP17 - Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)
- DP21 - Transport
- DP25 - Community Facilities and Local Services
- DP26 - Character and Design
- DP28 - Accessibility
- DP29 - Noise, Air and Light Pollution
- DP37 – Trees, Woodland and Hedgerows
- DP39 - Sustainable Design and Construction
- DP41 - Flood Risk and Drainage
- 11.9 **Site Allocation Development Plan Document (SADPD)**
- 11.10 The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031. No policies are considered relevant to this application.
- 11.11 **Crawley Down Neighbourhood Plan (CDNP)**
- 11.12 The Crawley Down Neighbourhood Plan was adopted in January 2016. Relevant policy include:
- CDNP06 - Sustainable Drainage Systems
- CDNP08 - Prevention of Coalescence
- CDNP10 - Promoting Sustainable Transport
- 11.13 **Other Material Considerations**

11.14 Mid Sussex District Plan 2021-2039 - Submission Draft (Regulation 19)

- 11.15 The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. The District Plan remains at Examination until the Inspector has published his report, until that time only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS1 – Climate Change

DPS2 – Sustainable Design and Construction

DPS4 – Flood Risk and Drainage

DPN1 – Biodiversity, Geodiversity and Nature Recovery

DPN2 – Biodiversity Net Gain

DPN4 – Trees, Woodland and Hedgerows

DPN7 – Noise Impacts

DPC2 – Preventing Coalescence

DPC6 – Ashdown Forest SPA and SAC

DPB1 – Character and Design

DPT4 – Parking Electric Vehicle Charging Infrastructure

DPI5 – Open Space, Sport and Recreational Facilities

DPI6 – Community and Cultural Facilities and Local Services

11.16 Mid Sussex Design Guide Supplementary Planning Document (SPD)

- 11.17 The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

11.18 National Planning Policy Framework (NPPF) (August 2026)

- 11.19 The National Planning Policy Framework (NPPF) sets out the government's policies for plan-making and for making decisions on development proposals in England. Paragraph 15 states that the purpose of the planning system is to contribute to the achievement of sustainable development by managing the use and development of land in the long-term public interest. Paragraph 17 identifies the three overarching objectives of sustainable development, which are interdependent and should be pursued in mutually supportive ways

so that opportunities can be taken to secure net gains across all three objectives. These are the economic, social and environmental objectives.

11.20 Paragraph 18 of the NPPF states:

'These objectives should be delivered through the preparation and implementation of development plans and the application of the policies in this Framework; they are not criteria against which every development proposal can or should be judged. Development plans and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.'

11.21 Policy S3 of the NPPF relates to the presumption in favour of sustainable development and states:

'1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:

a. Policy S4 in this Framework should be applied when considering development proposals within settlements;

b. Outside settlements, policy S5 should be applied; and

c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.'

11.22 With specific reference to decision-taking, paragraph 3 confirms that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise, with the national decision-making policies of the Framework being an important material consideration in that process.

12.0 Assessment

12.1 It is considered that the main issues that need to be considered in the determination of this application are as follows;

- The principle of development
- Coalescence
- The Design and Character
- The impact on neighbouring amenity
- Highways Matters
- Flood Risk and Drainage
- Sustainability
- Impact on Trees
- Ecology
- Ashdown Forest
- Accessibility
- Other matters, and

- Planning Balance and Conclusion

12.2 Principle of Development

- 12.3 The built up area boundary of Crawley Down was amended as part of the Site Allocation DPD review of the built up area boundaries which was adopted on 29th June 2022. The boundary now extends to the north of the application property and also includes the adjacent residential property, Haven Farm House, the Haven Centre and The Beckers.

- 12.4 Policy DP25 of the MSDP states:

'The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported.'

Where proposals involve the loss of a community facility, (including those facilities where the loss would reduce the community's ability to meet its day-to-day needs locally) evidence will need to be provided that demonstrates:

- *that the use is no longer viable; or*
- *that there is an existing duplicate facility in the locality which can accommodate the impact of the loss of the facility; or*
- *that a replacement facility will be provided in the locality.*

The on-site provision of new community facilities will be required on larger developments, where practicable and viable, including making land available for this purpose. Planning conditions and/or planning obligations will be used to secure on-site facilities. Further information about the provision, including standards, of community facilities will be set out in a Supplementary Planning Document.

