Appendix X: MSA Note on Draft Land Use Cap Condition Wording - TA Core Scenario 1 – Trip Generation

From:	Jamie Loxley
To:	Harrison, Liz
Cc:	Matthew Thomas; Martin, Clare
Subject:	31794 - Navigator Quarter, Southampton Airport - Draft Conditions
Attachments:	image001.png bdb16196-1ec5-4b6d-90ac-c645c53972b9.png 31704 - RM Decision Notice. 27.01.23(1.0).pdf Outline Permission 20.3614.pdf

Dear Liz,

Following our previous discussions, and internal review amongst the project team, we can now set out our position regarding the trip budget/use class caps for any permission that may be approved for the Navigator Quarter development.

The planning application proposes the development of up to 92,000 sq m of employment floorspace across uses classes E(g)(ii, (iii), B2 and B8. The Transport Assessment (TA) that has been prepared to support the planning application modelled a number of potential development scenarios, which were then modelled to determine potential impacts on the surrounding highway network. The Core Scenario that was used (also referred to as Scenario 1) was based on the following potential mix of uses at the site.:

- 15% Class E(g) (ii), (iii)
- 15% Class B2
- 60% Class B8
- 10% Class B8 (parcel distribution)

It was initially proposed that a trip budget approach was used as a method to ensure that the total number of trips generated by the finished development did not exceed that assessed in the TA. This approach was proposed to secure greater flexibility for the development to allow it to respond more effectively to market demands, however concerns were raised by the Highway and Planning Authorities.

Amended Approach

It is now proposed to set floorsapce caps for different uses, largely based on the Core Scenario used in the TA. To allow for some flexibility to cater for a range of needs, it is proposed that the following percentages are used. Whilst this adds up to more than 100%, the total floorsapce is limited by that set out on the Parameters Plan, which will be an approved document, and supplemented by a separate planning condition.

The planning conditions now proposed to cover this issue are as follows:

<u>Condition 1</u>

The total amount of employment floorspace provided at the site shall not exceed 92,000 sq m (GIA).

<u>Condition 2</u>

The employment uses hereby permitted shall not exceed the following floorspaces, unless with the prior written consent of the Local Planning Authority:

- 27,600 of Class E(g)(ii), (iii) and/or B2 Use (of which no more than 13,800 sq m is for

Class E(g)(ii), (iii))
- 64,400 sq m of Class B8 Use (of which no more than 9,200 sq m is for parcel distribution)

Condition 3

Prior to the first occupation of any employment unit hereby permitted, details of the occupier and intended Use Class for that Unit shall be submitted to the Local Planning Authority. The relevant unit shall not be first occupied until such time as written approval of the intended Use Class has been provided by the Local Planning Authority, having regard to the range of Use Classes (E (g) (ii)&(iii), B2 and B8) permitted and the floorspace cap set on the approved Parameters Plan (ref xx). The units once occupied shall only by used in association with that confirmed uses, as permitted by this planning permission, and for no other use falling within the Town and Country Use Classes Order 1987 (as amended), without the formal written consent (planning permission) of the Local Planning Authority.

We adopted a similar approach for a development in Mid Sussex that had a B8 floorspace cap, please see the relevant permissions attached (Outline & Reserved Matters).

We would be happy to discuss further if that may be of helpful.

Regards,

Jamie Loxley
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Planner

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

PERMISSION

REFERENCE:	**DM/20/3614**
DESCRIPTION:	**VARIATION OF CONDITION 18 OF APPLICATION DM/20/3649 TO PROVIDE A FURTHER 15,000 SQM CAPABLE OF BEING OCCUPIED FOR CLASS B8 PURPOSES.**
LOCATION:	**LAND SOUTH OF A2300, GATEHOUSE LANE, GODDARDS GREEN, WEST SUSSEX**
DECISION DATE:	**19 MAR 2021**
CASE OFFICER:	**STEPHEN ASHDOWN - STEVE.ASHDOWN@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. Approval of the details of the appearance, layout, scale and landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority for any phase of development, prior to the commencement of development on site.

