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CONTACT: Susan Dubberley
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REF: DM/25/3280
DATE: 18th March 2026

Dear Sir/Madam

**Land Adjacent To Rowan East Of Turners Hill Road Crawley Down Crawley
Variation of condition 2 relating to planning reference DM/23/2961.**

I advise that your application DM/25/3280 was **Granted Permission** on **18th March 2026**.

I enclose a copy of the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Please read the notes accompanying this decision notice carefully.**

Please also be advised that this permission does not constitute an approval under Building Regulations. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted.

Yours faithfully



Ann Biggs
Assistant Director Planning and Sustainable Economy

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

PERMISSION

REFERENCE: DM/25/3280

DESCRIPTION: VARIATION OF CONDITION 2 RELATING TO PLANNING
REFERENCE DM/23/2961.

LOCATION: LAND ADJACENT TO ROWAN, EAST OF TURNERS HILL ROAD,
CRAWLEY DOWN, CRAWLEY

DECISION DATE: 18 MAR 2026

CASE OFFICER: SUSAN DUBBERLEY -
SUSAN.DUBBERLEY@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

Conditions

1. N/A work has commenced on site.
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 part of the development shall be occupied until provision of the footway and tactile paving crossing points alongside Turners Hill Road has been constructed in accordance with plan: 20191 006 Rev P1.

Reason: In the interests of road safety and to accord with Policy DP21 of the Mid Sussex District Plan.

4. The development hereby approved shall be carried out in accordance with the submitted details of the proposed foul water drainage and means of disposal approved under condition 4 of application DM/24/1183. No building shall be occupied until all the drainage works concerned have been carried out in accordance with the approved details. Maintenance and management during the lifetime of the development shall be in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements, Policy DP41 of the Mid Sussex District Plan.

5. The development hereby approved shall be carried out in accordance with the submitted details of the surface water drainage that have been submitted to and approved under condition 5 of application DM/24/1183. No building shall be occupied until all the drainage works concerned have been carried out in accordance with the approved details. Maintenance and management during the lifetime of the development shall be in accordance with the approved details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements, Policy DP41 of the Mid Sussex District Plan.

6. The development hereby approved shall be carried out in accordance with the submitted Construction Management Plan approved under condition 6 of application DM/24/0045. Any variation from the approved details should be agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and the amenities of the area and to accord with Policy DP21 of the Mid Sussex District Plan.

7. The development hereby permitted shall be carried out in accordance with the Arboricultural Impact Assessment (reference 12622_R01_A) dated 14th August 2020 and the Arboricultural Note (reference 13340-C001a_JP_270121) dated 27th January 2021, which shall be implemented and adhered to throughout the entire construction period.

Reason: To ensure the retention and maintenance of trees and vegetation and to accord with Policy DP37 of the Mid Sussex District Plan.

8. The development hereby approved shall be carried out in accordance with the submitted samples of materials and finishes to be used on the proposed buildings as approved under condition 8 of application DM/24/0047. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to accord with policy DP26 of the District Plan.

9. The development hereby approved shall be carried out in accordance with the submitted details of :
- (a) the single storey frontage showing the entrance, green roof and columns;
 - (b) a typical dormer window;
 - (c) a chimney;
 - (d) a first-floor terrace/balcony;
 - (e) The clock tower;
 - (f) The skylights in the roof of the first floor link;

as approved under condition 9 of application DM/24/0047. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to accord with policy DP26 of the District Plan.

10. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent, as well as deliveries or collection of plant, equipment or materials for use during the demolition/construction phase, shall be limited to the following times:
- Monday - Friday: 08:00 - 18:00 Hours
Saturday: 09:00 - 13:00 Hours
Sundays and Bank/Public Holidays: None permitted

Reason: To protect the amenity of local residents and to accord with Policy DP29 of the Mid Sussex District Plan 2014 - 2031.

11. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying and assessing the risk and proposing remediation measures, together with a programme, has been submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to first occupation of the proposed development, a letter confirming this shall be submitted to the Local Planning Authority. If unexpected contamination is encountered during development works, on completion of works and prior to first occupation of the proposed development, the agreed information, results of investigation and details of any remediation undertaken shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

12. The development hereby approved shall be carried out in accordance with the submitted details of both hard and soft landscaping approved under condition 12 of application DM/24/0119.

Hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the first occupation of any part of the development, or in accordance with a programme which, prior to such occupation, shall first have been submitted to and approved in writing by 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 Policy DP26 of the District Plan.

13. No part of the proposed development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the submitted details shown on the drawing titled Proposed Vehicular Access 20191_001_P1.

Reason: In the interests of road safety and to accord with Policy DP21 of the Mid Sussex District Plan.

14. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details approved under condition 14 of DM/24/0885. The cycle parking spaces shall thereafter be maintained as such thereafter for the purpose of cycle parking.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to accord with Policy DP21 of the Mid Sussex District Plan.

