

Mr Amir Khan
Mr David Hutchinson
3 The Old Brewery
21B Warwick Road
Worthing
BN11 3ET

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 - SCHEDULE 2, PART 3, CLASS Q**

PERMISSION

REFERENCE: DM/25/0579

**DESCRIPTION: PROPOSED CONVERSION OF FOUR AGRICULTURAL BARNs
TO FOUR RESIDENTIAL DWELLINGS.**

**LOCATION: HAMMONDS MILL FARM, LONDON ROAD, HASSOCKS, WEST
SUSSEX**

DECISION DATE: 28 NOV 2025

CASE OFFICER: ANNA TIDEY - ANNA.TIDEY@MIDSUSSEX.GOV.UK

The Council hereby confirm that their **prior approval is given** for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following 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. **Approved Plans**

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 and illustrated on approved drawings 2025/0221_513, 2025/0211_513_S, 2025/0211_514, 2025/0211_514_S, 2025/0211_512, 2025/0211_512_S, 2025/0211_515,

2025/0211_515_S, 2025/0211_503 Rev A and 2025/0211_504 Rev A without the prior written approval of the Local Planning Authority.

Reason: To protect the appearance of the buildings and the area.

4. No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls, roofs and fenestration of the proposed dwellings, including Detailed drawings, at an appropriate large scale, including sections of typical examples of windows and external doors, the glazed panels with timber slats over and examples of the proposed sliding timber screens have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

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.

5. No development shall be carried out unless and until full details of a hard and soft landscaping scheme including details of materials and any new or revised boundary treatments shall be submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

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.

6. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved plans. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the residential units.

7. 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 to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

8. Prior to the commencement of development approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site, including the identification and removal of asbestos containing materials, shall each be submitted to and approved, in writing, by the Local Planning Authority:

- a) A preliminary risk assessment which has identified
 - o all previous uses
 - o potential contaminants associated with those uses
 - o a conceptual model of the site indicating sources, pathways, and receptors
 - o potentially unacceptable risks arising from contamination at the site

and, unless otherwise agreed in writing by the Local Planning Authority,

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

and, unless otherwise agreed in writing by the Local Planning Authority,

c) Based on the site investigation results and the detailed risk assessment (b) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

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.

9. The development hereby permitted shall not be occupied/brought into use until there has been submitted to and approved in writing by the Local Planning Authority a verification plan by a competent person showing that the remediation scheme required and approved has been implemented fully and in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be identified within the report, and thereafter maintained.

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.

10. 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, assessing the risk and proposing remediation measures, together with a programme, shall be 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 occupation a letter confirming this should be submitted to the Local Planning Authority. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of 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.

11. Prior to the commencement of the development details showing the proposed location of one fire hydrant or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service.

Reason: In the interests of amenity and in accordance with The Fire & Rescue Service Act 2004.

12. Prior to the commencement of the development details showing the proposed location of [1] one fire hydrant or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service.

Prior to the first occupation of any dwelling forming part of the proposed development that they will at their own expense install the fire hydrant in the approved location to BS 750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting.

Prior to the first occupation of any dwelling forming part of the proposed development they will notify the West Sussex County Council's Fire and Rescue Service that the fire hydrant(s) have been installed and are operational, to ensure that the Fire and Rescue Service are aware that the hydrant(s) is now a usable asset in the event of a fire.

The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.

Reason: In the interests of amenity and in accordance with The Fire & Rescue Service Act 2004.

13. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Construction Management Plan shall be implemented and adhered to throughout the construction period. The Construction Management Plan shall provide and give details for:
- The means of controlling the noise and dust from the development site during the implementation phase.
 - contact details of site operations manager, contracts manager, and any other relevant personnel.

Reason: To allow the Local Planning Authority to control in detail the implementation of the development.

14. No building shall be marketed, sold, or occupied until a flood risk report has been produced (to be provided to all prospective buyers and included within the buyers pack) and approved in writing by the local planning authority. This flood risk report shall need to include details and images of the modelled flood extents, expected frequency of flooding, the safe escape route, the flood mitigation measures included within the development and highlight landowner riparian rights and responsibilities

Reason: To ensure all new landowners are aware of the flood risk posed to the site, how they can safely escape and their riparian rights and responsibilities for any ditch/watercourse on the boundary of their land under The Land Drainage Act 1991.

