

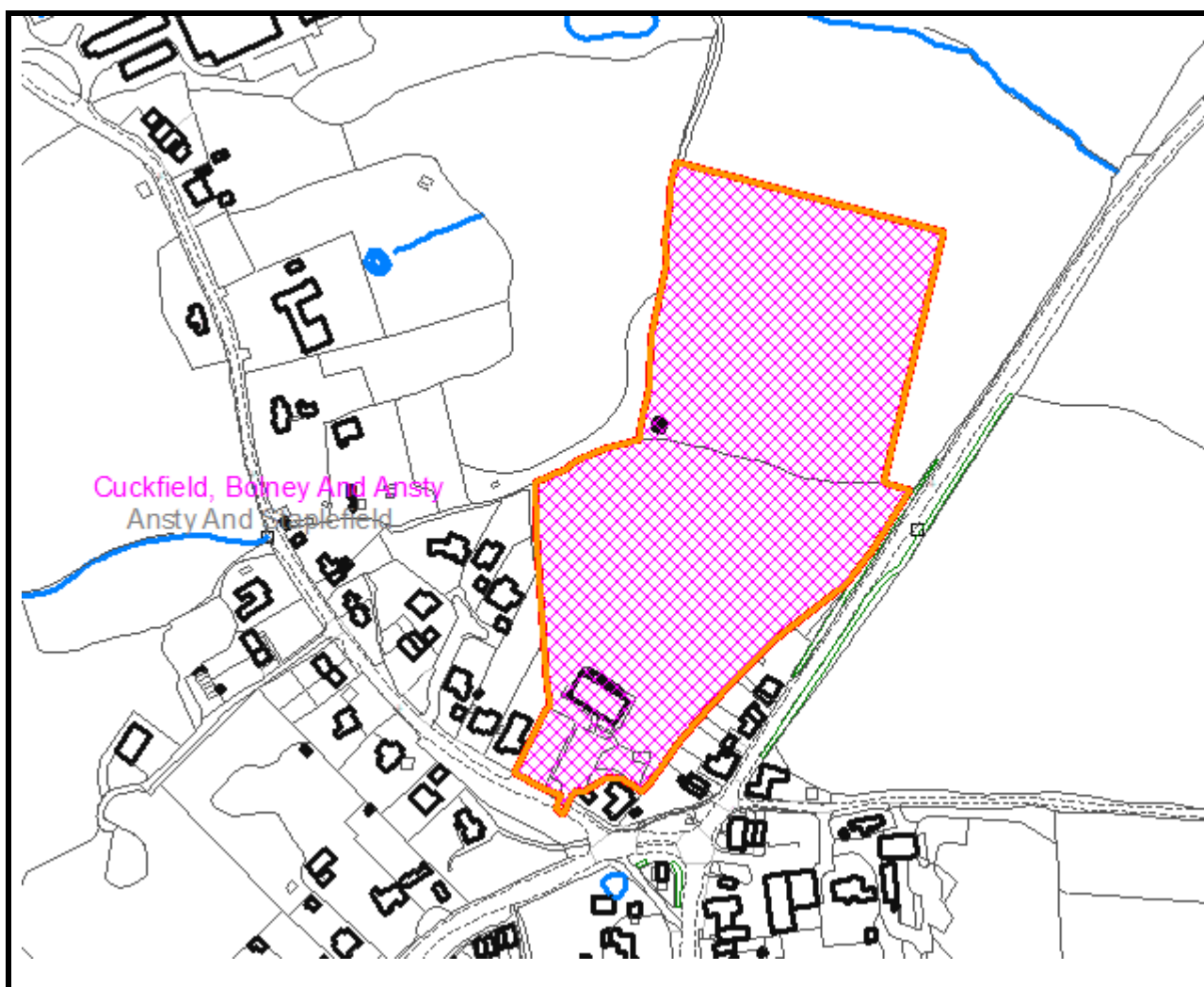
Planning Committee



Recommended for Permission

21st May 2026

DM/25/2195



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Site:	Recreation Ground Deaks Lane Ansty West Sussex
Proposal:	Propose to extend the external path and install a picket fence at the community building front. Install drainage on the eastern side of the building. Repair the maintenance track along the western boundary. Perform drainage works around the western northern, eastern, and southern boundaries. Install a picket fence around cricket nets. Regularise storage containers that are already present in the north field. Relocate the bin store.
Applicant:	Mr John Thorpe
Category:	Minor Other