   Application for approval of the reserved matters shall be made to the Local Planning Authority before the 18th March 2025.

   The development hereby permitted must be begun either not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

2. The reserved matters shall be in general conformity with 30425-PL-151A (Parameters Plan). Development shall be in accordance with the approved details.

   Reason: To ensure that the scheme protects the visual and ecological values of the site and is development in an appropriate manner to accord with Policies DP9, DP26 and DP38 of Mid Sussex District Plan 2014 -2031.

3. Prior to the commencement of development, a phasing plan for the development shall be submitted to and approved in writing with the Local Planning Authority. The development shall then be implemented in accordance with the approved details unless first agreed in writing with the Local Planning Authority.

   Reason: In order to facilitate an efficient mechanism for discharging relevant conditions in the interests of securing a high quality development and to ensure the timely provision of transport infrastructure and to accord with Policy DP26 of the Mid Sussex District Plan 2014-2031.

4. Prior to the commencement of the development the applicant shall:

   (a) Submit for the written approval of the Local Planning Authority a Travel Plan in accordance with the aims and objectives of the National Planning Policy Framework and in general accordance with West Sussex County Council guidance on Travel Plans. The Travel Plan shall include arrangements for monitoring and effective enforcement.

   (b) No more than 10,000 square metres of the development shall be occupied before the applicant shall implement the approved Travel Plan and for each subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

   Reason: To minimize traffic generated by the development, to ensure that the A23 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980, to encourage sustainable travel and to accord with policy DP21 of the Mid Sussex District Plan 2014-2031.

5. No development, within a phase, shall take place, including any works of demolition, until a Construction Management Plan, for that phase, has been submitted to and approved in writing by the local planning authority. Thereafter the approved Construction Management Plan shall be implemented and adhered to throughout the construction period, of that phase. The Construction Management Plan shall provide and give details for:

   - a timetable for the commencement, construction, occupation and completion of the development
   - the anticipated number, frequency and types of vehicles used during construction
   - the method of access and routing of vehicles during construction and directional signage for the purposes of such
   - the siting and layout of site compounds and welfare facilities for construction workers
   - the provision of parking of vehicles by site operatives and visitors
   - the provision for the loading and unloading of plant, materials and removal of waste

- the provision for the storage of plant and materials used in construction of the development
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway, including the provision of temporary Traffic Regulation Orders
- a scheme to protect existing neighbouring properties from dust and noise emissions
- a noise management plan, to include consideration of vibration from construction work including the compacting of ground
- contact details of site operations manager, contracts manager, and any other relevant personnel.

Reason: To allow the LPA to control in detail the implementation of the permission and to safeguard the safety and amenities of nearby residents and surrounding highways and to accord with Policies DP21 and DP26 of the Mid Sussex District Plan 2014-2031.

6. Prior to the commencement of development or any preparatory works, for any relevant phase, and to support the reserved matters application/s, a phase wide ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of plantings and species, rich wildflower grassland sowing alongside nesting/roosting provision for birds and bats, measures to protect the Great Crested Newt population, where relevant, and will be based on the recommendations made within the supporting Ecological Statement. All approved details shall then be implemented in full and in accordance with the agreed timings and details.

   Reason: To protect and enhance the ecological interest of the site and to accord with policy CDP38 of Mid Sussex District Plan 2014-2031.

7. No phase of development hereby permitted shall commence unless and until details of the proposed foul and surface water drainage and means of disposal, for that phase, have been submitted to and approved in writing by the local planning authority. No building, with that phase, shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

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

8. No works in connection with any phase of the development hereby approved shall commence unless a site protection plan, for that phase, has been submitted to and approved in writing by the Local Planning Authority. Site protection measures in respect of [the watercourse/pond/trees or other relevant thing that needs protection] shall be shown on a layout plan accompanied by descriptive text and shall include:

   a) The location of the features to be retained and protected during construction works; and
   b) The position and details of warning signs and protective fencing to be erected.

