

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1869	Case Officer:	Andrew Horrell
Application Type:	County Matter		
Proposal:	Continued siting of temporary classroom unit (Variation of Condition 1 of planning permission WSCC/070/11/HH for the retention of a temporary classroom for a further 5 years).		
Site:	Oathall Community College, Appledore Gardens, Lindfield, Haywards Heath, West Sussex, RH16 2AQ, ,		
Validation Date	28 Jul 2026	Overall Expiry Date:	
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	No Objection	Recommendation Date:	14 Aug 2026
Target Date:	8 Sep 2026	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	18 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1869

Oathall Community College, Appledore Gardens, Lindfield, Haywards Heath, West Sussex, RH16 2AQ,

Continued siting of temporary classroom unit (Variation of Condition 1 of planning permission WSCC/070/11/HH for the retention of a temporary classroom for a further 5 years).

Mr Andrew Edwards

CONSULTATIONS

MSDC Environmental Protection:

No objection

INTRODUCTION

The proposal is for the continued siting and use of a temporary classroom for a further 5 years.

RELEVANT PLANNING HISTORY

Identical approvals granted most recently in 2021 and 2016.

SITE AND SURROUNDINGS

The site of this application is Oathall Community College, Appledore Gardens, Lindfield. There are residential properties surrounding the school to the south, south-west and north-east, with the main playing fields to the south east.

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 Haywards Heath 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

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 Haywards Heath Neighbourhood Plan was made in December 2016. Relevant policies:

Policy E9 - Design

Policy L5 - Provision of Community Service

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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:

DPB1 - Character and Design

DPI6 Community and Cultural Facilities and Local Services

Mid Sussex Design Guide

National Planning Policy Guidance

NPPF August 2026

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 to vary condition 1 of planning application WSCC/070/011/HH in order to allow the continued siting and use of the temporary classroom for a further 5 years.

This unit is located to the east of the main complex of school buildings and to the south-west of the properties on Appledore Gardens.

The supporting statement explains that the unit was initially installed due to a rapid rise in pupil numbers. It is advised that West Sussex County Council has a rolling programme to replace relocatable units on school sites with permanent buildings; however this unit has not yet been included as it is considered low priority when compared to the age and condition of other relocatable units situated on other school sites across the County. Projections indicate that pupil numbers in the school will remain consistent, therefore the relocatable unit is required to continue to provide adequate teaching accommodation for the pupils.

Policy DP25 of the Mid Sussex District Plan states: *'The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported'*. Policy DP26 seeks to protect neighbouring amenity whilst demonstrating a high quality of design.

The existing unit is to remain in the same position with no alterations to its design. Oathall Community College is located on level ground with substantial vegetation screening along the eastern school boundary. The design and scale of the proposal remains acceptable, and the character of the surrounding area would be preserved.

In terms of amenity, it is acknowledged that residential properties are located around the college, with the closest neighbours to the temporary building located to the east (Appledore Gardens). Given the position of the building, it would not be harm to the privacy neighbouring properties. As there are no changes to the scale or position there would not be an adverse impact regarding outlook, daylight or sunlight. Due to the nature of the application, it can be reasonably concluded there would not be a significant impact regarding noise, air or light pollution.

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, Policies E9 and L5 of the Haywards Heath 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: Andrew Horrell