15. The development hereby approved shall be carried out in accordance with the submitted details approved under condition 15 of application DM/25/3053. The equipment concerned shall thereafter be maintained in accordance with the approved details.

Reason: To protect the amenity of local residents and to accord with Policy DP29 of the Mid Sussex District Plan 2014 -2031.

16. The development hereby permitted shall not come into operation until a scheme has been submitted to and approved in writing by the Local Planning Authority demonstrating that the noise rating level (L_{Ar},Tr) of plant and machinery within the development shall be at least 5dB below the background noise level (L_{A90},T) at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014+A1:2019. The assessment shall be carried out with the plant/machinery operating at its maximum setting. The approved measures shall be implemented before the development is brought into first use and thereafter be maintained in accordance with the approved details.

Reason: To protect the amenity of local residents and to accord with Policy DP29 of the Mid Sussex District Plan 2014 -2031.

17. The development hereby approved shall be carried out in accordance with the submitted details relating to land contamination, approved under condition 17 of application DM/24/0045. Any variation from the approved details should be agreed in writing with the Local Planning Authority.

Reason: To ensure that the risks from landfill/ground gas to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

18. The external lighting shall be implemented in accordance with the submitted details approved under condition 18 of application DM/25/2258 and maintained as such thereafter.

Reason: To protect the character of the area and amenity of local residents and to accord with Policy DP29 of the Mid Sussex District Plan 2014 - 2031.

19. The development hereby approved shall be carried out in accordance with the submitted details relating to air quality, approved under condition 19 of application DM/23/2108. Any variation from the approved details should be agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of local residents and the environment and to comply with policy SA38 of the Site Allocations DPD.

20. The development hereby approved shall be carried out in accordance with the submitted details approved under condition 20 of application DM/24/1183. Details of post installation acoustic installation testing shall be submitted to and approved in writing by the Local Planning Authority upon request.

Reason: To protect the amenity of future residents and to accord with Policy DP26 of Mid Sussex District Plan.

21. The development hereby approved shall be carried out in accordance with the submitted Bird Hazard Management Plan, approved under condition 21 of application DM/23/2109. Any variation from the approved details should be agreed in writing with the Local Planning Authority.

Reason: It is necessary to manage the roof order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Gatwick Airport.

22. No part of the development hereby permitted shall be first occupied until the proposed bin store, pumping station and sub-station have been implemented in accordance with the submitted details approved under condition 22 of DM/24/0885.

Reason: In the interests of the site's ecological value and to comply with policy with DP38 of the District Plan and 180 of the NPPF.

23. No part of the development hereby permitted shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with the submitted details approved under condition 23 of DM/25/0935.

Reason: To encourage and promote sustainable transport and to accord with Policy DP21 of the Mid Sussex District Plan 2014 - 2031.

24. The Travel Plan shall be implemented in accordance with the submitted details approved under condition 24 of DM/25/1611.

Reason: To encourage and promote sustainable transport and to accord with Policy DP21 of the Mid Sussex District Plan 2014 - 2031.

25. No part of the development hereby permitted shall be first occupied until the car parking areas have been constructed and provided in accordance with the approved plans. The car parking spaces shall thereafter be retained at all times for their designated purpose.

Reason: To ensure adequate parking provision and to accord with Policy DP21 of the Mid Sussex District Plan.

26. The obligations under the planning obligation by way of Agreement dated 31st January 2022 pursuant to the previous application DM/20/3081 will be equally applied to and satisfy the requirements necessitated under this application DM/25/3280.

Reason: To ensure appropriate infrastructure provision is secured to mitigate the impacts of the development and to accord with policy DP20 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 began** because it is considered that one or more 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. 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 proposed development will require formal address allocation. You are advised to contact the Council's Street Naming and Numbering Officer before work starts on site. Details of fees and developers advice can be found at www.midsussex.gov.uk/streethnaming or by phone on 01444 477175.

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
Access Plan	20191 006	P1	27.01.2021
Proposed Floor Plans	AL(1)100	P3	18.02.2024
Proposed Floor Plans	AL(1)101	P3	18.02.2024
Proposed Floor Plans	AL(1)102	P3	18.02.2024
Proposed Roof Plan	AL(1)103	P3	18.02.2024
Proposed Elevations	AL(1)140	P4	19.02.2024
Proposed Elevations	AL(1)141	P4	19.02.2024
Proposed Elevations	AL(1)142	P4	19.02.2024
Proposed Elevations	AL(1)143	P4	19.02.2024
Location Plan	AL(9)910	P1	17.11.2023
Proposed Site Plan	AL(9)901	C15	24.12.2026



Ann Biggs
Assistant Director Planning and Sustainable Economy

PECNDZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.uk.

- * If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- * If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.*

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Mid Sussex District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition that apply in this instance

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the replaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

The effect of Paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990

If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Purchase Notices

If either the Local Planning Authority or Secretary of States refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.