Community facilities and local services to meet local needs will be identified through Neighbourhood Plans or a Site Allocations Development Plan Document produced by the District Council.'

- 12.5 Policy DP25 of the MSDP is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policy HC6 of the NPPF.
- 12.6 Policy HC6 of the NPPF sets out the key principles for retaining key community facilities and public service infrastructure. Policy S4 in the NPPF states in part that *'Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.'*
- 12.7 The proposal would provide a community facility within the built up area of Crawley Down and would contribute towards a sustainable community. The building would provide up to date facilities which cannot be provided by other existing community building within the village, such as The Haven Centre, and would replace the village hall on Turners Hill Road which has recently been converted. Due to this, and that the site is now within the built up area boundary of Crawley Down, it is considered that the proposal accords with policy DP25 of the Mid Sussex District Plan and policies S4 and HC6 of the NPPF, and therefore it is acceptable in principle.
- ## 12.8 Coalescence
- 12.9 Policy DP13 of the MSDP and Policy CDNP08 of the CDNP seek to prevent coalescence between settlements.

- 12.10 Coalescence is not a matter which is addressed within the NPPF, and therefore policies DP13 of the MSDP and policy CDNP08 of the CDNP have very little weight.
- 12.11 As stated above, the site is now located within the built up area boundary of Crawley Down, following the changes made as part of the adopted Site Allocation DPD. The proposed building would be located between a residential housing estate to the west, ribbon development of housing to the south, an existing dwelling and a community hall and car parking area to the east, and a formal sports pitch to the north-east. In this context, the green space between Haven Gardens to the west and The Beckers to the east (currently occupied by the football club pitch, skatepark, The Haven Centre, car park and Haven Farm House) would not be compromised by the infilling of the verdant space to the site. It is considered that the building will be viewed in context with the built development in the area and would therefore not impact on the gap between Crawley Down and East Grinstead/Felbridge. Accordingly, the application would comply with the above policies.
- 12.12 Character and Design**
- 12.13 Policy DP26 of the MSDP relates to character and design. However, this is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF.
- 12.14 Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.
- 12.15 The Mid Sussex Design Guide sets out the principles of high quality design, principle DG38 is relevant to the current proposal.
- 12.16 The proposed building would be of a size and scale which would be in proportion and appropriate to the size of the site. The building would be located to the western side of the site and the existing vehicular entrance onto Hophurst Lane and car park, which would allow views from the streetscene towards the sports field and therefore maintaining the verdant character it contributes to the streetscene. The proposal would also maintain the hedging and boundaries separating the site from the residential properties to the east and west along with the existing boundary hedging onto the highway.
- 12.17 The design of the current proposal is the same as the last approval DM/22/2732. The crown roof form would be similar in appearance to the shallow pitched roof of The Haven Centre, which can be seen within the context of the application site. Given the design and form of the proposal, along with the previous approvals on the site, it is considered that the proposal would be in keeping with the character of the area and would meet the requirements of policy DP26 of the MSDP, policy DP3 of the NPPF, and the Mid Sussex Design Guide.
- 12.18 Impact on the amenities of neighbouring properties**
- 12.19 Policy DP26 in part seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. Policy DP29 seeks to protect residents from unacceptable levels of noise and light pollution. It is considered that these policies have very limited weight as they are materially inconsistent with the NPPF and greater weight should be given to policies L2 and P3 of the NPPF.