15. The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (dated 6 May 2025, by DJH Architectural and Planning Consultants) and the following mitigation measures it details:
- o Finished floor levels of Barns 1/2 shall be set no lower than 29.80 metres above Ordnance Datum (AOD) (section 2.5 of the FRA).
 - o Finished floor levels of Barns 3/4 shall be set no lower than 27.30 metres above Ordnance Datum (AOD) (section 2.5 of the FRA).

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants, and to accord with District Plan Policy DP41.

Your attention is drawn to the caveats 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 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
3. 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 advice for developers can be found at www.midsussex.gov.uk/streetnaming or by phone on 01444 477175.

As part of the Building Regulations 2004, adequate access for firefighting vehicles and equipment from the public highway must be available and may require additional works on or off site, see BS5588 Part B 5 for further information or contact the Fire and Rescue Service.

4. As part of the Building Regulations 2004, adequate access for firefighting vehicles and equipment from the public highway must be available and may require additional works on or off site, particularly in very large developments. (BS9999 2017 section 21) for further information please contact the Fire and Rescue Service.

If a requirement for additional water supply is identified by the Fire and Rescue Service and is subsequently not supplied, there is an increased risk for the Service to control a potential fire. It is therefore recommended that the hydrant condition is implemented.

5. The applicant is advised that if any new development (including construction activities) is to take place within 5 metres of any drain or watercourse. It is important that Ordinary Watercourse Consent (OWC) is fully obtained before works are undertaken near this watercourse. It is important to understand that this Planning consultation deals with the flood risk impact of the proposed development, but the OWC will deal with the impact of the watercourse alteration. So, whilst the OWC is not a Planning matter, it will need to run alongside this application. Details for OWC are in the advice sections of this consultation. OWC application:
<https://www.westsussex.gov.uk/fire-emergencies-and-crime/dealing-with-extremeweather/dealing-withflooding/flood-risk-management/ordinary-watercourse-land-drainage-consent/>

Plans Referred to in Consideration of the Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Photographs	Drainage		23.06.2025
Photographs	Materials for reference		10.03.2025
Drainage Details			25.09.2025
Drainage Details	EA Letter		24.07.2025
Flood Risk Assessment			17.07.2025
Flood Risk Assessment	□ Drainage Strategy		19.06.2025
Drainage Details			19.06.2025
Flood Risk Assessment			06.05.2025
Flood Risk Assessment			10.03.2025
Planning Statement	□ Appendices Covering Letter		10.03.2025
Other			10.03.2025
Photographs	Drainage		23.06.2025
Site Plan	2025/0211_10 1	EX	06.03.2025
Existing Floor and Elevations Plan	2025/0211_10 2	3 and 4	06.03.2025
Existing Floor Plans	2025/0211_10	1 and 2	06.03.2025

Existing Elevations	5 2025/0211_10	1 and 2	06.03.2025
Site Plan	6 2025/0211_10	PR	06.03.2025
Proposed Floor Plans	4 rev A 2025/0211_50	4	06.03.2025
Proposed Floor Plans	1 rev A 2025/0211_50	4	06.03.2025
Proposed Elevations	2 2025/0211_50	3 and 4	06.03.2025
Proposed Elevations	3 rev A 2025/0211_50	3 and 4	06.03.2025
Site Plan	4 rev A 2025/0211_50	PR	06.03.2025
Proposed Floor Plans	5 rev A 2025/0211_51	1	06.03.2025
Proposed Floor Plans	0 2025/0211_51	2	06.03.2025
Proposed Elevations	1 2025/0211_51	2	06.03.2025
Proposed Elevations	2 2025/0211_51	2	06.03.2025
Proposed Elevations	2 S 2025/0211_51	1 and 2	06.03.2025
Proposed Elevations	3 2025/0211_51	1 and 2	06.03.2025
Proposed Elevations	3S 2025/0211_51	1 and 2	06.03.2025
Proposed Elevations	4 2025/0211_51	1 and 2	06.03.2025
Proposed Elevations	4 S 2025/0211_51	1 and 2	06.03.2025
Proposed Elevations	5 2025/0211_51	1 and 2	06.03.2025
Location Plan	5 S 2025/0211_00		06.03.2025
	Rev A		



Ann Biggs
Assistant Director Planning and Sustainable Economy

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