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London  
SW6 4Tu

**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 TREATMENTS AND ADDITIONAL LANDSCAPING 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     |



Assistant Director Planning and Sustainable Economy

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

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## 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](mailto: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.

