

Peter And Hayley Reid
c/o Kai Penny
Whaleback
91 Boundary Road
Hove
BN3 7GA

CONTACT: Hamish Evans
PHONE: 01444 477228
E-MAIL: hamish.evans@midsussex.gov.uk
REF: DM/25/1708
DATE: 24th September 2026

Dear Sir/Madam

Sunte House Birchen Lane Haywards Heath West Sussex
Alterations and extension to residential outbuilding associated with Sunte House (Barn);
external and internal alterations to remaining outbuildings (Stables, Cowshed, Byre);
external and internal alterations to separate dwellinghouse (The Cottage)

I advise that your application DM/25/1708 was **Granted Permission** on **24th September 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



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

Peter And Hayley Reid
Kai Penny
Whaleback
91 Boundary Road
Hove
BN3 7GA

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

PERMISSION

REFERENCE: DM/25/1708

DESCRIPTION: ALTERATIONS AND EXTENSION TO RESIDENTIAL
OUTBUILDING ASSOCIATED WITH SUNTE HOUSE (BARN);
EXTERNAL AND INTERNAL ALTERATIONS TO REMAINING
OUTBUILDINGS (STABLES, COWSHED, BYRE); EXTERNAL AND
INTERNAL ALTERATIONS TO SEPARATE DWELLINGHOUSE
(THE COTTAGE)

LOCATION: SUNTE HOUSE, BIRCHEN LANE, HAYWARDS HEATH, WEST
SUSSEX

DECISION DATE: 24 SEP 2026

CASE OFFICER: HAMISH EVANS - HAMISH.EVANS@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. 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. The development hereby permitted shall not commence unless and until, a Tree Protection Plan and Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. These shall include tree protection measures which will minimise harm to the retained trees. The construction works shall thereafter be carried out, at all times, in accordance with these approved details.

Reason: To protect existing trees and to accord with policy DP37 of the Mid Sussex District Plan and policy N2 of the NPPF.

4. Prior to the installation of any hard and soft landscaping, boundary treatments, gates, walls or other means of enclosure hereby approved, and prior to the first planting season following commencement of development, a detailed hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

The scheme shall include:

details of surfacing materials within the courtyard and garden areas;
details of all planting;
details of any new or altered walls, fences, gates or other boundary treatments;
a programme for implementation.

The approved scheme shall be implemented in accordance with the approved programme and retained thereafter.

Reason: In the interests of visual amenity, landscape character and the setting of the listed buildings in accordance with policies DP26 and DP34 of the Mid Sussex District Plan and policies HE4, HE5, HE6 and DP3 of the NPPF.

5. Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting, May 2024) and the Great Crested Newt eDNA Survey & Bat Survey for Building Group 2 (Urban Edge Environmental Consulting, November 2024), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
 - a) Purpose and conservation objectives for the proposed enhancement measures;
 - b) detailed designs or product descriptions to achieve stated objectives;
 - c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
 - d) persons responsible for implementing the enhancement measures; and
 - e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under s40 of the NERC Act 2006 (as amended), policy DP38 of the Mid Sussex District Plan and policy N2 of the NPPF.

6. No development above slab level shall take place until details and samples, where appropriate, of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance and to preserve the significance of the heritage asset in accordance with policies DP26 and DP34 of the Mid Sussex District Plan and policies HE4, HE5, HE6 and DP3 of the NPPF.

7. No installation of windows, doors, shutters, glazing bars, reveals and louvres shall take place until detailed drawings have been submitted to and approved in writing by the Local Planning Authority.

The drawings shall be at a scale of not less than 1:20, together with 1:5 detail sections where appropriate, and shall be annotated to show materials and finishes. The details shall include:

typical examples of new windows;
typical examples of new external doors;
(Listed Building Consent only) typical examples of new internal doors;
glazing bar profiles and sections where applicable;
reveal details;
the relationship of new joinery to surrounding historic fabric;
typical examples of new external shutters and louvres.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the architectural and historic significance of the listed buildings and their setting in accordance with policy DP34 of the Mid Sussex District Plan and policies HE4, HE5 and HE6 of the NPPF.

