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

PERMISSION

REFERENCE: DM/25/1800

DESCRIPTION: RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE APPLICATION DM/23/2687 FOR THE APPROVAL OF APPEARANCE, AND LANDSCAPING FOR TWO DETACHED DWELLINGS.

LOCATION: WOODSIDE GRANGE, WOODSLAND ROAD, HASSOCKS, WEST SUSSEX

DECISION DATE: 10 APR 2026

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

The Council hereby notify you that they **APPROVE** the above application being **MATTERS RESERVED** for the subsequent approval of the Local Planning Authority in the **OUTLINE** permission.

1. For the avoidance of doubt the development shall be laid out to accord with the details shown on the Proposed Site Plan, Drawing No PL K1177/01 Rev C hereby approved and not in accordance with the Proposed Site Plan, Drawing No 1745_08 Rev B, referred to on the Decision Notice for Outline application DM/23/2687.

Reason: For the avoidance of doubt and in the interest of proper planning.

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 materials and finishes of the external walls, rainwater goods, doors and windows of the houses and associated carports hereby approved shall accord with the Materials details on Proposed Elevations Plot 1- Proposed Elevations, Drawing No PL K1177/03 Rev A and Plot 2- Proposed Elevations, Drawing No PL K1177/05 Rev A and Proposed Car Port Floor Plan and Elevations, Drawing No PL K1177/06, received on 05.12.2025.

Reason: To protect the appearance of the area and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

4. The houses hereby permitted shall be constructed with roofs finished in Marley Modern Roof Tiles in a Smooth Grey colour and the car port roofs shall be finished with black roofing felt, as detailed in the Agent's email dated 09.04.2026.

Reason: To protect the appearance of the area and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

5. The development shall be carried out to accord with the submitted Tree survey, Arboricultural Impact Assessment and Arboricultural Method Statement, Version 2.0, dated 24.02.2026, and received on 24.02.2026, by ROAVR Group unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the retention and protection of trees on the site and to accord with Policy DP37 of the Mid Sussex District Plan 2014 - 2031.

6. Construction hours: Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:

Monday - Friday 08:00 - 18:00 Hours

Saturday 09:00 - 13:00 Hours

Sundays and Bank/Public Holidays no work permitted

Reason: To protect the amenity of local residents and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

7. No burning materials: No burning of demolition/construction waste materials shall take place on site.

Reason: To protect the amenity of local residents from smoke, ash, odour and fumes and to accord with Policy DP26 of the Mid Sussex District Plan (2014-2031).

8. All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the LPA Ecological Response (David Archer Associates, November 2023) and Preliminary Ecological Appraisal (David Archer Associates, April 2023), as submitted under Outline application DM/23/2687 and agreed in principle with the local planning authority prior to determination. This will 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 and enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and to accord with District Plan Policy DP38.

9. The development shall be carried out to accord with the submitted Precautionary Working Methods Statement, Version 1.2, dated 16.02.2026, and received on 17.02.2026, by ROAVR Group unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect Protected and Priority species and to accord with District Plan Policy DP38.

INFORMATIVES

1. 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.
2. Having planning permission in place is no defence against a statutory noise nuisance being caused or allowed to occur. Should Environmental Protection at MSDC receive a complaint, we are required to investigate under the provisions of the Environmental Protection Act 1990 and must take formal action where a statutory noise nuisance is in existence.
3. A good acoustic design process should be followed in accordance with 'Professional Practice Guidance on Planning and Noise: New Residential Development' (May 2017 or later versions) to ensure that the internal noise criteria are achieved with windows open. Good acoustic standards must be appropriate to the source and will include, but not be limited to, the ProPG and BS4142:2014+A1:2019.
4. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill Great Crested Newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.
5. Details of a water supply for firefighting from the existing pond and swimming pool on the site were accepted by the West Sussex Fire & Rescue service as an alternative

water supply to a fire hydrant at the Outline application stage. WSCC Fire 7 Rescue advise - WSFRS will need to be informed when these alternative water supplies are ready for use to plot them accurately on their operational mapping, to ensure fire crews are fully aware of their existence and use providing suitable access and management is put in place for the pond and swimming pool. They will then attend the site, add the required signage to indicate the alternative water supplies and check the access route for a fire appliance.

6. 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.

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
Other	Roofing Materials		09.04.2026
Drainage Details			10.02.2026
Proposed Floor and Elevations Plan	PL K1177/06		05.12.2025
Highways Plans	WHA-DR-C- SK1100	P2	17.07.2025
Location Plan	1745_08	B	14.07.2025
Tree Survey			24.02.2026
Other	PWMS		17.02.2026
Landscaping	Pond Creation Method Statement		12.12.2025
Other	Biodiversity Enhancement Detail		12.12.2025
Biodiversity Checklist			12.12.2025
Other	CEMP		12.12.2025
Other	Land Contamination Report		12.11.2025
Sustainability Checklist/Energy Stment			19.08.2025
Other	Archaeological Assessment		16.07.2025
Planning Statement			14.07.2025
Flood Risk Assessment			14.07.2025
Existing Site Plan	EX K1177/01		05.08.2025
Proposed Site Plan	PL K1177/01	Rev C	24.02.2026
Proposed Floor Plans	PL K1177/02		05.12.2025
Proposed Elevations	PL K1177/03	Rev A	05.12.2025

Proposed Floor Plans
Proposed Elevations
Photographs
Drainage Details

PL K1177/04
PL K1177/05
Passing place
16920-HOP-
ZZ-XX-DR-C-
0511

Rev A
Rev A

Rev P2

05.12.2025
05.12.2025
11.07.2025
10.02.2026



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS
FORM

PEREMZ

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 of the date of this notice;

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 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

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 planning 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](#).