Target Date:	22nd May 2026
Parish:	Ansty And Staplefield
Ward Members:	Cllr Malcolm Avery / Cllr Jim Knight /
Case Officer:	Hamish Evans

Link to Planning Documents:

<https://pa.midsussex.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T1RGE8KT04L00>

1.0 Purpose of Report

- 1.1 To consider the recommendation of the Interim 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 to extend and repair the external paths, install picket fencing, install drainage system, regularise existing storage containers and the relocation of the bin store at Recreation Ground, Deaks Lane, Ansty.
- 2.2 The application is at committee as Mid Sussex District Council is the landowner and an objection letter has been received.
- 2.3 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 NPPF.
- 2.4 The development represents an enhancement of the existing recreation ground and would maintain the quality of the rural and landscape character of this part of the district.
- 2.5 Taking into account the design, location and scale of the development the proposal would address the character and scale of the existing site and the surrounding landscape and would maintain the quality of the rural and landscape character of the countryside and conserves the High Weald National Landscape. The proposal would not cause significant harm to the amenities of existing residents including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution. The impact on existing trees, ecology, flood risk and drainage is also considered to be acceptable. The development is exempt from the requirements of Biodiversity Net Gain in compliance with Schedule 7A of the Town and Country Planning Act 1990.
- 2.6 For the above reasons, the application is deemed to comply with policies DP12, DP16, DP24, DP26, DP37, DP38 and DP41 of the Mid Sussex District Plan, policies AS3, AS7 and AS8 of the Ansty, Staplefield and Brook Street Neighbourhood Plan, the Mid Sussex Design Guide SPD, the High Weald AONB Management Plan 2024-2029 and the relevant

provisions of the National Planning Policy Framework. Planning permission should therefore be granted.

3.0 Recommendations

3.1 Recommendation

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

4.0 Summary of Representations

- 4.1 One third-party letter of representation has been received in respect of this application. They object to the proposal as the proposed fencing would suggest ownership of the land for the applicant and that it would restrict the use of the recreation ground.

5.0 Summary of Consultees (Full comments can be viewed on the planning file)

MSDC Tree Officer

No objection, subject to conditions.

MSDC Ecology

No objection, subject to conditions

MSDC Flood Risk and Drainage Team

No objection on flood risk grounds and drainage can be managed via Building Regulations.

6.0 Parish Council Observations

- 6.1 No comment.

7.0 Introduction

- 7.1 Planning permission is sought to extend and repair the external paths, install picket fencing, install drainage system, regularise existing storage containers and the relocation of the bin store at Recreation Ground Deaks Lane Ansty.

8.0 Relevant Planning History

- 8.1 DM/21/3405. Refurbishment of groundsmans store, new cricket practice net enclosure. Permission
- 8.2 DM/16/4609. Proposed demolition of existing Village Hall and Ansty Sports and Social Clubhouse for the construction of replacement Ansty Village Centre and provision of enlarged car park. Permission.

9.0 Site and Surroundings

- 9.1 The application site consists of a community building, a car park, play area and a recreation ground. The car park, community building and play area are located to the south of the site. The community building is a two-storey detached building which is characterised by timber clad walls, grey tiled roofing and grey uPVC window and door frames. The two open fields are used as recreation ground and located to the north of the

existing community building. They are surrounded by significant hedgerows and treelines to the north, south, east and west.

