

Earlswood Homes (South East) Ltd  
Roebuck House  
5 Roebuck Close  
Reigate  
RH2 7ER

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

**APPLICATION FOR DISCHARGE OF PLANNING CONDITION**

**REFERENCE: DM/25/2724**

**DESCRIPTION: DISCHARGE OF PLANNING CONDITIONS NOS 4, 5, 6, 8 AND 20  
RELATING TO PLANNING APPLICATION DM/25/1379**

**LOCATION: LAND AT 147 TO 149, COLLEGE LANE, HURSTPIERPOINT,  
WEST SUSSEX**

**DECISION DATE: 12 MAR 2026**

**CASE OFFICER: JOANNE FISHER - JOANNE.FISHER@MIDSUSSEX.GOV.UK**

I refer to your application for approval of details reserved by condition received 23rd October 2025.

The Authority has considered your application, and I can confirm the following:-

**Conditions:**

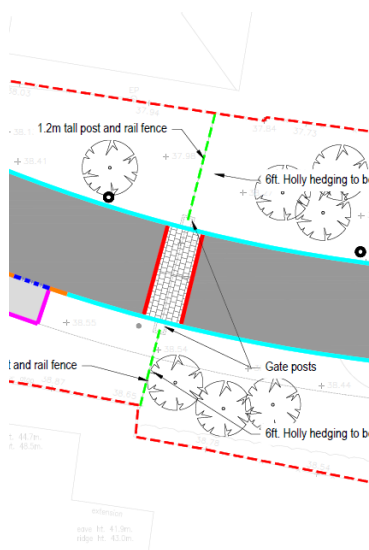
5. The levels details set out in drwgs S12809 JNP XX XX DR C 2002 Rev P06 and S12809 JNP XX XX DR C 2010 Rev P01 received 4th March 2026 is considered acceptable. I hereby discharge condition 5 attached to planning reference DM/25/1379.
8. The updated materials schedule dated September 2025 received 16th February is considered acceptable. I hereby discharge condition 8 attached to planning reference DM/25/1379.

Unfortunately, I am unable to formally discharge the following condition(s) for the reason(s) below:

4. I am waiting to receive comments from the Council's Drainage Engineer in respect of the additional drainage information submitted on the 18th February. Once I have their comments I will be in contact with you.

20. Condition 20 requires full details of hard landscaping. A hard landscaping plan (drwg S12809 JNP XX XX DR C 2003 P05, received 5th March 2026) has been submitted which details the proposed surfacing for the access road, driveways and patios as well as details of boundary fencing. Further details on the hardsurfacing have also been provided in your email of the 6th March.

Whilst the details of the hard landscaping are considered acceptable, this plans still does not accord with the approved landscape plan (drwg CWLD-EW-CL-LA-2380-01) which was detailed in condition 19 of the approval. The submitted Surfacing and Kerbing Layout Plan includes a 1.2 metre high post and rail fence and gate posts close to the entrance of the access road with a Holly hedge behind.



The tree numbers and locations do not appear to accord with the approved landscaping plan. These details need to be removed or amended so that it accords with the details specifically approved in respect of the soft landscaping.

In light of this I am currently **unable** to discharge condition 20 attached to planning reference DM/25/1379.

I would appreciate your attention to the above matter, please submit the outstanding requirements as soon as possible, in order that this matter can be given further consideration.

Ann Biggs  
Assistant Director Planning and Sustainable Economy

SPDCOZ

## **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 for the Environment under Section 78 of the Town and Country Planning Act 1990.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and 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; or
- (ii) an enforcement notice is subsequently 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 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier.

If you want to appeal, then you must do so using a form which you can get from The Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.