- 12.20 Policy L2 of the NPPF relates to making effective use of land. Part L2(1dii) requires proposals to have *'acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space'*.
- 12.21 Policy P3 of the NPPF relates to living conditions and pollution. Part 2(b) of this policy requires proposals *'Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site'*.
- 12.22 The Council's Environmental Health Officer has been consulted on the application and raise no objection subject to a condition to control construction and delivery hours.
- 12.23 The Environmental Protection comments received on the previous applications also required conditions for a construction management plan, noise management plan, operational hours of use and deliveries, odour, ventilation, plant and machinery and external lighting. Given the similarity between the current application and the previous approvals these conditions are still considered to be necessary and reasonable to include in order to protect the amenities of neighbouring residential properties.
- 12.24 To the western side of the site are Ballards and No. 12 Haven Gardens. The proposed building would be at least 20 metres from these neighbouring dwellinghouses with mature hedging and planting in between. Due to this it is considered that the proposal would not cause unacceptable harm to the amenities of neighbouring properties.
- 12.25 On the southern side are the properties which face onto Hophurst Lane, particularly Jamaica, The Glen, Twin Firs and Ridgeway House. The proposed building would be visible from these neighbouring properties, however due to the position of the building on the opposite side of the road and its two storey form, it is considered that it would not cause harm to the amenities of these neighbouring properties.
- 12.26 To the east of the site is Haven Farm House, the proposed building would be some 30 metres from this neighbouring property with existing boundary hedging. This neighbouring dwelling does not include any side windows facing onto the application. Given the distance between the proposed building and this neighbour it is considered that the proposal would not cause unacceptable harm to the amenities of this neighbouring property although it would be visible.
- 12.27 Accordingly, it is considered that the scheme would comply with Policies DP26 and DP29 of the MSDP, and policies L2 and P3 of the NPPF.
- 12.28 **Transport Matters**
- 12.29 Policy DP21 of the MSDP relates to transport, policy CDNP10 of the CDNP reflects the ethos of this policy. However, these policies are considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policies TR3, TR4 and TR6 of the NPPF.
- 12.30 Policy TR3 of the NPPF relates to locating development in sustainable locations and sets a number of principles proposals should reflect.
- 12.31 Policy TR4 of the NPPF relates to street design, access and parking and sets out that to contribute to well-designed places, transport considerations should be integral to the design of the development. This should include giving priority first to walking, wheeling and cycle movements, both within the scheme and with neighbouring areas and also providing a suitable number of parking spaces for a range of transport modes where appropriate,

reflecting the location and nature of the development (including its connectivity), and including adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations.

- 12.32 Policy TR6 of the NPPF relates to assessing transport impacts and part 4 of this policy states that *'Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.'*
- 12.33 The Local Highway Authority (LHA) have been consulted on the application and raise no objection to the proposal. The application site is located on Hophurst Lane, a C-classified road subject to a speed restriction of 30mph. No highways objection was raised under the previous applications.
- 12.34 The site will utilise the existing access from Hophurst Lane, which currently serves an informal car parking area. It is proposed that a minibus service is to be used for a number of activities and that it is anticipated that many visits would be local residents who may walk or cycle to the site.
- 12.35 The proposal would include 17 parking spaces and provision for 5 cycle storage space. The site is connected to the surrounding area by street lit footways opposite, which enable pedestrians to access the site from the village. There are also a number of bus stops within walking distance of the site, providing access to further afield.
- 12.36 The LHA therefore considers that the proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF and that there are no transport grounds to resist the proposal. Your Planning Officer agrees with this assessment.
- 12.37 The proposal is therefore considered to comply with policies DP21 of the MSDP, policy CDNP.10 of the CDNP and policies TR3, TR4 and TR6 of the NPPF.
- 12.38 **Flood Risk and Drainage**
- 12.39 Policy DP41 of the MSDP relates to flood risk and drainage, policy CDNP06 of the CDNP reflects the ethos of this policy. These policies have very limited weight as they are materially inconsistent with the NPPF, and greater weight should be given to policies CC3 and F8 of the NPPF.
- 12.40 Policy CC3 of the NPPF relates to the adaptation to climate change and requires proposals to take into account the current and potential impacts of climate change over the lifetime of the scheme. In part this requires proposals to be located where the risk of flooding is minimised and incorporate sustainable drainage systems to manage surface water flow rates and reduce volume of runoff.
- 12.41 Policy F8 of the NPPF relates to sustainable drainage systems and watercourses. Part 1 of this policy states *'Development proposals which could affect drainage on or around the development site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal.'*