- 9.2 The application site is situated within the countryside to the north of the built-up area of Ansty. Residential properties are located to the east, west and south of the site. Deaks Lane is located to the south of the site and Cuckfield Road is located to the east of the site. Open countryside is located to the north of the site. There are significant trees and hedgerows to the north, south, east and west of the site. The northern element of the site is located within the High Weald High Weald Area of Outstanding Natural Beauty.

10.0 Application Details

- 10.1 Planning permission is sought to extend and repair the external paths, install picket fencing, install drainage system, regularise existing storage containers and the relocation of the bin store at Recreation Ground, Deaks Lane, Ansty.
- 10.2 The extension of the external path would be to the north of the existing community building and will provide access around the existing building. It will be surfaced with permeable tarmac similar to the existing path.
- 10.3 The picket fencing will be located to the north of the existing community building and measure some 0.9 metres in height. It would be constructed of timber.
- 10.4 The development also includes the installation of a French drain located to the east of the community building which would measure some 0.2 metres in width and 0.6 metres in depth. It also includes drainage works to the western, northern, eastern and southern boundaries of the site. This includes installing a subsurface drainage system with land drains and mole ploughing to direct water to existing ditches. The development also includes enhanced maintenance, including annual verti-draining and monthly winter deep slitting.
- 10.5 It also includes the repairing and renewal of the existing maintenance track along the western boundary of the site. This would involve the clearing of any overgrown areas and the infilling of any rutted areas with Type One aggregate to re-establish the track.
- 10.6 It is proposed to install a picket fence around the existing cricket nets measuring some 36.15 metres in length and 0.9 metres in height. This would be constructed of timber.
- 10.7 The application also seeks to regularise the two existing storage containers to the north of the site which have been used for the secure storage of grounds maintenance equipment. These measure some 6.0 metres in length, 2.4 metres in width and 2.5 metres in height. They are metal storage containers and green in colour.
- 10.8 The application also includes the relocation of the bin store to a new purpose built fully enclosed store within the northwest corner of car park. This would measure some 3.0 metres in length, 1.8 metres in depth and 1.8 metres in height and constructed in wooden cladding.

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 Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.

11.6 Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, the Site Allocation DPD and the Ansty, Staplefield and Brook Street Neighbourhood Plan.

11.7 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.

Mid Sussex District Plan

11.8 The District Plan was adopted at Full Council on 28th March 2018. Relevant policies include;

DP12 - Protection and Enhancement of Countryside
DP16 - High Weald Area of Outstanding Natural Beauty
DP24 - Leisure and Cultural Facilities and Activities
DP26 - Character and Design
DP37 - Trees, Woodland and Hedgerows
DP38 - Biodiversity
DP41 - Flood Risk and Drainage

Site Allocation DPD

11.9 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.

The Ansty, Staplefield and Brook Street Neighbourhood Plan

11.10 The Ansty, Staplefield and Brook Street Neighbourhood Plan was formally made on 2nd February 2017.

Policy AS3 - High Weald Area of Outstanding Natural Beauty
Policy AS7 - Ansty Village Centre and Recreation Ground
Policy AS8 - Improvement of Community Facilities

Other Material Considerations

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

- 11.11 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 (Regulation 19) is currently at Examination and hearings were concluded on the 19th March 2026. 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:

DPS2: Sustainable Design and Construction
DPS4: Flood Risk and Drainage
DPN2: Biodiversity Net Gain
DPN4: Trees, Woodland and Hedgerows
DPC1: Protection and Enhancement of the Countryside
DPC4: High Weald Area of Outstanding Natural Beauty
DPB1: Character and Design
DPI5: Open Space, Sport and Recreational Facilities
DPI6: Community and Cultural Facilities and Local Services

Mid Sussex Design Guide Supplementary Planning Document (SPD)

- 11.12 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.

The High Weald Area of Outstanding Natural Beauty Management Plan 2024-2029

- 11.13 The Plan is adopted by all the relevant local authorities with land in the High Weald National Landscape as their policy for the management of the area and for the carrying out of their functions in relation to it and is a material consideration for planning applications affecting the HWNL.

The following objectives are relevant to the application:

Objective S1- To protect the historic pattern and character of settlements.