No works, within the relevant phase, in connection within the development hereby approved shall commence unless the site protection measures have been implemented in full accordance with the approved details. All protective fencing and warning signs shall be retained during the construction period in accordance with the approved details.

Reason: In the interests of protecting and enhancing the biodiversity of the environment and to accord with Policy DP38 of the Mid Sussex District Plan 2014-2031.

9. No development of any phase shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority full details of both hard and soft landscaping for that phase, which shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development and these works shall be carried out as approved.

   Reason: In the interests of visual amenity and of the environment of the development and to accord with Policy DP26 of the Mid Sussex District Plan 2014-2031.

10. Reserved Matters submissions shall be in general conformity with the design strategy approved under application DM/21/0087.

    Reason: In the interests of visual amenity and a high quality development and to accord with Policy DP26 of the Mid Sussex District 2014-2031.

11. No development of any phase shall be carried out until samples/a schedule of materials and finishes to be used for the external walls and roofs of the proposed buildings within that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

    Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality and to accord with Policy DP26 of Mid Sussex District Plan 2014-2031.

12. No development within a phase shall commence until full details of boundary screening and timescales for implementation, for that phase, have been submitted to and approved in writing by the Local Planning Authority. The development, of that phase, shall be carried out in strict accordance with the agreed details.

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

13. No development shall take place on any phase until details of the existing and proposed site levels for that phase have been submitted to and approved in writing by the Local Planning Authority. Development shall not be implemented otherwise in accordance with such details.

    Reason: For the avoidance of doubt and to ensure that the development does not prejudice the amenities of adjacent residents or the appearance of the locality and to accord with Policies DP26 of the Mid Sussex District Plan 2014-2031.

14. No development, within a phase, shall take place until a lighting strategy and details of measures to avoid unnecessary light spillage or reflection, for that phase, has been submitted to and approved in writing by the Local Planning Authority. Development, of that phase, shall not be implemented otherwise in accordance with such details.

    Reason: To protect the amenity of neighbouring residents from light spill or reflection and to accord with policies DP26 and DP29 of the Mid Sussex District Plan 2014-2031.

15. No removal of trees or shrubs shall be carried out on site between March to August inclusive in any year, unless otherwise approved in writing by the Local Planning Authority. Where vegetation must be cleared during the bird breeding season a check for nesting birds by a suitably qualified ecologist will be required. Any vegetation containing occupied nests will be retained until the young have fledged. The location details of the compensatory nesting provision to be supplied to the Local Planning Authority for approval prior to their erection.

    Reason: To protect breeding birds and to accord with policy DP38 of the Mid Sussex District Plan 2014-2031 and with National Planning Policy Framework.

16. No phase of the development shall be occupied until space has been laid out within the site for that phase, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, for car and bicycle parking at a volume to be agreed. Also, provision shall be made for the loading and unloading of an agreed number of goods vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning areas shall be used and retained exclusively for their designated purpose.

    Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and to accord with Policy DP21 of Mid Sussex District Plan 2014-2031.

17. The storage and distribution (B8) use hereby permitted shall not exceed 19,695 sqm floor space unless with the prior written consent of the Local Planning Authority, to whom a planning application must be made.

    Reason: To ensure that the business park meets local employment needs, in the interests of the amenities of the area and to ensure that the development does not prejudice highway safety or cause inconvenience to other highway users and to comply with policies DP21 and DP26 of the Mid Sussex District Plan and the National Planning Policy Framework.

18. No phase of the development shall be occupied until a Management Plan for that phase, including hours of operation, hours of deliveries, full details of loading/unloading arrangements and any noise mitigation measures, has been submitted to and approved in writing by the Local Planning Authority. The Management Plan shall be implemented in full on occupation of each phase and complied with thereafter unless otherwise agreed in writing by the Local Planning Authority.

    Reason: To protect the amenity of neighbouring residents and to accord with Policy DP26 of Mid Sussex District Plan.