- 12.42 The proposed development is located within Flood Zone 1, and is at a low risk of flooding from all sources.
- 12.43 The applicant has provided infiltration testing demonstrating that infiltration drainage is feasible on site, together with a surface water drainage strategy based on the drainage hierarchy. Surface water runoff from the proposed development is to be managed through rainwater harvesting and infiltration via permeable paving. The system has been designed to accommodate the 1 in 100 year rainfall event including an appropriate climate change allowance.
- 12.44 The report confirms that foul water will discharge to the public foul sewer within Hophurst Lane and that an application has been made to Southern Water regarding the proposed connection. The applicant will need to obtain the necessary approvals from the statutory sewerage undertaker prior to connection.
- 12.45 The Council's Flood Risk and Drainage Team have been consulted on the application and raise no objection to the application subject to condition.
- 12.46 Southern Water have been consulted on the application and raise no objection. They also request a condition regarding landscaping to ensure that public apparatus is protected.
- 12.47 The proposal is thereby considered to comply with policy DP41 of the MSDP, policy CDNP06 of the CDNP and policies CC3 and F8 of the NPPF.
- 12.48 **Sustainability**
- 12.49 Policy DP21 of the MSDP in part it requires schemes to be '*sustainably located to minimise the need for travel*'. Policy DP39 of the MSDP relates to sustainable design and construction. Both these policies are considered to be materially inconsistent with national decision-making policies in the Framework and should be given very limited weight.
- 12.50 Policy CC2 of the NPPF relates to the mitigation of climate change. It sets out the requirements for proposal in order to contribute to climate change mitigation and the transition to net zero. This includes the prioritisation of sustainable patterns of movement and the use of design approaches to conserve energy and other resources.
- 12.51 The applicant has provided a Sustainability Statement that sets out the following measures which will be incorporated into the development:
- High efficiency insulation
 - Energy efficient light bulbs fitted throughout
 - Rainwater harvesting to be employed to mitigate water waste
 - Locality sourced materials
 - Heating provided air source heat pump
- 12.52 The site is located within the built up area of Crawley Down in walking and cycle distance from residential properties within the village, as well as bus routes. These measures are considered acceptable and can be secured by condition to ensure compliance with Policies DP21 and DP39 of the MSDP and policy CC2 of the NPPF.
- 12.53 **Impact on Trees**

- 12.54 Policy DP37 of the MSDP relates to trees, woodland and hedgerows. However, this is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policy N2 of the NPPF.
- 12.55 Policy N2 of the NPPF sets out the key principles for improving the natural environment. In terms of this application this policy requires proposals to conserve and enhance existing natural features of visual, historic or nature conservation value, including established trees and hedgerows.
- 12.56 The proposal would result in the loss of 5 trees from the site (2 x Hornbeams, 2 x Beech and 1 x Oak).
- 12.57 The Council's Tree Officer has not objected to the proposal, but raises regret to the loss of the trees.
- 12.58 The trees to be removed are not subject to Preservation Orders and could be removed at time. The loss of the trees was also a consideration during the previous approvals, however, it was not considered that the loss of the trees would outweigh the benefits of the scheme as a whole. It is considered that given the previous approval on the site and that the direct impacts are mitigated as far as possible, along with a condition to provide replacement trees on site, the proposal would comply with Policy DP37 of the Mid Sussex District Plan and policy N2 of the NPPF.
- 12.59 **Ecology**
- 12.60 Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) lists species of animal (other than birds) which are provided special protection under the Act. Under Section 13 of the Act, all wild plants are protected from being uprooted without the consent of the landowner. In addition to the protection afforded by the Act, certain species are also covered by European legislation. These species are listed in Schedule 2 of the Conservation (Natural Habitats, 7c.) Regulations 1994 (as amended).
- 12.61 Policy DP38 of the MSDP relates to biodiversity. However, this policy is materially inconsistent with national decision-making policies and should be given very limited weight. Greater weight should be given to policy N2 of the NPPF.
- 12.62 Policy N2 of the NPPF seeks to improve the natural environment. Part 1f of this policy requires proposals to minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Part 2 of this policy sets out that *'If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated or, as a last resort, compensated for, then the development should be refused.'*
- 12.63 The Council's Ecologist has been consulted on the application and following the submission of further information and raises no objection subject to conditions including BNG.
- 12.64 Nature Space have also been consulted with regards to Great Crested Newts and raise no objection and have requested an informative.
- 12.65 The proposal is therefore considered to comply with policy DP38 of the MSDP and policy N2 of the NPPF.
- 12.66 **Impact on Ashdown Forest**

- 12.67 Under the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations'), the competent authority – in this case, Mid Sussex District Council – has a duty to ensure that any plans or projects that they regulate (including plan making and determining planning applications) will have no adverse effect on the integrity of a European site of nature conservation importance. The European site of focus is the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).
- 12.68 The potential effects of development on Ashdown Forest were assessed during the Habitats Regulations Assessment process for the Mid Sussex District Plan. This process identified likely significant effects on the Ashdown Forest SPA from recreational disturbance and on the Ashdown Forest SAC from atmospheric pollution.
- 12.69 A Habitats Regulations Assessment screening report has been undertaken for the proposed development.

