ADUR DISTRICT COUNCIL

Ms Jessica Sparkes
Cala Homes
Dorking Business Park
Dorking
SHC
RH41HJ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0614/26

Details of Development
APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF PREVIOUSLY APPROVED AWDM/0021/22. AMENDMENT: 1. REMOVAL OF SMALL SINGLE-STOREY REAR EXTENSION ON 6 HOUSETYPES; 2. INTERNAL RECONFIGURATION OF BLOCKS A & B; 3. PROVISION OF ADDITIONAL VEHICULAR PARKING TO SERVE THE COMMUNITY USE.

Location of Development
LAND EAST OF SHADWELLS ROAD AT MASH BARN ESTATE MASH BARN LANE LANCING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 27th May 2026.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

GPeck

Gary Peck
Head of Planning & Development
29/09/2026

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
PLOTS 349-350 449-450 PROP PLANS & ELEVATION	21164 P167 C	31.07.2026
PLOTS 476,495,496,510,515,516,584,585 PROP PLANS & ELEVATION	21164 P181 B	31.07.2026
PLOT 475 PROPOSED PLANS & ELEVATION	21164 P184 B	31.07.2026
PLOTS 402-405, 424-427, 487-488 PROP PLANS AND ELEVATION	21164 P213 A	31.07.2026
SITE LAYOUT PHASE 2	21164 P102 Q	31.07.2026
MATERIALS DISTRIBUTION DIAGRAM	21164/C102 F	31.07.2026
COLOURED SITE LAYOUT	21164/C101 D	31.07.2026
CALA AMENDMENT COVER LETTER	31 JULY 2026	31.07.2026
PLOTS 540-541 PLANS AND ELEVATIONS	21164 P160 A	31.07.2026
PLOT 326 PLANS AND ELEVATIONS	21164 P162 A	31.07.2026
PLOTS 550-551 PLANS AND ELEVATIONS	21164 214	31.07.2026
PLOTS 531 & 532 PROPOSED PLANS & ELEVATION	21164 P161 A	27.05.2026
PLOTS 441,442 PROPOSED PLANS & ELEVATION	21164 P164 A	27.05.2026
PLOTS 573-574, 575-576 PROP PLANS & ELEVATION	21164 P159 A	27.05.2026
PLOTS 477-478 PROP PLANS & ELEVATION	21164 P168 A	27.05.2026
PLOTS 479-480 PROP PLANS & ELEVATION	21164 P169 A	27.05.2026
PLOTS 523-524 527-528 PROP PLANS AND ELEVATION	21164 P170 A	27.05.2026
PLOTS 438-439 PROP PLANS AND ELEVATION	21164 P171 A	27.05.2026
PLOTS 435,481,513,514,535 PROP PLANS & ELEVATION	21164 P191 A	27.05.2026
PLOTS 465 & 536 PROP PLANS AND ELEVATION	21164 P192 A	27.05.2026

Reference/Drawing Number	Version	Date Rec
PLOT 507 PROPOSED PLANS & ELEVATION	21164 P196 A	27.05.2026
PLOTS 464,511,512 PROP PLANS AND ELEVATION	21164 P197 A	27.05.2026
PLOTS 502 & 503 PROP PLANS & ELEVATION	21164 P198 A	27.05.2026
PLOT 462 PROP PLANS & ELEVATION	21164 P199 A	27.05.2026
PLOTS 463, 504, 505, 506 PROP PLANS & ELEVATION	21164 P200 A	27.05.2026
PLOTS 494, 517 PROP PLANS & ELEVATION	21164 P201 A	27.05.2026
PLOT 493 PROP PLANS & ELEVATION	21164 P202 A	27.05.2026
PLOT 484 PROP PLANS & ELEVATION	21164 P203 A	27.05.2026
PLOT 483 PROPOSED PLANS AND ELEVATION	21164 P204 A	27.05.2026
PLOTS 602-603 & 604-605 PROP PLANS AND ELEVATION	21164 P207 A	27.05.2026
PLOTS 519-520 PROP PLANS & ELEVATION	21164 P211 -	27.05.2026
PLOTS 467-468 PROP PLANS & ELEVATION	21164 P212 -	27.05.2026
APARTMENTS-BLOCK A PROPOSED PLANS	21164 P220 B	27.05.2026
APARTMENTS-BLOCK A PROPOSED ELEVATIONS	21164 P221 B	27.05.2026
APARTMENTS-BLOCK B PROP GROUND FLOOR PLAN	21164 P222 B	27.05.2026
APARTMENTS-BLOCK B PROP FIRST FLOOR PLAN	21164 P223 B	27.05.2026
APARTMENTS-BLOCK B PROP SECOND FLOOR PLAN	21164 P224 B	27.05.2026
APARTMENTS-BLOCK B PROP ELEVATIONS (SHEET 1 OF 2)	21164 P225 B	27.05.2026
APARTMENTS-BLOCK B PROP ELEVATIONS (SHEET 2 OF 2)	21164 P226 B	27.05.2026
PROP ANCILLARY BUILDINGS PLANS & ELEVATION (SHEET 2 OF 2)	21164 P258 A	27.05.2026
ILLUSTRATIVE VIEW B	21164/C112A	27.05.2026
PROPOSED STREET ELEVATIONS SHEET 1 OF 2	21164 P105 B	27.05.2026
PLOTS 537-538 PROPOSED PLANS AND ELEVATION	21164 P157 A	27.05.2026
PLOTS 521-522 & 529-530 PROP PLNS & ELEV	21164 P158 A	27.05.2026