19. Noise from Plant and Machinery (operational): The rating level of noise emitted from fixed plant and equipment associated with the proposed development shall not exceed 44 dB LAeq1hour during the day period (0700 to 2300 hours), and 38 dB LAeq5min during the night period (2300 to 0700 hours). These limits apply at the nearest façade of any residential property. The measurements and assessment shall be made according to the provisions of BS 4142:2014. Note: The rating level shall include the character corrections for tonality, impulsivity, distinguishability and intermittency.

    Reason: To protect the amenity of neighbouring residents and to accord with Policies DP26 and DP29 of the Mid Sussex District Plan 2014-2031.

20. Hard and soft landscaping works for each phase shall be carried out in accordance with the approved details prior to the first occupation of that phase. The works shall be carried out prior to the occupation of that phase of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

    Reason: In the interests of visual amenities of the locality and to accord with Policy DP26 of the Mid Sussex District Plan 2014-2031.

21. Any Reserved Matter application(s) shall be supported by a Sustainability Statement demonstrating how the proposal will comply with the requirements of Policy DP39 of the Mid Sussex District Plan. The development will thereafter be constructed in accordance the submitted and approved details.

    Reason: To improve the sustainability of the development and to accord with Policy DP39 of the Mid Sussex District Plan 2014-2031.

22. 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 Applications".

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

23. The obligations contained in the planning obligation by way of Agreement pursuant to Section 106 of the Town and Country Planning Act 1990 dated 13th March 2020 pursuant to the planning permission reference: DM/19/2641, and in accordance with clause 13.6 of the said Agreement, will be equally applied to and satisfy the requirements necessitated under this application DM/20/3614.

    Reason: To ensure that the development meets its infrastructure requirements and to accord policy DP20 of the Mid Sussex District Plan 2014-2031.

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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant

planning permission 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
Location Plan	30425-PL-150		28.06.2019
Planning Layout	304-PL-151	A	28.06.2019

Divisional Leader for Planning and Economy

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

PECNDZ

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.

Construction Charter for Developers

Mid Sussex is an economically vibrant district. The Council welcomes appropriate developments in the District that develop the local economy and improve people's lives. The Council recognises that the environmental impacts during the construction of new developments can at times be inconvenient or unpleasant for those who use the District's roads and pavements, or live nearby. The District Council expects developers to adhere to the following principles on all sites.

1. Stick to your planning permission

Your planning permission has been granted for a specific development (as per the approved plans) and will be subject to conditions and maybe legal agreements. The Council and the local community expect you to stick to these and to give advance notice if anything needs to be changed,

2. Be safe and tidy

Carry out all works with the utmost care for the safety of passers-by as well as your workers - this includes driving vehicles on and off the site. Keep all plant and machinery in safe working order, and all structures safe, by checking them often. Keep your site and roads and pavements around it tidy

3. Be considerate

Carry out all work with consideration for residents, workers, pedestrians, visitors, neighbours, businesses and road users, at all times and with every effort to minimise noise and disturbance. Pay special attention to the needs of those who have difficulties with sight, hearing or mobility, and those in wheelchairs or with prams and pushchairs.

4. Be responsible

It is the responsibility of the main contractor to ensure that all employees, agents, subcontractors, suppliers, drivers and others working on or near the site comply with this Code of Practice. Please note that all sites are responsible for damage made to the public highway as a result of construction activity. Contractors carrying out the work resulting in damage are liable for the full cost of repair.

5. Be accountable

Display a contact board outside the site, giving names and telephone numbers of staff who can easily be contacted to respond to the concerns of residents, businesses and others.

6. Communicate

Keep residents and others informed about unavoidable disturbance such as noise, dust, extended working hours and disruption of traffic. Provide site neighbours with clear information well in advance of starting works, preferably in writing, and perhaps issue regular bulletins about site progress.