National Planning Policy Framework (NPPF) (December 2024)

- 11.14 The NPPF is a material consideration with specific reference to decision-taking paragraph 47 states that planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

12.0 Assessment

- 12.1 The main issues for consideration are:

- The principle of development;
- Character, design and impact countryside;

- High Weald Area of Outstanding Natural Beauty;
- Impact on amenities of residents;
- Impact on trees,
- Ecology;
- Flood risk and drainage;
- Biodiversity;
- Other matters; and
- Planning balance and conclusion.

Principle of Development

- 12.2 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 12.3 Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Ansty, Staplefield and Brook Street Neighbourhood Plan and the Site Allocation DPD.
- 12.4 The application site is situated within the countryside as defined by the Mid Sussex District Plan. Policy DP12 of the Mid Sussex District Plan states in part:
- 'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:*
- o it is necessary for the purposes of agriculture; or*
 - o it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*
- 12.5 Policy DP24 of the Mid Sussex District Plan relates to Leisure and Cultural Facilities and Activities. It states in part:
- 'Development that provides new and/or enhanced leisure and cultural activities and facilities, including allotments, in accordance with the strategic aims of the Leisure and Cultural Strategy for Mid Sussex will be supported'*
- 12.6 A similar ethos is contained within policy AS8 of the Ansty and Staplefield Neighbourhood Plan. Policy AS7 of the Ansty and Staplefield Neighbourhood Plan states:
- 'Proposals for built development on the Village Centre and Recreation Ground will not be permitted unless the proposal is of a limited scale and nature, can be clearly demonstrated that it is ancillary and enhances the role and function of the Village Centre and Recreation Ground.'*
- 12.7 The proposed enhancing of the existing path and the repairing of the maintenance track will provide improved pedestrian access for users of the recreation ground and community building.
- 12.8 The proposed picket fencing will improve the separation between the sporting areas, the community building and the wider recreation ground. In addition, the proposed drainage

works would help drain the site and provide improved drainage and turf quality across the site. This would reduce the amount of waterlogging at the site. The development also includes the relocation of the bin store to a more discreet location, and the construction of a purpose built fully enclosed store. In addition, the storage containers are for the storage of equipment related to the use and maintenance of the recreation ground.

- 12.9 It is considered that the proposed works result in an enhancement of the existing recreation ground. The works are ancillary to the use of the site as a recreation ground. For the reasons set out below in the report, the proposal is considered to maintain the character of the countryside.
- 12.10 The proposal is thereby considered to comply with policies DP12 and DP24 of the Mid Sussex District Plan and policies AS7 and AS8 of the Ansty and Staplefield Neighbourhood Plan. The principle of development is therefore considered to be acceptable.

Character and Design

- 12.11 Policy DP12 of the Mid Sussex District Plan states in part:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District.'

- 12.12 Policy DP26 of the District Plan relates to character and design and states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace;*
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*

- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;

- optimises the potential of the site to accommodate development.'

12.13 A similar ethos is contained within the Mid Sussex Design Guide SPD.

12.14 The proposed works and existing storage containers are considered to be modest in their scale and nature. There are limited views of the development from the surrounding area due to the developments siting and the significant screening surrounding the site. The proposal is considered to be sensitive to the use of the recreation ground and would maintain the character of the countryside in this part of the district.

12.15 Taking into account the above the development is considered to be acceptable in design and maintains the character and appearance of the area. The development thereby complies with policies DP12 and DP26 of the Mid Sussex District Plan.

High Weald Area of Outstanding Natural Beauty

12.16 The legal framework for AONBs, (also known as National Landscapes) in England and Wales is provided by the Countryside and Rights of Way Act (CRoW) 2000 which at Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty. Section 84 of the CRoW requires Local Planning Authorities to *'take all such action as appears to them expedient for accomplishment of the purpose of conserving and enhancing the natural beauty of the AONB'*.