8. All mitigation measures and works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal Report (Urban Edge Environmental Consulting, May 2024) and the Great Crested Newt eDNA Survey & Bat Survey for Building Group 2 (Urban Edge Environmental Consulting, November 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (as amended), policy DP38 of the Mid Sussex District Plan and policy N2 of the NPPF.

9. The resulting Stable Room 1, Stable Room 2, Gym, Changing Room, Plant Room, Garden Store/Potting Shed, Mower/Equipment Store and Barn hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Sunte House Birchen Lane Haywards Heath RH16 1RZ, the existing dwelling, and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings and to accord with policy DP26 of the Mid Sussex District Plan 2014 - 2031 and policy DP3 of the NPPF.

10. The development shall not be occupied until the sustainability measures set out in the accompanying Design and Access Statement have been implemented in full.

Reason: In the interests of achieving an energy efficient, sustainable development and to accord with policy DP39 of the Mid Sussex District Plan 2014 - 2031 and policy CC2 of the NPPF.

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. 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.

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
Proposed Elevations	355-BA-DR-00-200	P03 West Barn	12.06.2026
Other	335-FA-DR-00-501	Insulation Strategy	19.12.2025
Location Plan	355-XX-DR-01-100		03.07.2025
Existing Site Plan	335-XX-DR-01-102		03.07.2025
Proposed Site Plan	355-XX-DR-01-102	P03	19.12.2025
Existing Floor Plans	355-BA-DR-01-100	Barn	03.07.2025
Existing Roof Plan	355-BA-DR-01-101	Barn	03.07.2025
Existing Elevations	355-BA-DR-01-200	East West Barn	03.07.2025
Existing Elevations	355-BA-DR-01-201	North South Barn	03.07.2025
Sections	355-BA-DR-01-300	AA - BB	03.07.2025
Proposed Floor Plans	355-FA-DR-00-100	P02 Farmyard	19.12.2025
Proposed Roof Plan	355-FA-DR-00-102	P02 Farmyard	19.12.2025
Proposed Elevations	355-FA-DR-00-200	P03 E and W	14.01.2026
Proposed Elevations	355-FA-DR-00-201	Farmyard P03 N Internal External	14.01.2026
Proposed Elevations	355-FA-DR-00-202	P03 South farmyard	14.01.2026
Proposed Sections	355-FA-DR-00-300	Cow shed P02	19.12.2025
Proposed Sections	355-FA-DR-00-301	P03 Byre and Stable	14.01.2026
Proposed Sections	355-FA-DR-00-302	P02 Cowshed Byre	19.12.2025
Existing Floor Plans	355-FA-DR-01-100	Farmyard	03.07.2025
Existing Roof Plan	355-FA-DR-01-102	Farmyard	03.07.2025
Existing Elevations	355-FA-DR-01-200	East and West Farmyard	03.07.2025
Existing Elevations	355-FA-DR-01-201	North Internal	03.07.2025
Existing Elevations	355-FA-DR-01-202	South Farmyard	03.07.2025
Sections	355-FA-DR-01-	Cottage and	03.07.2025

Sections	300 355-FA-DR-01- 301	Cowshed Stable Cottage Cowshed	03.07.2025
Sections	355-FA-DR-01- 302	Byre Cowshed	03.07.2025
Proposed Sections	355-FA-DR-00- 300	P03 AA Barn	12.06.2026
Proposed Elevations	355-BA-DR-00- 201	P03 North South Barn	12.06.2026
Proposed Elevations	355-BA-DR-00- 202	East Barn	12.06.2026
Proposed Roof Plan	355-BA-DR-00- 102	P03 Barn	12.06.2026
Proposed Floor Plans	355-BA-DR-00- 101	P03 Barn FirstFloor	12.06.2026
Proposed Floor Plans	355-BA-DR-00- 100	P03 Barn Ground Floor	12.06.2026



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

PEFULZ

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

Development below the de-minimis threshold, meaning development which:

- (i) does not impact an onsite priority habitat (a habitat specified in a list published under Section 41 of the Natural Environment and Rural Communities Act 2006), and
- (ii) impacts less than 25sq m of onsite habitat that has biodiversity value greater than zero and less than 5m in length of onsite linear habitat (as defined in the statutory metric).

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 irreplaceable 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.