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Townhouse Farm Church Lane Ardingly

REV A – April 2025

SUBMISSION OF LAWFUL DEVELOPMENT CERTIFICATE TO DEMONSTRATE IMPLEMENTATION OF PLANNING PERMISSION FOR APPLICATION DM/23/1431

This application seeks to obtain lawful confirmation that planning permission DM/23/1431 is extant and that condition 1 has been complied with.

Planning permission was granted for '*Demolition of pair of semi-detached houses (C3) and steel portal frame barns currently used for commercial purposes (B8) as well as removal of hardstanding and silage clamp. Construction of 2No detached four-bedroom dwellinghouses (C3) with outbuildings incidental to the enjoyment of the properties. AMENDED PLANS received 5/08/2022 and updated supporting statements received 10/08/2022 showing revised design of dwellings and outbuildings and revised positioning of outbuildings for all Plots.*' on the 5th of December 2022.

An application to separate these approved plots was submitted and approved under application DM/23/1431 on the 27th July 2023. This was followed by the discharge of associated planning conditions 3,4,5,7 & 8 relating to DM/23/1431 (Which varied conditions to DM/21/3536 in relation to plot 2).

The decision date of DM/21/3536 gives 3 years for commencement of work assuming that all pre commencement conditions have been discharged before. This means that the developer should aim to start work before the 5th of December 2025. Work has indeed commenced which can be demonstrated and evidenced by the annexed photographs and local authority building control inspection under reference number MSDC Ref: BCSI-1883-5363-7588-1490.

Relevant work commenced;

- Soakaway
- Installation of Foul water treatment plant
- Excavation of foundations to Home office / Garage (Depth of excavation agreed by Building Control)
- Concrete poured to excavations
- The above works were inspected on the 19Th March 2025 under MSDC Ref: BCSI-1883-5363-7588-1490

- In addition to the above Demolition of the barns were undertake 2024

The planning legislation states that development shall be taken to be begun on the earliest date on which any material operation comprised in the development begins to be carried out to include the digging of a trench which is to contain the foundations, or part of the foundations, of a building – see extract on next page.

In this instance commencement of work consist of the laying of foundation of part of the approved dwelling. This is explained and proved using drawings and images which will be submitted as part of the application.

56 Time when development begun.

- (1) Subject to the following provisions of this section, for the purposes of this Act development of land shall be taken to be initiated—
 - (a) if the development consists of the carrying out of operations, at the time when those operations are begun;
 - (b) if the development consists of a change in use, at the time when the new use is instituted;
 - (c) if the development consists both of the carrying out of operations and of a change in use, at the earlier of the times mentioned in paragraphs (a) and (b).
- (2) For the purposes of the provisions of this Part mentioned in subsection (3) development shall be taken to be begun on the earliest date on which any material operation comprised in the development begins to be carried out.
- (3) The provisions referred to in subsection (2) are sections 85(2), 86(6), 87(4), **[F1** 89] 91, 92 and 94.
- (4) In subsection (2) "material operation" means—
 - (a) any work of construction in the course of the erection of a building;
 - [F2** (aa) any work of demolition of a building;]
 - (b) the digging of a trench which is to contain the foundations, or part of the foundations, of a building;
 - (c) the laying of any underground main or pipe to the foundations, or part of the foundations, of a building or to any such trench as is mentioned in paragraph (b);
 - (d) any operation in the course of laying out or constructing a road or part of a road;
 - (e) any change in the use of any land which constitutes material development.
- (5) In subsection (4)(e) "material development" means any development other than—
 - (a) development for which planning permission is granted by a general development order **[F3** or a local development order] for the time being in force and which is carried out so as to comply with any condition or limitation subject to which planning permission is so granted;
 - [F4** (b) development of a class specified in paragraph 1 or 2 of Schedule 3;] and
 - (c) development of any class prescribed for the purposes of this subsection.
- (6) In subsection (5) "general development order" means a development order (within the meaning of section 59) made as a general order applicable (subject to such exceptions as may be specified in it) to all land in England and Wales.

17 Mar 2025 at 14:28:35
East Cottage, Church Lane
Haywards Heath
England
RH17 6UR
United Kingdom







21 Mar 2025 at 07:51:56

Townhouse Dairy, Townhouse Farm, Church Lane

Haywards Heath

England

RH17 6UR

United Kingdom



19 Mar 2025 at 09:50:55
house Dairy, Townhouse Farm, Church Lane
Haywards Heath
England
RH17 6UR
United Kingdom



21 Mar 2025 at 09:55:59

1 Townhouse Farm Cottages, Church Lane
Haywards Heath
England
RH17 6UR
United Kingdom



19 Mar 2025 at 11:18:48
East Cottage, Church Lane
Haywards Heath
England
RH17 6UR
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