12.17 The Levelling-up and Regeneration Act (2023) amended section 85 of the CRoW Act, to create a new duty on relevant authorities to *'seek to further the purpose of conserving and enhancing the natural beauty of the area' when discharging their functions in AONBs*.

12.18 A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan which is a material consideration in the determination of planning applications in the AONB.

12.19 Paragraph 189 of the NPPF states that:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads 66. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'

'Footnote 66: English National Parks and the Broads: UK Government Vision and Circular 2010 provides further guidance and information about their statutory purposes, management and other matters.'

12.20 A similar ethos is found within policy DP16 of the Mid Sussex District Plan, policy AS3 of the Ansty and Staplefield Neighbourhood Plan and objective S1 of the High Weald AONB Management Plan 2024-2029.

12.21 The north of the site is located within the High Weald AONB, and the rest of the site is considered to be within the setting of the High Weald AONB.

- 12.22 The development is relatively modest in its scale and nature and there would be limited views of the works from inside or into the High Weald AONB. The works would be seen in context with the recreation ground. It is considered that the proposal would not have any adverse impact on the landscape quality of the AONB
- 12.23 As such the proposal complies with the requirements of policy DP16 of the District Plan, policy AS3 of the Ansty and Staplefield Neighbourhood Plan, High Weald AONB Management Plan 2024-2029 and paragraph 189 of the NPPF.

Impact on Amenities of Residents

- 12.24 Policy DP26 of the Mid Sussex District Plan in part seeks to ensure that development:
- 'does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);'*
- 12.25 A similar ethos is contained within the Mid Sussex Design Guide SPD.
- 12.26 The development is modest in its nature and there is significant boundary treatment surrounding the site. Due to the nature and location of the works the development is considered to not cause significant harm to the amenities of existing nearby residents including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution.
- 12.27 The development is thereby considered to comply with the above-mentioned part of policy DP26 of the Mid Sussex District Plan.

Impact on Trees

- 12.28 Policy DP37 of the Mid Sussex District Plan relates to trees, woodland and hedgerows and states in part that:
- 'Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.'*
- 12.29 The development does not include the removal of any existing trees on the site. The submitted information states that the land drainage works would be located outside the root protection areas of the existing trees and the proposed track and path work would be a surface level and not include excavation of level changes.
- 12.30 The Council's Tree Officer has raised no objection to the application subject to a suitably worded condition to secure adherence to the submitted Arboricultural Impact Assessment and Tree Protection Plan.
- 12.31 Given the above assessment the development is considered to be acceptable in respect of impact on trees. Considering, the above it is considered to comply with the above-mentioned part of policy DP37 of the Mid Sussex District Plan.

Ecology

- 12.32 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).

- 12.33 Policy DP38 of the District Plan relates to biodiversity and in part requires proposals to:

'Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances).'

- 12.34 A similar ethos is found within para 187 of NPPF.

- 12.35 A Precautionary Method Statement for Reptiles and Biodiversity Enhancement Strategy have been submitted with the application. This sets out that the site has limited suitability for reptile habitats. It recommends that bird nest boxes, a pollinator habitat and insect habitat feature are proposed as enhancements.

- 12.36 The Council's Ecologist has commented on the application and raised no objection to the principle of the development subject to a condition to secure the submitted precautionary method statement for reptiles and the biodiversity enhancement strategy. Officers have no reason to disagree.

- 12.37 The development is considered to be acceptable in respect of the impact on ecology. Considering, the above it is considered to comply with the above-mentioned part of policy DP38 of the Mid Sussex District Plan.

Flood Risk and Drainage

- 12.38 Policy DP41 relates to flood risk and drainage and states in part:

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'

- 12.39 Para 170 of the NPPF relates to planning and flood risk and states:

'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.'

- 12.40 The site lies within Flood Zone 1, is at very low fluvial flood risk and low to very low risk of surface water flooding. An area of high risk of surface water flooding has been identified adjacent to the site.

- 12.41 The Council's Drainage and Flood Risk Engineer have raised no objection to the development and advised that there will be no increase in vulnerability on the site and that drainage should be managed by building regulation.