Recreational disturbance

- 12.70 Increased recreational activity arising from new residential development and related population growth is likely to disturb the protected near-ground and ground nesting birds on Ashdown Forest.
- 12.71 In accordance with advice from Natural England, the HRA for the Mid Sussex District Plan, and as detailed in MSDP Policy DP17, mitigation measures are necessary to counteract the effects of a potential increase in recreational pressure and are required for developments resulting in a net increase in dwellings within a 7km zone of influence around the Ashdown Forest SPA. A Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) mitigation approach has been developed. This mitigation approach has been agreed with Natural England.
- 12.72 This planning application does not result in a net increase in dwellings within the 7km zone of influence and so mitigation is not required.

Atmospheric pollution

- 12.73 Increased traffic emissions as a consequence of new development may result in additional atmospheric pollution on Ashdown Forest. The main pollutant effects of interest are acid deposition and eutrophication by nitrogen deposition. High levels of nitrogen may detrimentally affect the composition of an ecosystem and lead to loss of species.
- 12.74 The potential effects of the proposed development are incorporated into the overall results of the transport model prepared for the Site Allocations DPD, which indicates there would not be an overall impact on Ashdown Forest. This means that there is not considered to be a significant in combination effect on the Ashdown Forest SAC by this development proposal.
- 12.75 Conclusion of the Habitats Regulations Assessment screening report
- 12.76 The screening assessment concludes that there would be no likely significant effects, alone or in combination, on the Ashdown Forest SPA and SAC from the proposed development.
- 12.77 No mitigation is required in relation to the Ashdown Forest SPA or SAC.
- 12.78 A full HRA (that is, the appropriate assessment stage that ascertains the effect on integrity of the European site) of the proposed development is not required.

12.79 **Accessibility**

12.80 Policy DP28 of the MSDP states (in part):

'All development will be required to meet and maintain high standards of accessibility so that all users can use them safely and easily.

This will apply to all development, including changes of use, refurbishments and extensions, open spaces, the public realm and transport infrastructure, and will be demonstrated by the applicant.

With regard to listed buildings, meeting standards of accessibility should ensure that the impact on the integrity of the building is minimised.'

12.81 This policy is considered to have full weight as this represents a local standard and does not conflict with the NPPF.

12.82 It is considered that the development would provide a high standard of accessibility for the occupiers and therefore complies with policy DP28 of the District Plan.

12.83 **Other Matters**

12.84 Comments have been received which raises concerns regarding covenants on the land and that there are insufficient funds for the building of the village hall. These are considered to be private and legal matters which are not a consideration in the determination of a planning application.

12.85 It was also noted that there were not discussions between the applicant and the neighbours prior to the submission of the application, however due to the size of the proposal community engagement is not a requirement.

12.86 **Biodiversity Net Gain**

12.87 Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain this application is deemed to have been granted subject to the biodiversity net gain condition for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.

12.88 The biodiversity net gain condition is set out in the Town and Country Planning Act 1990, Schedule 7A, Part 2, 13 (2). It states:

'The condition is that the development may not be begun unless—

(a) a biodiversity gain plan has been submitted to the planning authority (see paragraph 14), and

(b) the planning authority has approved the plan (see paragraph 15).'

12.89 The statutory framework for biodiversity net gain has been designed as a post-permission matter to ensure that the biodiversity gain objective of achieving at least a 10% gain in biodiversity value will be met for development granted planning permission. The biodiversity net gain condition will secure the required Habitat Management & Maintenance Plan (HMMP) for the long-term management of the proposed habitats.