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

PERMISSION

REFERENCE: **DM/22/2676**

DESCRIPTION: **APPLICATION FOR APPROVAL OF RESERVED MATTERS ON PLOTS 1-4 OF LANDSCAPE, APPEARANCE, LAYOUT AND SCALE, TO PROVIDE FLEXIBLE EMPLOYMENT UNITS ACROSS USE CLASSES B1B, B1C, B2 AND B8, WITH ANCILLARY OFFICES AT THE HUB, PURSUANT TO PERMISSION DM/20/3614. (AMENDED PLANS RECEIVED ON 01/12/2022 SHOWING REVISED ELEVATIONAL TREAMENTS AND ADDITIONAL LANDSCPAING INFORMATION).**

LOCATION: **PLOT 1 - 4, THE HUB, LAND SOUTH OF A2300, GATEHOUSE LANE, GODDARDS GREEN**

DECISION DATE: **27 JAN 2023**

CASE OFFICER: **STEPHEN ASHDOWN - STEVE.ASHDOWN@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. No construction work to units 3, 12 or 13 above slab level shall be undertaken until details of the proposed acoustic fence, to meet the requirements set out in the Tetra Tech Noise Assessment dated August 2022, and based upon the sample details submitted on the 1st December 2022, have been submitted to and approved in writing with the Local Planning Authority. The development shall only be constructed

in accordance with the approved details, with the fencing full erected prior to first occupation and the maintained in perpetuity.

Reason: To protect residential amenity and to accord with policies DP26 and DP29 of the Mid Sussex District Plan 2014-2031

2. No construction work above slab level in any phase shall be undertaken until such time as a Landscape and Ecological Management Plan, based upon the that submitted by Stephenson Halliday dated August 2022, shall be submitted to and approved in writing by the Local Planning Authority. The submitted Management Plan shall reflect the landscaping details submitted to discharge condition 9 of outline planning permission DM/20/3614. The development shall only be implemented in accordance with the approved details.

   Reason; In the interest of visual amenity and to accord with policies DP26 and DP37 of the Mid Sussex District Plan 2014-2031.

3. Prior to the first occupation of each of the units (1 to 14 inclusive) hereby permitted, details of the occupier and intended Use Class shall be submitted to the Local Planning Authority. The relevant unit shall not be first occupied until such time as written approval of the intended Use Class has been provided by the Local Planning Authority, having regard to the range of Use Classes (B1(b), B2(c), B2 and B8) permitted by the Outline Planning Permission DM/20/3641 and the floorspace cap set out in condition 18 of that permission. The units once occupied shall only by used in association with uses falling within Use Classes B1(b), B1(c), B2 and B8 with ancillary offices, as permitted by the outline planning permission, and for no other use falling within the Town and Country Use Classes Order 1987 (as amended), without the formal written consent (planning permission) of the Local Planning Authority.

   Reason: To ensure compliance with the outline planning permission.

4. Prior to any building within a particular phase hereby approved first coming into use, details of the proposed electric vehicle charging point shall be submitted to and approved in writing with the Local Planning Authority. The approved details shall be implemented and completed prior to the first use of that building, unless first agreed in writing with the Local Planning Authority.

   Reason: To improve the sustainability of the development and to accord with policies DP29 and DP39 of the Mid Sussex District Plan.

5. **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.

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.