- 12.42 As such the application is considered to comply with Policy DP41 of the Mid Sussex District Plan.

Biodiversity Net Gain

- 12.43 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 comprises development below the de-minimis threshold meaning that this development is exempt from providing biodiversity net gain.

Other Matters

- 12.44 A third-party representation letter has been received which objects to the application due to it suggesting land ownership on the applicant and restricting the use of the recreation ground. Whilst these comments are noted land ownership is a private issue not to be dealt with through the planning process and it should be noted that the granting of planning permission does not impact land ownership. Given the relatively modest amount of fencing, its modest height and its proposed location it is not considered to restrict the use of the recreation ground.

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 NPPF.
- 13.2 The development represents an enhancement of the existing recreation ground and would maintain the quality of the rural and landscape character of this part of the District.
- 13.3 Taking into account the design, location and scale of the development the proposal would address the character and scale of the existing site and the surrounding landscape and would maintain the quality of the rural and landscape character of the countryside and conserves the High Weald AONB. The proposal would not cause significant harm to the amenities of existing residents including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution. The impact on existing trees, ecology, flood risk and drainage is also considered to be acceptable. The development is exempt from the requirements of Biodiversity Net Gain in compliance with Schedule 7A of the Town and Country Planning Act 1990.
- 13.4 For the above reasons, the application is deemed to comply with policies DP12, DP16, DP24, DP26, DP37, DP38 and DP41 of the Mid Sussex District Plan, policies AS3, AS7 and AS8 of the Ansty, Staplefield and Brook Street Neighbourhood Plan, the Mid Sussex Design Guide SPD, the High Weald AONB Management Plan 2024-2029 and the relevant provisions of the National Planning Policy Framework. Planning permission should therefore be granted.

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 external materials shall be used other than those specified on the approved plans and application form without the prior approval of the Local Planning Authority.

Reason: To protect the appearance of the area and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

4. All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the reptile method statement (March 2026) and Biodiversity Enhancement Strategy (March 2026) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To conserve and enhance protected and Priority species and 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), s40 of the NERC Act 2006 (as amended) and to accord with policy DP38 of the Mid Sussex District Plan.

5. The development hereby permitted shall be carried out in accordance with the details set out within the submitted Tree Survey and Constraints Note submitted on 9th February 2026 and the Tree Protection Plan submitted on the 18th March 2026.

Reason: To ensure the works are carried out to a satisfactory standard, to protect the existing trees on the site and to accord with policy DP37 of the Mid Sussex District Plan.

Biodiversity Net Gain

1. This permission is considered to be one which **will not require the approval of a biodiversity gain plan before development is begun** because it is considered that one of the statutory exemptions or transitional arrangements is considered to apply.

Please see the information contained within the notes to applicants/agents set out below.

Informatives

1. 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:
 - Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs, Saturdays 0900 - 1300 hrs, No construction/demolition work on Sundays or Public Holidays.
 - Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
 - 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.

2. In accordance with Article 35 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
Other	Precautionary Method Statement for Reptiles		18.03.2026
Other	Biodiversity Enhancement Strategy		18.03.2026
Location Plan	007-001	Ex	29.08.2025
Location Plan	007-002	Pr	29.08.2025
Block Plan	007-003	Ex	29.08.2025
Block Plan	007-004	Pr	23.12.2025
Site Plan	007-010	ground works	23.12.2025
Landscaping Details	007-015		23.12.2025
Drainage Details	007-015		29.08.2025
Proposed Floor and Elevations Plan	no number reference	containers	23.12.2025
General	no number reference	cricket net and fence	23.12.2025
General	no number reference	picket fence	23.12.2025
Proposed Floor and Elevations Plan	no number reference	bin store	23.12.2025
Drainage Details	D1707-201		23.12.2025
Existing Elevations	SC ANSTY 2	as built	23.12.2025
General	DM 21 3405	practice net enclosure	23.12.2025
Photographs		path	23.09.2025