13.0 **Planning Balance and Conclusion**

- 13.1 Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the development plan and then to take account of other material planning considerations including the National Planning Policy Framework (NPPF). The Development Plan in this instance consists of the Mid Sussex District Plan (MSDP), the Site Allocations Development Plan Document (SADPD) and the Crawley Down Neighbourhood Plan (CDNP).
- 13.2 Courts have confirmed that the Development Plan must be considered as a whole, not simply in relation to any one individual policy. It is therefore not the case that a proposal must accord with each and every policy within the Development Plan.
- 13.3 In terms of policy designations, the starting point for this assessment is that the application site falls inside of the built-up area of Crawley Down as defined by the District Plan.
- 13.4 The policies contained within the NPPF are material considerations of critical importance which should be taken into account in the determination of this application. This is confirmed within paragraph 1 of the NPPF. Policy S3 in the NPPF states that decisions on development proposals should apply a presumption in favour of sustainable development. With built up areas national decision-making policy S4 in the NPPF states in part that 'Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.'
- 13.5 It is considered that the proposal is necessary to provide a new and improved facility for the village and therefore this is a significant benefit. It is of an appropriate design and scale and in a sustainably located. There will be no highway safety issues, and drainage and sustainability matters can be controlled by condition. The impact on neighbouring residents in terms of noise and disturbance during construction and once the development comes into operation can also be controlled using conditions.
- 13.6 The loss of trees on this site is regrettable, but replacement planting can be carried out on site to mitigate this impact.
- 13.7 There will be no likely significant effect on the Ashdown Forest Special Protection Area (SPA) and Speal Area of Conservation (SAC).
- 13.8 For the above reasons, the proposal is deemed to comply with Policies DP13, DP17, DP21, DP25, DP26, DP28, DP29, DP37, DP38, DP39 and DP41 of the Mid Sussex District Plan, Policies CDNP06, CDNP08 and CDNP10 of the Crawley Down Neighbourhood Plan and therefore the proposal complies with the development plan, when read as a whole. In addition, it is considered that the proposal complies with policies CC2, CC3, DP3, F8, HC6, L2, N2, P3, TR3, TR4 and TR6 of the NPPF. The adverse effects of the development would not substantially outweigh the benefits when assessed against the national decision-making policies in the NPPF and therefore the presumption in favour of sustainable development as set out in national decision-making policies S3 and S4 applies.
- 13.9 It is therefore recommended that planning permission is granted.
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APPENDIX A – RECOMMENDED CONDITIONS

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.

2. 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 above ground floor slab level shall be carried out until a schedule and/or samples of materials and finishes to be used for the external walls and roofs of the proposed building have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan, policies L2 and P3 of the NPPF.

4. No development shall commence unless and until there has been submitted to and approved in writing by the Local Planning Authority full details of both hard and soft landscaping, which 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, plus details of replacement tree planting (size, species, maintenance and aftercare (planting, support and feeding)), and these works shall be carried out as approved. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the completion of the 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: In the interests of visual amenity and of the environment of the development and to accord with Policies DP26 and DP37 of the Mid Sussex District Plan, and policies DP3 and N2 of the NPPF.

5. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until all the approved drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements and Policy DP41 of the Mid Sussex District Plan and Policy CDPN06 of the Crawley Down Neighbourhood Plan, and policies CC3 and F8 of the NPPF.

6. No development shall take place until details of the existing and proposed site levels have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that the development does not prejudice the amenities of adjacent residents or the appearance of the locality and to accord with Policy DP26 of the Mid Sussex District Plan and policy DP3 of the NPPF.

7. Prior to the commencement of the development a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include amongst other matters details of:

- o measures to control noise affecting nearby residents (in accordance with BS5228:2014 Code of practice for noise and vibration control on construction and open sites - with particular regard to the noisiest activities, typically piling, earthmoving, concreting, vibrational rollers and concrete breaking);
- o dust management plan.
- o site contact details in case of complaints.

The construction works shall thereafter be carried out at all times in accordance with the approved Construction Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of local residents from noise and dust emissions during construction and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan and policies L2 and P3 of the NPPF.

8. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or Bank/Public Holidays or at any time other than between the hours 8am and 6pm on Mondays to Fridays and between 9am and 1pm Saturdays.

Reason: To safeguard the amenities of nearby residents and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan and policies L2 and P3 of the NPPF.

9. Deliveries or collection of plant, equipment or materials for use during the construction phase shall be limited to the following times:

Monday to Friday: 08:00 - 18:00 hrs;
Saturday: 09:00 - 13:00 hrs
Sunday and Public/Bank holidays: None permitted

Reason: To protect the amenity of local residents and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan and policies L2 and P3 of the NPPF.

10. The development hereby permitted shall not be brought into use until a scheme for the installation of equipment to control the emission of fumes and odour from the premises has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the occupation of the development and shall thereafter be retained as such. The submitted odour control scheme shall be in accordance with best practice, and shall include a risk assessment for odour, as well as maintenance and monitoring schedules for the odour control system, to ensure adequate control of odours, to align with the manufacturer's instructions.

Reason: to protect the amenity of neighbouring residents and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan and policies L2 and P3 of the NPPF.

11. All mitigation measures and/or works shall be carried out in accordance with the details contained in the amended Ground Level Tree Assessment (JWK Wildlife Surveys, August

2026), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations, policy DP38 of the Mid Sussex District Plan and policy N2 of the NPPF.

12. Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under s40 of the NERC Act 2006 (as amended), policy DP38 of the Mid Sussex District Plan and policy N2 of the NPPF.

13. Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall: identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

The development hereby permitted shall not be brought into use until a scheme for the installation of equipment to ventilate the premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the approved details prior to the operation of the development and shall thereafter be retained as such.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended), policy DP38 of the Mid Sussex District Plan and policy N2 of the NPPF.

14. No operational use of any plant and machinery shall commence until measures have been implemented in accordance with a scheme first submitted to, and approved in writing by, the Local Planning Authority, to prevent air-borne noise from the operational activities of the plant and machinery from adversely affecting neighbouring residents. The applicant shall submit evidence, in writing, agreed by the Local Planning Authority before operational use commences, that the plant and machinery will obtain a sound level of 5 dB below the existing background sound level (LA90) during the operation of the plant and machinery, as measured one metre from the boundary of any nearby residential dwellings. All measurements shall be defined and derived in accordance with BS4142: 2014.

Reason: to protect the amenity of neighbouring residents and to comply with policies DP26 and DP29 of the Mid Sussex District Plan and policies L2 and P3 of the NPPF.

15. Prior to the development hereby permitted being occupied and used, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall then be implemented as approved.

Reason: to safeguard the amenity of neighbouring residents and to comply with policies DP26 and DP29 of the Mid Sussex District Plan and policies L2 and P3 of the NPPF.

16. No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development and to comply with Policy DP21 of the Mid Sussex District Plan and CDNP10 of the Crawley Down Neighbourhood Plan, and policies TR3, TR4 and TR6 of the NPPF.

17. The development shall be carried out in accordance with the Sustainability Statement submitted as part of the application. On completion of the development, an independent final report shall be prepared and submitted to the Local Planning Authority to demonstrate that the proposals in the Statement have been implemented.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development, in accordance with the NPPF requirements, Policies DP26 and DP39 of the Mid Sussex District Plan, and policy CC2 of the NPPF.

18. No part of the development hereby permitted shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plans. These facilities shall thereafter be retained for their designated use.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to comply with Policy DP21 of the Mid Sussex District Plan and policies TR3, TR4 and TR6 of the NPPF.

19. Use of the commercial unit shall be limited to the following times:
Monday to Sunday 8.30hrs to 22:30hrs

Reason: to protect the amenity of local residents and to comply with Policy DP26 of the Mid Sussex District Plan and policies L2 and P3 of the NPPF.

20. No commercial goods or commercial waste shall be loaded or unloaded onto or from a delivery or collection vehicle except between the hours of:

Monday to Friday 08:00 - 18:00 Hours

Saturdays 09:00 - 13:00 Hours
Sundays and Bank holidays, none permitted.

Reason: to protect the amenity of local residents and to comply with Policy DP26 of the Mid Sussex District Plan and policies L2 and P3 of the NPPF.

Biodiversity Net Gain

1. This permission is considered to be one which **will require the approval of a biodiversity gain plan before development is begun** (which includes demolition) because none of the statutory exemptions or transitional arrangements are 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 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.
2. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.
3. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance. Accordingly, you are requested that:
 - o No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292

4. Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. Gatwick Airport requires a minimum of four weeks notice. For crane queries/applications please email gal.safeguarding@gatwickairport.com The crane process is explained further in Advice Note 4, 'Cranes and Other Construction Issues', (available from <http://www.aoa.org.uk/policy-campaigns/operations-safety/>)

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	2116.09		09.12.2025
Proposed Elevations	2116.11		09.12.2025
Proposed Floor Plans	2116.03	A	09.12.2025
Proposed Roof Plan	2116.12		09.12.2025
Site Plan	2116.02		09.12.2025