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
Planning Layout	31704-MSA-Z1-ZZ-DR-A-200011	A	25.08.2022
Planning Layout	31704-MSA-Z1-ZZ-DR-A-200010	A	25.08.2022
Proposed Floor Plans	31704-MSA-Z1-ZZ-DR-A-200100	A	25.08.2022
Proposed Elevations	31704-MSA-Z1-ZZ-DR-A-200110	B	01.12.2022
Proposed Floor Plans	31704-MSA-Z1-ZZ-DR-A-200200	A	25.08.2022
Proposed Elevations	31704-MSA-Z1-ZZ-DR-A-200210	A	25.08.2022
Planning Layout	31704-MSA-Z2-ZZ-DR-A-200012	A	25.08.2022
Location Plan	31704-MSA-Z2-ZZ-DR-A-200000	A	25.08.2022
Proposed Floor Plans	31704-MSA-Z2-ZZ-DR-A-200300	A	25.08.2022
Proposed Elevations	31704-MSA-Z2-ZZ-DR-A-200310	B	01.12.2022
Planning Layout	31704-MSA-Z3-ZZ-DR-A-200013	A	25.08.2022
Proposed Floor Plans	31704-MSA-Z3-ZZ-DR-A-200400	A	25.08.2022
Proposed Elevations	31704-MSA-Z3-ZZ-DR-A-200410	A	25.08.2022
Proposed Floor Plans	31704-MSA-Z3-ZZ-DR-A-200500	A	25.08.2022
Proposed Floor Plans	31704-MSA-Z3-ZZ-DR-A-200600	A	25.08.2022
Proposed Floor Plans	31704-MSA-Z3-ZZ-DR-A-200700	A	25.08.2022
Proposed Floor Plans	31704-MSA-Z3-ZZ-DR-A-200800	A	25.08.2022
Proposed Elevations	31704-MSA-Z3-ZZ-DR-A-200810	A	25.08.2022
Proposed Floor Plans	31704-MSA-Z3-ZZ-DR-A-200900	A	25.08.2022
Proposed Floor Plans	31704-MSA-Z3-ZZ-DR-A-201000	A	25.08.2022
Proposed Floor Plans	31704-MSA-Z3-ZZ-DR-A-201100	A	25.08.2022
Planning Layout	31704-MSA-Z4-ZZ-DR-A-200014	A	25.08.2022
Proposed Floor Plans	31704-MSA-Z4-ZZ-DR-A-201200	A	25.08.2022
Proposed Elevations	31704-MSA-Z4-ZZ-DR-A-201210	A	25.08.2022
Proposed Floor Plans	31704-MSA-Z4-ZZ-DR-A-201300	A	25.08.2022
Proposed Elevations	31704-MSA-Z4-ZZ-DR-A-201310	A	25.08.2022
Proposed Floor Plans	31704-MSA-Z4-ZZ-DR-A-201400	A	25.08.2022
Proposed Floor Plans	31704-MSA-Z4-ZZ-DR-A-201401	A	25.08.2022
Proposed Elevations	31704-MSA-Z4-ZZ-DR-A-201410	A	25.08.2022
Proposed Elevations	31704 MSA Z2 ZZ DR A 750000		01.12.2022

SA Blomfield

Assistant Director Planning and Sustainable Economy

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

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.

Construction Charter for Developers

Mid Sussex is an economically vibrant district. The Council welcomes appropriate developments in the District that develop the local economy and improve people's lives. The Council recognises that the environmental impacts during the construction of new developments can at times be inconvenient or unpleasant for those who use the District's roads and pavements, or live nearby. The District Council expects developers to adhere to the following principles on all sites.

1. Stick to your planning permission

Your planning permission has been granted for a specific development (as per the approved plans) and will be subject to conditions and maybe legal agreements. The Council and the local community expect you to stick to these and to give advance notice if anything needs to be changed,

2. Be safe and tidy

Carry out all works with the utmost care for the safety of passers-by as well as your workers - this includes driving vehicles on and off the site. Keep all plant and machinery in safe working order, and all structures safe, by checking them often. Keep your site and roads and pavements around it tidy

3. Be considerate

Carry out all work with consideration for residents, workers, pedestrians, visitors, neighbours, businesses and road users, at all times and with every effort to minimise noise and disturbance. Pay special attention to the needs of those who have difficulties with sight, hearing or mobility, and those in wheelchairs or with prams and pushchairs.

4. Be responsible

It is the responsibility of the main contractor to ensure that all employees, agents, subcontractors, suppliers, drivers and others working on or near the site comply with this Code of Practice. Please note that all sites are responsible for damage made to the public highway as a result of construction activity. Contractors carrying out the work resulting in damage are liable for the full cost of repair.

5. Be accountable

Display a contact board outside the site, giving names and telephone numbers of staff who can easily be contacted to respond to the concerns of residents, businesses and others.

6. Communicate

Keep residents and others informed about unavoidable disturbance such as noise, dust, extended working hours and disruption of traffic. Provide site neighbours with clear information well in advance of starting works, preferably in writing, and perhaps issue regular bulletins about site progress.