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**TOWN AND COUNTRY PLANNING (PERMISSION IN PRINCIPLE) (AMENDMENT)
ORDER 2017**

PERMISSION

REFERENCE: DM/25/3176

DESCRIPTION: PROPOSED DWELLING, DETACHED THREE BEDROOM
CHALET BUNGALOW.

LOCATION: LAND ADJ TO THE MEADOWS, LITTLE PARK FARM,
MARCHANTS CLOSE, HURSTPIERPOINT

DECISION DATE: 10 APR 2026

CASE OFFICER: ANNA TIDEY - ANNA.TIDEY@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:-

1. The development to which this technical details consent relates shall be begun no later than 13th October 2028 in line with the time period for the Permission in Principle to which it relates under reference DM/25/1549.

Reason: To meet the requirements of Section 59a(8) of the Town and Country Planning Act 1990 (as amended).

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, windows and roofs of the dwelling and the driveway surfacing hereby approved shall accord with the Materials details

on the application form and those shown on the submitted Proposed Details/Elevations on Drawing No 2025/208, received on 12.12.2025.

Reason: To protect the appearance of the area and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and Policy HurstC1 of the Hurstpierpoint and Sayers Common neighbourhood Plan.

4. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The dwelling shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031.

5. If during construction contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until a method statement identifying and assessing the risk and proposing remediation measures, together with a programme, has been submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to occupation a letter confirming this should be submitted to the Local Planning Authority. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the Local Planning Authority.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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 to Friday: 0800-1800 hours
Saturday: 0900-1300 hours
Sunday and bank holidays: no work permitted

Reason: To protect the amenity of local residents to accord with Policy DP26 of the District Plan.

7. Deliveries: deliveries or collection of plant, equipment or materials for use during the demolition/construction phase shall be limited to the following times:
Monday to Friday: 0800-1800 hours
Saturday: 0900-1300 hours
Sunday and bank holidays: none permitted

Reason: To protect the amenity of local residents to accord with Policy DP26 of the District Plan.

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

Reason: To protect the amenity of local residents to accord with Policy DP26 of the District Plan.

9. Dust control measures shall be used to prevent, so far as reasonably practicable, the emission of dust from construction, demolition and site preparation activities to off-site residential properties.

Reason: To protect the amenity of local residents to accord with Policy DP26 of the District Plan.

10. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR177, or a 'Further Licence') and with the proposals detailed on plan "Land Adjacent To The Meadows: Impact plan for great crested newt District Licensing (Version 1)" dated 17th March 2026.

Reason: In order to ensure that adverse impacts on Great Crested Newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR177, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006 and to accord with District Plan Policy DP38.

11. All mitigation measures and/or works shall be carried out in accordance with the details contained in the Update Preliminary Ecological Appraisal Issue 2 (Ecology Partnership, submitted December 2025) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. This includes the non-licensed Precautionary Method Statement for Hazel Dormouse in Section 5.19 and the Precautionary Method Statement for reptiles and mobile protected and Priority species in Sections 5.16, 5.21 and 5.24 of the Update Preliminary Ecological Appraisal Issue 2 (Ecology Partnership, submitted December 2025). This avoids impacts on European Protected Species and protected species.

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 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 (as amended) and to accord with District Plan Policy DP38.

12. Prior to any works above slab level, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Biodiversity Net Gain Feasibility Assessment (Ecology Partnership, March 2026) shall be submitted to and approved in writing by the Local Planning Authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- detailed designs or product descriptions to achieve stated objectives;
- locations, orientations and heights of proposed enhancement measures by appropriate maps and plans;

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 Local planning Authority to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended) and to accord with District Plan Policy DP38.

13. Prior to occupation of the dwelling hereby approved, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

- show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To 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 (as amended) and to accord with District Plan Policy DP38.

14. The development shall be carried out to accord with the submitted Arboricultural Report, Tree Constraints, Arboricultural Impact Assessment & Tree Protection Plan - dated 06.02.2026, and received on 06.02.2026, by D Wynn 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.

15. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided within the approved site.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to accord with Policy DP21 of the District Plan 2014 - 2031.

16. No part of the development shall be first occupied until the vehicle turning space has been constructed within the site in accordance with the approved site plan. This space shall always thereafter be kept for their designated use.

Reason: In the interests of road safety and to accord with Policy DP21 of the District Plan 2014 - 2031.

17. No part of the development shall be first occupied until electric vehicle charging space(s) have been provided for the new dwelling in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies and to accord with Policy DP21 of the District Plan.

18. The approved dwelling shall not be occupied until bin stores have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a development of visual quality and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and Policies Hurst C1 and Hurst C3 of the Hurstpierpoint and Sayers Common Neighbourhood Plan.

19. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended in the future, no enlargement, improvement or other alteration of the dwelling house hereby approved, whether or not consisting of an addition or alteration to the roof, nor any other alteration to the roof, shall be carried out, (nor shall any building or enclosure, swimming or other pool be provided within the curtilage of the dwelling house) without the specific grant of planning permission from the Local Planning Authority.

Reason: To prevent the overdevelopment of the site and to accord with Policies DP26 and DP34 of the Mid Sussex District Plan 2014 - 2031 and Policies Hurst C1 and Hurst C3 of the Hurstpierpoint and Sayers Common Neighbourhood Plan.

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.

3. It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate and it is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR177, or a 'Further Licence') are not licensed under the Great Crested Newt District Licence. Any such works or activities have no legal protection under the Great Crested Newt District Licence and if offences against Great Crested Newt are thereby committed then criminal investigation and prosecution by the police may follow.

4. 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:

Biodiversity Gain Plan has been submitted to the planning authority, and 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. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

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
Drainage Details			15.12.2025
Other	NS Best Practice		18.03.2026
Other	NS Impact Map		18.03.2026
Other	NS Certificate		18.03.2026
Other	BNG Metric		10.03.2026
Other	DNG Feasibility		10.03.2026

Drainage Details	Assessment Strategy/Flow Routes		06.02.2026
Drainage Details	Surface water calcs		06.02.2026
Drainage Details	Foul/SW Drainage Report		06.02.2026
Drainage Details	Supporting information		06.02.2026
Tree Survey	AIA, TPP and topo survey		06.02.2026
Tree Survey	Tree Layout Plan		20.01.2026
Tree Survey	Arb Assessment		20.01.2026
Tree Survey	Arb Report		20.01.2026
Sustainability Checklist/Energy Stment			22.12.2025
Heritage Statement			22.12.2025
Other	BNG Metric		22.12.2025
Planning Statement			22.12.2025
Planning Statement			15.12.2025
Other	PEA (Issue 1 □ 2)		12.12.2025
Other	BNG (Issue 1 □ 2)		12.12.2025
Drainage Details	Foul and Surface Water		12.12.2025
Proposed Floor Plans	2025/208 2 of 5		12.12.2025
Proposed Roof Plan	2025/208 2 of 5		12.12.2025
Street Scene	2025/208 3 of 5		12.12.2025
Proposed Sections	2025/208 3 of 5		12.12.2025
Location and Block Plan	2025/208 4 of 5	Existing	22.12.2025
Location and Block Plan	2025/208 5 of 5	Proposed	22.12.2025



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

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

PETDCZ

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.*

