

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1245	Case Officer:	Catherine Cardin
Application Type:	County Matter		
Proposal:	Demolition of existing modular building and erection of a single storey modular building with associated works.		
Site:	Imberhorne Lower School, Windmill Lane, East Grinstead, West Sussex, RH19 2DT, , ,		
Validation Date	18 May 2026	Overall Expiry Date:	29 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	No Objection	Recommendation Date:	11 Jun 2026
Target Date:	29 Jun 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	<i>Steven King</i>	Date:	12 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1245

**Imberhorne Lower School, Windmill Lane, East Grinstead, West Sussex, RH19 2DT, ,
Demolition of existing modular building and erection of a single storey modular building with
associated works.**

Assistant Director Of Property Assets

CONSULTATIONS

MSDC Environmental Protection

The application is for the proposed demolition of an existing unused outbuilding and replacement with a new modular building for use as a music classroom and practice rooms. This will produce more noise than the current set up, however the building looks to be sited within an internal courtyard on the grounds of the school, with the nearest domestic dwelling located approximately 50m away, and a school building and tree coverage in between. WSCC Planning may wish to consider further advice regarding a possible increase in noise for the neighbouring properties.

INTRODUCTION

The proposal is for the demolition of an existing unused outbuilding and the erection of a single storey modular building with associated works.

RELEVANT PLANNING HISTORY

There have been previous consents at the school for development but none of direct relevance to this application.

SITE AND SURROUNDINGS

The site of this application is Imberhorne Lower School, Windmill Lane, East Grinstead. There are residential properties surrounding the school, with the main playing fields to the north and west.

APPLICATION DETAILS

The proposal is for the demolition of an existing unused outbuilding and the erection of a single storey modular building with associated works.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocations Development Plan Document (DPD) and the East Grinstead Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The most relevant policies are:

DP25 - Community Facilities and Local Services

DP26 - Character and Design
DP29 - Noise, Air and Light Pollution

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

No relevant policies.

Neighbourhood Plan

The East Grinstead Neighbourhood Plan was made in 2016.

The most relevant policies are:

EG3 - Promoting Good Design

National policies, guidance and other legislation/documents

NPPF November 2024

Mid Sussex Design Guide

ASSESSMENT

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

The proposal is for the demolition of an existing unused outbuilding and the erection of a single storey modular building with associated works.

The proposal is acceptable in principle, with Policy DP25 of the District Plan supporting the provision or improvement of community facilities and local services.

The development is small in scale relative to the wider school site and its existing operations. The proposal would not be visible from the street scene. As such, the development is considered to comply with Policy DP26 of the District plan and Policy EG3 of the Neighbourhood Plan.

In regard to the impact on neighbouring residential amenity, Policy DP26 in part requires development to not cause significant harm to amenities of existing nearby residents. The proposed modular building would be set approximately 50 metres from the nearest residential properties. Whilst the proposal may generate increased noise compared to the existing situation, the separation distance of 50 m, combined with intervening school buildings and vegetation, is considered sufficient to mitigate impacts. In terms of Policy DP29, The Environmental Protection team at Mid Sussex has raised no objection, and the proposal is not considered to result in unacceptable noise impacts.

CONCLUSION

The proposal is acceptable in principle and would not result in unacceptable harm to neighbouring residential amenity. Therefore, the application complies with Policies DP25, DP26 and DP29 of the District Plan, Policy EG3 of the East Grinstead Neighbourhood Plan, the Mid Sussex Design Guide and the NPPF. As a result of this, no objection is raised by Mid Sussex District Council.

Decision: No Objection

Case Officer: Catherine Cardin