Reference/Drawing Number	Version	Date Rec
PLOTS 469-470 PROPOSED PLANS & ELEVATION	21164 P210 -	
APARTMENTS-BLOCK B PROP THIRD FLOOR AND ROOF PLANS	21164 P260 B	

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

02. The development for which full planning permission is granted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with section 91 of the Town and Country Planning Act.

03. If, during development, contamination not previously identified is found to be present at the site then no further development within that Phase shall be carried out (unless otherwise agreed in writing with the local planning authority) until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that contaminated material is remediated to protect ground water and public health

04. All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out no later than first planting and seeding seasons following the first occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the 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. All landscape works shall be carried out in accordance with the guidance contained in British Standards S5837:2012. Prior to Commencement.

Reason: In the interests of visual amenity.

05. No Phase of the development shall commence until the measures which will be undertaken to protect the public water apparatus located within that Phase, have been submitted to and approved in writing with the Local Planning Authority. (Previously discharged details to be submitted and condition to refer to approved details).

Reason: To comply with Local Plan Policy 35 and best practice set out in the Sustainable Drainage Systems (SuDs) Manual.

06. No Phase of the development shall commence, 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 Plan shall be implemented and adhered to throughout the entire construction period unless otherwise agreed in writing with the Local Planning Authority. The Plan shall provide details of:
- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors, the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development.
- the erection and maintenance of security hoarding,
- 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),
- details of public engagement both prior to and during construction works.

Reason: To control the development in detail in the interests of road safety and the amenity of local residents.

07. The development shall be carried out in accordance with the submitted Flood Risk Assessment ('Flood Risk Assessment Proposed Residential Development at New Monks Park, Project No: 23621, by The Civil Engineering Practice, dated December 2021) and the following mitigation measures it details: - Finished upper floor levels of habitable accommodation to be set no lower than 5.7 metres above Ordnance Datum (AOD)

Reason: To ensure that the development is protected from flood risk

08. The development shall proceed in accordance with the submitted Ecological Mitigation and Management Plan (EMMP) and all mitigation measures implemented prior to the occupation of each phase of the development.

Reason: To accord with the terms of application and to ensure a net gain in biodiversity.

09. No dwelling shall be first occupied in any phase of development until a Residential Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Residential Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Residential Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: In the interests of encouraging sustainable transport and to minimise any adverse impact on the local highway network.

10. No dwelling shall be first occupied until covered and secure cycle parking spaces serving that unit have been provided in accordance with plans and details that shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that measures are in place to encourage sustainable transport.

11. No dwelling shall be first occupied until the car parking serving that unit has been constructed in accordance with the approved plans. These spaces shall thereafter be retained at all times for their designated purpose.

    Reason: To ensure that measures are in place to encourage sustainable transport.

12. No dwellings shall be occupied unless and until the existing helicopter circuits have been altered and implemented in accordance with the recommendations of York Aviation in its Technical Summary Note dated 7th September 2018 and details of the altered circuits shall be submitted to and approved in writing with the Local Planning Authority in consultation with the airport operator.

    Reason: In the interests of aviation safety and residential amenity

13. No development beyond the construction of the slab level for the approved residential dwellings hereby granted permission shall take place until a scheme for nature conservation enhancement has been submitted to and approved by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to occupation and retained as such thereafter.

    Reason: To accord with the terms of application and to ensure a net gain in biodiversity.

14. The hours of construction to implement the development hereby permitted shall be limited to 0800 to 1700 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and there shall be no working on Sundays or Bank/Public Holidays.

    Reason: In the interests of amenity.

Informatives / Notes to Applicant

01. 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.

02. As per the applicant's letter dated 31 July 2026, all other plans listed under Condition 1 of AWDM/0021/22 and not referenced in this submission remain unchanged and will continue to apply to the development.

Ref: AWDM/0614/26

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. 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.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him 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.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline.