



THE ERECTION OF TWO BUILDINGS TO PROVIDE: 2 NO. 4 BEDROOM HOUSES  
AND 6 NO. 1 BED APARTMENTS (TOTAL 8 UNITS), WITH ASSOCIATED ACCESS,  
CAR PARKING, COVERED CYCLE PARKING, REFUSE STORE AND WOODLAND  
MANAGEMENT PLAN

LAND AT ANSCOMBE WOODS CRESCENT,  
COLWELL ROAD, HAYWARDS HEATH

## PLANNING STATEMENT

November 2025

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# 1 INTRODUCTION

## 1.1 Purpose of the Statement

- 1.1.1 This Planning Statement is submitted in support of a planning application for the erection of two buildings to provide: 2 no. 4 bedroom houses and 6 no. 1 bed apartments (total 8 units), with associated access, car parking, covered cycle parking, refuse store and woodland management plan at land at Anscombe Woods Crescent, Haywards Heath.
- 1.1.2 The application is submitted following the refusal and dismissal at appeal of planning application DM/21/3875 and provides a revised scheme, which addresses the previous reasons for refusal.
- 1.1.3 Section 2 describes the planning history of the site; section 3 outlines the background to the site; section 4 outlines the site and surroundings; section 5 outlines the relevant planning policies and section 6 addresses the planning merits of the proposal. Section 7 concludes the Statement.

## 1.2 Application Documents

- 1.2.1 The application comprises the following documents:

Document	Author
Planning Statement	Lander Planning
Planning obligations instructions form	N/A
Section 106 Agreement from previous appeal	N/A
Tree Survey and Addendum Arboricultural Implications Report	SJA Trees
Preliminary Ecological Appraisal & Biodiversity Net Gain Baseline Assessment	South East Ecology
Reptile Survey Report	South East Ecology
Transport Note, Travel Plan and Travel Pack Brochure	Transport Dynamics
Energy & Sustainability Statement	NRG Consulting
Drainage Strategy	Lustre Consulting
Design & Access Statement	STA Associates
Drawing number 696.021.018: Site location plan	STA Associates
Drawing number 696.021.021: Existing site layout	STA Associates
Drawing number 696.025.001: Proposed layout plan	STA Associates
Drawing number 696.025.004: Comparisons layout	STA Associates
Drawing number 696.025.006: Site sections	STA Associates
Drawing number 696.025.002: Floor plans & elevations plots 1 & 2	STA Associates

Drawing number 696.025.003 : Floor plans & elevations plots 3-8	STA Associates
Drawing number 696.025.005: Street scenes	STA Associates
Drawing number 696.025.007: Cycle & bin store details	STA Associates

### 1.3 The Development Proposal

- 1.3.1 The application proposes the erection of two buildings within the south-eastern part of the site. One building is 2.5 storeys in height and would provide two, four-bedroom houses, arranged on three floors, with gardens and cycle stores. The other building is 2 storeys in height and would provide six, one-bedroom apartments.
- 1.3.2 Access to the site is taken from an existing vehicular access off Anscombe Woods Crescent and x10 car parking spaces are proposed within the north-eastern part of the site in a location of existing car parking. An access road follows round to the proposed buildings and an additional x3 car parking spaces are proposed adjacent to the most south-westerly located building. Covered refuse storage and cycle parking is proposed to be located adjacent to the apartment building. The proposed buildings reflect architectural styles of buildings to the south of the site.
- 1.3.3 The proposal will allow for the provision of a woodland management plan that will enable improvements to the ancient woodland that exists on the site, to include native planting and the removal of invasive species for example.

## 2 PLANNING HISTORY

2.1.1 The Council's online database shows the following planning history for the site.

Application Reference	Proposal	Decision
DM/21/3875	The erection of two buildings to provide 2 no. 1 bed apartment, 6 no. 2 bed apartments and 2 no. 3 bed apartments (total 10 units), with associated access, car parking, covered cycle parking, refuse store and woodland management plan	Refused 13/07/23 Appeal dismissed 28/08/24
12/04158/FUL	Residential development comprising 10 units with associated landscaping and parking. Amended plans received in relation to the design of plots 4-9 and plot 10	Committee resolution to approve. Application not proceeded with. Legal agreement was never completed as applicant wanted to change the terms of the S106.
10/02481/REM	Reserved matters submission for the erection of 23 dwellings and associated parking pursuant to outline planning permission 05/02335/OUT	Refused November 2010. Appeal dismissed.
05/02335/OUT	Outline planning permission for land at St Francis Hospital for a minimum of 89 units (the site formed part of a wider site)	Approved August 2007 Conditions 1, 5, 16 subsequently approved.

### **3 BACKGROUND**

#### **3.1 Initial Pre-Application and Planning Application DM/21/3875**

3.1.1 An initial pre-application was undertaken with the Council in 2020 (LPA reference DM/20/3128), which proposed x3 residential buildings on the site. The Council outlined support for the principle of development, given the site's planning history; the site's location within the built-up area boundary and within a tier 1 settlement.

3.1.2 A planning application (LPA reference DM/21/3875) was then submitted in 2021, but refused in July 2023 for the following reasons:

1. *Due to the height and scale of the proposal it is considered to result in a dominant form of development that is out of character and scale to that of the surrounding buildings and the wider locality, in addition due to the height and scale it is also considered to result in an un-neighbourly and overbearing form of development. The proposal therefore conflicts with Policy DP26 of the Mid Sussex District Plan and Policy E9 and H8 of the Haywards Heath Neighbourhood Plan.*
2. *The proposal fails to provide the required infrastructure contributions necessary to serve the development. The proposal therefore conflicts with policy DP20 of the Mid Sussex District Plan 2014-2031.*

#### **3.2 Appeal against Refusal of DM/21/3875 – Commentary**

3.2.1 An appeal against the refusal of application DM/21/3875 was dismissed in August 2024 (PINS Reference APP/D3830/W/23/3330802). The main issues raised in the appeal decision are set out below and commentary is outlined in relation to these matters:

1. The character and appearance of the surrounding area, and
2. The living conditions of the occupiers of the nearby dwellings at Larchwood and in Bowden Way, regarding privacy, daylight and sunlight, and outlook.

### Issue 1: The Character and Appearance of the surrounding Area

- 3.2.2 In relation to the first main issue, the Inspector's view was that the character of Bowden Way would be harmed by the scale and height of the proposal. The Inspector determined that the proposal would be 'broad', 'dominant', 'overbearing' and 'imposing' in the streetscene (not in relation to living conditions – see below). This would be particularly the case given the land levels of the neighbouring land on Bowden Way. Concern was specifically raised in relation to 3 Bowden Way, the proposal deemed to be: out of character with their '*reasonable expectations in a suburban area*'. Concern was raised in relation to the scale and height of the proposal relative to Larchwood and the properties on Bowden Way.

The Inspector made the following observations at paragraph 10:

*'The vegetation in Bowden Way by the site boundary would provide a partial screen, but due to the scale and siting of the proposal, and the lie of the land, it would be unacceptably dominant and overbearing in the street scene on the north east side of Bowden Way. As the dormers in the proposal's upper floors would align with its outside walls, the buildings would have an imposing appearance, which would be emphasised by their siting above the levels in Bowden Way. As the 2 storey dwelling at 3 Bowden Way is partly cut into the ground, it would be dominated by building A. That impact would not be so overbearing or so oppressive that it would harm its occupiers' living conditions, but it would be out of character with their reasonable expectations in the local suburban area. Moreover, as the scale and height of the proposal's broad and dominant forms would be at odds with the scale and character of the nearby dwellings at Larchwood and in Bowden Way, it would erode the sense of place in Bowden Way and Kennard Lane, including the nearby part of Barry Drive.'*

- 3.2.3 At paragraph 12 the Inspector concludes:

*'Therefore, I consider that the proposed development would harm the character and appearance of the surrounding area.'*

## Issue 2: Living Conditions

- 3.2.4 In relation to the second main issue, the Inspector determined that the living conditions of the occupiers of the nearby dwellings would not be impacted upon. The Inspector notes at paragraph 15:

*'I consider that the proposal would not harm the living conditions of the occupiers of the nearby dwellings at Larchwood and the nearby dwellings in Bowden Way regarding privacy, daylight and sunlight, and outlook.'*

## 3.3 2025 Revised Pre-Application

- 3.3.1 The proposed development has been revised in direct response to the Inspector's comments. The previous reasons for refusal have been addressed. A pre-application was submitted to the Council in November 2024 in relation to the revised scheme, and following some amendments to the layout as requested by the Council, the Council's response was positive, stating that the scheme has addressed the Inspector's concerns regarding size and scale. The Council provided feedback in relation to the layout and defensible space, and these matters were subsequently addressed.

## 3.4 The Amendments to the Proposal

- 3.4.1 In direct response to the Inspector's comments, amendments have been made to the scheme in comparison to the application DM/21/3875, which are outlined within section 6 of this Statement, along with how the proposal responds to the appeal decision. It is therefore hoped that the Council can support the current proposals.



## 4 SITE LOCATION, DESCRIPTION AND SURROUNDINGS

### 4.1 Site Location

- 4.1.1 The site is located 1.2 km to the south of the town centre of Haywards Heath. The B2112 lies in close proximity to the west of the site and the site lies within a short distance of Princess Royal Hospital, a Sainsbury's local and other nearby shops and services. The site location can be seen at figures 1 and 2.

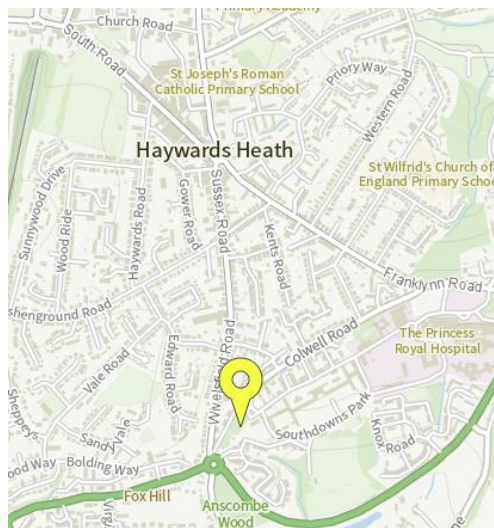


Figure 1: Site location plan (courtesy of gov.uk)

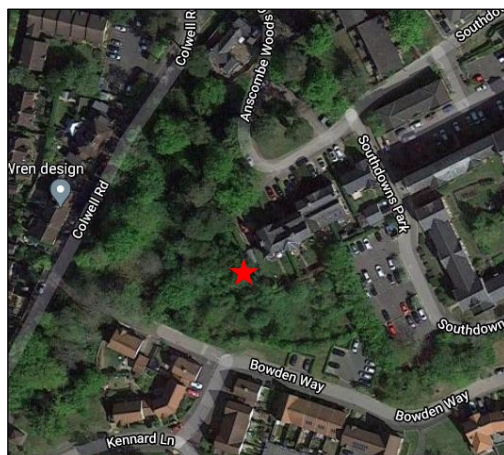


Figure 2: Aerial image of site (courtesy of google.co.uk)

## 4.2 Site Description and the Surrounding Area

- 4.2.1 The site comprises part of a larger former St Francis Hospital site, the majority of which has been redeveloped. The site is roughly 'U' shaped and wraps around a residential premises, 'Larchwood'.
- 4.2.2 The site has a large amount of tree covering, with the trees along the north-western side of the site being subject to a group TPO, with some individual identified trees subject to a TPO. The woodland within the western part of the site is designated as ancient woodland. The site is relatively flat but there is a fall in levels down to St Francis Park, a housing development to the south and also a fall in land levels between Larchwood and the north-eastern most part of the site.
- 4.2.3 The site is surrounded by housing development to the north, east, south and west, with Colwell Road immediately adjacent to the western boundary of the site and Bowden Way immediately to the southern boundary. 'The Lodge' is a property to the north-west of the site. A residential estate development lies to the south of Bowden Way.
- 4.2.4 Access to the site is gained from an existing vehicular access off Anscombe Woods Crescent and an area of existing parking is located within the northern part of the site, around a circular driveway.



Figure 3: The application site – view towards the south



Figure 4: Existing access and Larchwood



Figure 5: View towards Larchwood from the south of the site

## 5 PLANNING POLICY FRAMEWORK

### 5.1 Introduction

- 5.1.1 In accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004, any application at the site should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

### 5.2 The Development Plan

- 5.2.1 The Development Plan comprises the Mid Sussex District Local Plan 2014-31 (March 2018) as well as saved policies of the Mid Sussex Local Plan 2004. The Local Plan Proposals Map (extract at figure 6) illustrates that the site is located within the built-up area boundaries of Haywards Heath.

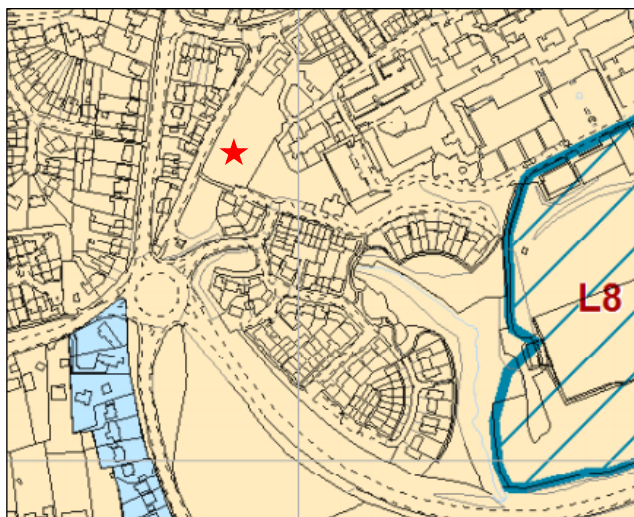


Figure 6: Local Plan Proposals Map extract

- 5.2.2 The following Policies of the Mid Sussex District Local Plan (March 2018) are relevant:

DP4	Housing
DP6	Settlement hierarchy
DP17	Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)
DP20	Securing infrastructure
DP21	Transport
DP26	Character and design
DP27	Dwelling Space Standards
DP28	Accessibility
DP30	Housing Mix
DP31	Affordable Housing
DP34	Listed buildings and other heritage assets
DP37	Trees, Woodland and Hedgerows

	<p>The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.</p> <p>Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.</p>
DP38	Biodiversity
DP39	Sustainable Design and Construction
DP41	Flood Risk and Drainage
DP42	Water Infrastructure and the Water Environment

5.2.3 The following policies of the Haywards Heath Town Council Neighbourhood Plan (November 2016) are relevant:

4. Vision Statement and Core Aims for the HHNP	<p>Promotes sustainable development</p> <p>Prioritises making best use of brownfield sites</p>
Objective 6E	Encourages energy efficient and sustainable development
Objective 6F	Development should reinforce the character and quality of the locality
E6	Promotes Green Infrastructure opportunities
E7	Sustainable drainage
E8	Making the town more sustainable
E9	Seeks to protect and reinforce the local character within the locality of site
E13	Seeks good quality private outdoor space
T1	Seeks good pedestrian and cycle connections
T2	Funding of cycle routes
T3	On-site parking
H8	Housing development within the built-up area boundary

### 5.3 Material Considerations

5.3.1 The following documents comprise material considerations to the determination of the application:

- The Regulation 19 submission Local Plan (December 2023) – the following policies are relevant:

DPS1	Climate change
DPS2	Sustainable design and construction
DPS4	Flood risk and sustainable drainage
DPN1	Biodiversity, geodiversity and nature recovery
DPN2	Biodiversity net gain

DPN4	Trees, woodland and hedgerows
DPB1	Character and design
DPT1	Placemaking and connectivity
DPT3	Active and sustainable travel
DPT4	Parking and electric vehicle charging infrastructure
DPH1	Housing
DPH3	Sustainable development – Inside the built-up area
DPH7	Housing mix
DPH1	Dwelling space standards
DPI1	Infrastructure provision
DPI2	Planning obligations

- National Planning Policy Framework;
- National Planning Practice Guidance;
- National Model Design Code;
- Design Guide Supplementary Planning Document;
- Development Infrastructure and Contributions Supplementary Planning Document;
- Guidance on Parking at New Developments (September 2020).



## 6 PLANNING APPRAISAL

### 6.1 Main Planning Considerations

6.1.1 The main planning considerations in relation to the application relate to:

- The principle of development
- Sustainable development
- The amendments to the proposal in response to the appeal decision:
  - Layout
  - Scale
  - The Streetscene – Bowden Way elevation and Larchwood
- Other matters:
  - Residential amenities
  - Design
  - Access and parking
  - Trees
  - Ecology
  - Developer Contributions

6.1.2 These matters are addressed within this section of the Statement.

### 6.2 The Principle of Development

6.2.1 The principle of development has been accepted by the appeal Inspector, as well as the Council within paragraph 12.8 of its committee report for application DM/21/3875:

***‘Thus, the principle of this development is acceptable in line with the above development plan policies and the NPPF.’***

6.2.2 The principle of development is therefore established and is not brought into question by the current application. The overriding suitability of the site for housing development is however outlined for completeness within this section of the Statement, since the proposal would bring forward much needed housing in an urban, brownfield and highly sustainable location.

- 6.2.3 The site is located within the Local Plan's designated **built up area boundaries** of Haywards Heath. Haywards Heath is defined in the Local Plan as a category 1 settlement, where a large proportion of the Borough's new housing is targeted, due to the provision of a comprehensive range of employment, retail, health, education and leisure services, as well as good public transport provision.
- 6.2.4 The proposal is thus in accordance with Local Plan policy DP6, which is supportive of development within the built-up area boundaries. In accordance with this policy, the proposed development is of an appropriate nature and scale and would not cause harm to the character and function of the settlement. The proposal is similarly in accordance with Regulation 19 Local Plan policies DPH1 and DPH3.
- 6.2.5 The principle of new housing within this the built-up area boundary is also supported by policy H8 of the Haywards Heath Neighbourhood Plan. In accordance with this policy, the proposal is of an appropriate scale, height and form, as discussed within section 6.4 of this Statement.
- 6.2.6 A core aim of the Haywards Heath Neighbourhood Plan is to prioritise making the best use of **brownfield land within the built up area boundary**. The Council confirmed in its 2012 committee report in relation to the Anscombe Woods Crescent site that the land is previously developed land, forming part of the previous hospital site. The site is also surrounded by built development and would form a logical infill development. The general principle of development is therefore acceptable on the site.
- 6.2.7 The proposal will help to boost **housing supply** in the District, at a time when it cannot demonstrate a five year housing land supply (currently 3.38 years), which is supported by the NPPF and the Local Plan policy DP4.
- 6.2.8 The site has **previous outline planning consent** for residential development (approved in 2007) (see indicative layout at figure 7). Furthermore, a 2012 application received a committee resolution to approve (dated June 2013) for ten units on the site (see layout at figure 8). There is therefore an established principle of residential development on the site.





Figure 7: Indicative layout for application 05/02335/OUT



Figure 8: Layout for application 12/04158/FUL

### The Principle of Development Summary

- 6.2.9 For the above reasons, the principle of the proposed development has already been established. There is strong policy support at both local and national level for development of this urban, brownfield site for housing. The sustainability of the site is addressed within the following section.

### **6.3 Sustainable Development**

6.3.1 The site is located within a very sustainable location and the NPPF, the Local Plan and the Haywards Heath Neighbourhood Plan are supportive of sustainable development. The sustainability of location has been accepted by the Council within paragraph 12.7 of its committee report for application DM/21/3875.

6.3.2 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 8 of the NPPF outlines that sustainable development has three overarching objectives – economic, social and environmental. The proposal would provide economic, social and environmental benefits for the community, as follows:

#### **Economic Sustainability**

6.3.3 There are a range of economic benefits that the proposed development offers, such as the creation of jobs during the construction process. Additionally, with the increase of population, local expenditure will increase which will benefit local shops and facilities.

#### **Social Sustainability**

6.3.4 The support of economic growth outlined above will ensure the long term viability of shops and services within the local area. Shops and facilities provide a valuable service, as well as places where people can meet and interact and therefore the proposed development supports the social sustainability of the local population.

6.3.5 The proposal will provide much needed 1 and 4 bedroom units, which will widen the choice of high-quality homes in the Borough. The application proposal will provide for eight high quality dwellings which will assist in Mid Sussex's housing supply, having social benefits.

#### **Environmental Sustainability**

6.3.6 The site is located just over one mile from Haywards Heath Railway Station, shops and services and a substantial number of employment opportunities. Additional shops and services are located within a short distance of the site. Haywards Heath railway station is located within walking distance of the site and offers excellent rail links to employment centres including Burgess Hill (approximately 6 minutes), Brighton (approximately 15-20 minutes), Gatwick Airport (10-15 minutes) and London (approximately 45 minutes). Bus services to the centre of Haywards Heath are available within 200 metres of the site.

- 6.3.7 The submitted Energy & Sustainability Statement sets out ways that the proposal will limit water and energy use. The development will provide suitable recycling bins and incorporate sustainable drainage. The proposal is thus in accordance with Local Plan policies DP39 and DP41; Regulation 19 Local Plan policies DPS2 and DPS4; and the Haywards Heath Town Council Neighbourhood Plan objective 6E and policies E7 and E8 by providing a sustainable form of construction and sustainable drainage.
- 6.3.8 Each dwelling would be provided with an electric charging point which will allow the use of electric vehicles, which in turn can provide a clean alternative to the use of internal combustion engine private vehicles. If electric vehicles are solely used for travel to and from the site, their impact would be zero. The environmental sustainability of the site should therefore be considered in this modern context of electric vehicles, as opposed to the traditional use of polluting vehicles. The proposal thus presents an environmentally sustainable form of development, in accordance with Local Plan policies and the NPPF.

#### Sustainability Summary

- 6.3.9 The proposal has been demonstrated to provide a sustainable form of development, with economic, social and environmental benefits, in accordance with the NPPF, the Local Plan, Regulation 19 Local Plan, and the Haywards Heath Town Council Neighbourhood Plan.

### 6.4 Amendments to the Proposal in response to the Appeal Decision

- 6.4.1 The appeal Inspector in relation to application DM/21/3875 determined that the scale and height of the previous proposal would be dominant, and harmful to the character and streetscene of Bowden Way and relative to Larchwood. The land levels of the neighbouring land on Bowden Way were an important consideration, as were the impacts upon 3 Bowden Way.
- 6.4.2 In direct response to the Inspector's comments, the following amendments have been made to the scheme:
1. The **layout** has been revised to provide two smaller buildings, instead of two larger buildings. The footprint is reduced by **516sqm**.
  2. This has resulted in a reduction in the number of units from **10 to 8**.
  3. The overall scale and volume of the buildings have been reduced by approximately **359m<sup>3</sup>**.

4. The height of the buildings has been reduced by between **1.3m and 2.4m**.
5. The total amount of habitable floorspace is reduced from 794sqm to 615sqm (an overall reduction of **179sqm**).
6. Dormers in the upper floors are now not present.

6.4.3 Therefore, the scale and height of the previous proposal have been considerably amended to respond to the Inspector's comments. The details of these revisions are discussed below.

#### Layout

6.4.4 In response to the appeal decision, the layout of the proposal has been revised, to provide two smaller buildings, with a large gap between the buildings (figures 9 and 10 provide a comparison). The built development is broken up by the gap between the buildings and this also provides views through to the focal feature on Larchwood to the north of the proposed buildings.



Figure 9: Proposed layout



Figure 10: Appeal scheme layout

- 6.4.5 Drawing number 696.025.004 (and figure 11) provides a comparison of the layout of the appeal scheme overlaid with the current application proposal.

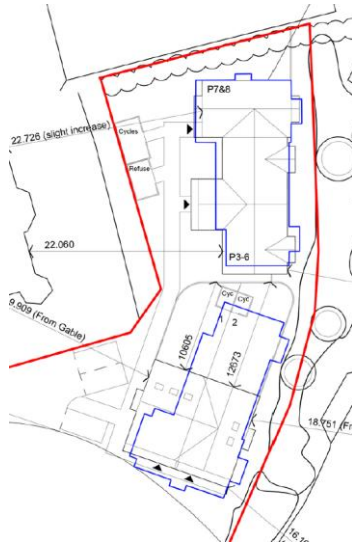


Figure 11: Proposed layout (black lines) compared with appeal scheme (blue lines)

### Scale

- 6.4.6 In response to the appeal decision, the overall size and scale of the proposed buildings have been greatly reduced. The scale of built form is broken up, with the provision of two smaller buildings, with a large gap in between, rather than x2 larger buildings. The overall floorspace has been reduced by **179sqm**, the volume reduced by approximately **359m<sup>3</sup>** and the built footprint has been reduced by **516sqm**. The height of the buildings has also been reduced by between **1.3m and 2.4m**.
- 6.4.7 An indication of the reduction in overall scale and height can be seen in figure 12, where the appeal scheme is shown shaded pink and the revised proposal in front of this.



Figure 12: Scale and height comparison – Bowden Way elevation

- 6.4.8 The proposed buildings would be 2 and 2.5 storeys in height, reflecting the scale of properties on both Bowden Way (see figure 13) and Larchwood adjacent to the site. The submitted site sections plans demonstrate that the proposal would be of an acceptable scale relative to the neighbouring properties.



Figure 13: Property on Bowden Way

- 6.4.9 It is noted that the Council in its recent pre-application response (LPA reference DM/24/2832), accept that the previous appeal Inspector's concerns have been overcome:

*'The current proposal includes a reduction in the scale and form of the buildings including providing an area of separation between the first building (semi-detached pair) and the second building (4 No. flats). The character and appearance of the buildings have also been addressed and reflect the existing buildings within the suburban locality. Due to this, the concerns of the inspector are considered to have been overcome.'*

- 6.4.10 The proposal is thus in accordance with Local Plan policy DP26, Regulation 19 Local Plan policy DPB1 and policies H8 and E9 of the Haywards Heath Neighbourhood Plan, being of an appropriate scale, height and form.

#### The Streetscene – Bowden Way Elevation and Larchwood

- 6.4.11 As a result of the reduced scale and height, the proposal will sit comfortably within the streetscene of Bowden Way and also relative to Larchwood. The buildings will be reasonably well screened from Bowden Way by the trees on the boundary of the site, as illustrated in figure 14, which shows the existing landscaping and topography. This is also discussed in paragraph 6.5.20 of this Statement.





Figure 14: Revised Proposal – Bowden Way streetscene

- 6.4.12 As the current proposal includes a larger gap between the proposed buildings than the previous appeal scheme, there is greater spaciousness and also views through the site, which will improve the streetscene from Bowden Way in comparison to the appeal scheme (see figure 15).



Figure 15: Appeal Scheme – Bowden Way streetscene

- 6.4.13 The proposal will thus protect the character of the area and streetscene, in accordance with Local Plan policy DP26; Regulation 19 Local Plan policy DPB1; and policies H8 and E9 of the Haywards Heath Neighbourhood Plan.

## 6.5 Other Matters

- 6.5.1 The scheme otherwise remains largely unchanged to the appeal proposal, which was deemed acceptable in all other respects by the Council and the appeal Inspector. Other matters are addressed within this section of the Statement.

### Residential Amenities

- 6.5.2 The appeal Inspector determined that the residential amenities of neighbouring properties would be protected by the previous proposal. The Inspector noted at paragraph 13 that:

*'The proposal would partly enclose the outlook from the back of Larchwood and its grounds, but within a suburban area such as this, some degree of mutual overlooking would reasonably be expected. Due to the distances and relationships between the backs of the nearby dwellings and their back gardens at Larchwood and the fronts of buildings A and B, and their orientation, the proposal would not be likely to cause a significant loss of daylight or sunlight, or significant loss of privacy, and it would not be so overbearing or so oppressive that it would harm the living conditions of the occupiers of the nearby dwellings and back gardens at Larchwood.'*

6.5.3 The Inspector also notes at paragraph 15:

*'I consider that the proposal would not harm the living conditions of the occupiers of the nearby dwellings at Larchwood and the nearby dwellings in Bowden Way regarding privacy, daylight and sunlight, and outlook.'*

6.5.4 The distances from the proposed buildings to neighbouring properties are shown on submitted drawing number 696.025.004. The distances are comparable to the appeal proposal. It follows therefore that the reduced scale of the application proposal should similarly be deemed to be acceptable in respect to residential amenities and separation distances.

6.5.5 It is noted that the principal elevations face Bowden Way, with the main habitable accommodation windows facing this direction. The relationship of the building occupying the two townhouses with both Larchwood and numbers 2 and 3 Bowden Way will be improved, as this is now gable end (on the pair of townhouses) to gable end (on numbers 2 and 3 and Larchwood). The appeal scheme, by comparison had the front of the building facing numbers 2 and 3 and Larchwood, with numerous habitable windows. There are now no dormers in the upper floors.

6.5.6 The proposal would therefore have no undue impacts upon the occupiers of nearby properties, which are located sufficient distance from the proposed buildings. The proposal will therefore safeguard the privacy, daylight, sunlight and outlook of adjoining residents, in compliance with Local Plan policies DP26 and DP29 and policy H8 of the Haywards Heath Neighbourhood Plan.



## Design

The design approach has been taken from the development to the south of the application site, choosing to not seek to replicate the character of Larchwood, which would challenge its unique character. The design is of a modern vernacular which would respect the character and appearance of the surrounding area. More information in relation to design is provided within the accompanying Design and Access Statement.

- 6.5.7 The proposal will provide a high quality design, with the use of brick courses above windows, distinct gable ends and a range of building materials, including multi facing brickwork, and horizontal cladding. The proposal is thus in accordance with the Design Guide Supplementary Planning Document; Local Plan policy DP26; Regulation 19 Local Plan policy DPB1; Haywards Heath Town Council Neighbourhood Plan objective 6F and policy E9; the NPPF; the National model Design Code; and the NPPG.

## Density, Space Standards and Amenity Space

- 6.5.8 The proposal provides an appropriate density, in response to built development around the site and provides a good mix of unit sizes, in accordance with Local Plan policy DP30 and Regulation 19 Local Plan policy DPH7.
- 6.5.9 The units exceed the dwelling space standards set out within Local Plan policy DP27, Regulation 19 Local Plan policy DPH1, as well as National Space Standards. The proposal meets minimum nationally described floor areas, and the townhouses have rear garden depths in excess of 10m. The proposed flats are provided with balconies.
- 6.5.10 The proposal thus provides for amenity space for the residents, in accordance with Haywards Heath Town Council Neighbourhood Plan policy E13. The proposal provides for appropriate landscaping and greenspace, in accordance with Local Plan policy DP26.

## Refuse, Access and Parking

- 6.5.11 The proposed access and parking arrangement would be similar to the previous application, in which no objection was raised by WSCC Highways Authority. The Transport Note by Transport Dynamics outlines that adequate access and parking is provided and that the site is highly sustainable.

- 6.5.12 Access to the site is taken from an existing access of Anscombe Woods Crescent. Cycle parking is provided for within a covered cycle compound, as well as within the gardens of the houses. Thirteen car parking spaces are provided. Electrical Vehicle Charging (EVC) points will be provided for 50% of all parking spaces and all spaces will be future proofed to have the ducting installed for all spaces to be easily converted to EVC. The parking provision is in accordance with Haywards Heath Town Council Neighbourhood Plan policy T3 as well as the Council's Guidance on Parking at New Developments.
- 6.5.13 Refuse storage space is provided for within the development and adequate turning space for a refuse truck is shown within the submitted Transport Note.
- 6.5.14 The proposed access and parking arrangements are thus in accordance with Local Plan policy DP21; Regulation 19 Local Plan policies DPT3 and DPT4; and the NPPF. The site location allows for good pedestrian and cycle connections, in accordance with the Haywards Heath Town Council Neighbourhood Plan policy T1.

### Trees

- 6.5.15 The trees along the north western side of the site are subject to a group TPO and individual identified trees are subject to a TPO within the north eastern part of the site. The woodland within the western part of the site is designated as ancient woodland (see figure 16 – shown horizontal red lines).

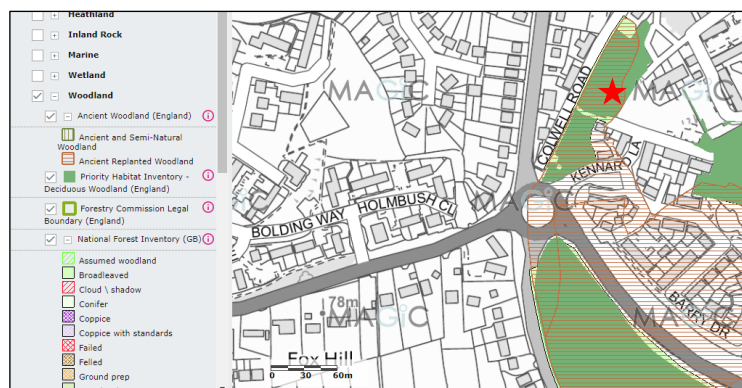


Figure 16: Magic Maps Ancient Woodland designation

- 6.5.16 The layout of the proposal has been guided by the requirement to retain a 15m buffer with the ancient woodland which covers a large part of the site. The proposed buildings are outside of this buffer zone, as is the majority of the parking and access road, with only very minimal incursions necessary in order to facilitate the development. It should be noted that parking already exists within the ancient woodland buffer in the location of the proposed parking.
- 6.5.17 The submitted tree survey and Addendum Arboricultural Implications Report (AIR) by SJA Trees outlines that it is pertinent that the previous application was not refused on arboricultural grounds.
- 6.5.18 The report has been updated following the revised plans. It is noted within the Addendum that there have been no significant changes to the numbers, condition or value of the existing trees that have been recorded. The revised proposal results in the removal of one tree, whereas the appeal scheme proposed the removal of two trees. The revised layout obviates the need for manual excavation within the woodland buffer zone. Therefore, this is a minor improvement on the previous scheme, that was not objected to by the Council in any event.
- 6.5.19 Accordingly, in terms of tree removals and RPA incursions, the current scheme represents a minor reduction in arboricultural impacts in comparison with the previous scheme.
- 6.5.20 The trees adjacent to the site on Bowden Way are commented on within the Addendum, as a result of the appeal decision. The report notes that there are a large number of off-site trees that are dense and semi-mature, between the application site and Bowden Way that provide an effective screen between the two sites. These trees will not be impacted upon by the proposals and hence they will not be lost as a consequence.
- 6.5.21 The scheme will allow for a regenerative woodland management plan to be implemented to maintain and enhance the woodland quality and the landscape character of the area. This will include new tree planting and a framework of objectives to include the removal of invasive species.

6.5.22 The proposed development seeks to preserve, restore and enhance the ancient woodland and its associated 15m buffer, retains all trees of significant amenity and conservation value, incorporates new planting, and protects retained trees from development pressures. The proposal thus complies with policy DP37 of the Local Plan and Regulation 19 Local Plan policy DPN4.

6.5.23 As the proposed development incorporates and enhances the existing natural features of the site, it complies with Policy E9 of the Haywards Heath Neighbourhood Plan.

### Ecology

6.5.24 The submitted Preliminary Ecological Appraisal by South East Ecology outlines that the development can proceed with minimal impact to habitats and protected / notable species if the avoidance and mitigation measures, and any measures arising from the further surveys, are implemented.

6.5.25 Whilst the ancient woodland offers local-level ecological importance and the deciduous woodland, hedgerows, scrub and other neutral grassland offer site-level ecological value, the developed land is of negligible ecological value. Measures are proposed to retain the Ancient and Deciduous Woodland priority habitat, and to protect against minor and indirect impacts.

6.5.26 Reptile surveys have been undertaken, and the submitted Reptile Survey Report by South East Ecology confirms that no reptiles were found within the site; and no avoidance or mitigation measures are required in relation to reptiles, as they are likely absent from the site.

6.5.27 A likely badger outlier sett is present within the site, which foxes may also occasionally use. An updated badger survey is recommended on receipt of planning permission to determine if the sett is in active use by badgers or not at that time. No other survey work is required.

6.5.28 The report notes that Montbretia crocosmia is scattered throughout the site within the woodland understory and in the grassland area. Removal of the invasive plants would enhance the woodland on-site. The development proposal offers an opportunity to enhance the woodland management within the site.

6.5.29 The report outlines recommendations which are designed to enhance the value of the site for wildlife. Proportionate and effective mitigation is available to protect against the risk of impacts to protected species.

- 6.5.30 Based on the post-development plan provided, 10% on-site BNG can be achieved for hedgerow units, but cannot be achieved for habitat units. The remaining units will need to be delivered off-site, in line with the biodiversity gain hierarchy.
- 6.5.31 The proposal is thus demonstrated to comply with Local Plan policy DP38 and Regulation 19 Local Plan policies DPN1 and DPN2.

#### Developer Contributions

- 6.5.32 The signed Section 106 Agreement that was submitted with the appeal for application DM/21/3875 is submitted with this application. This demonstrates the applicant's willingness to provide the necessary infrastructure contributions that arise as a result of the proposed development.
- 6.5.33 The applicant will await any request for developer contributions that arise from the proposed development from the Council and will provide an updated Section 106 Agreement at that time. The proposal therefore accords with policy DP20 of the Local Plan and Regulation 19 Local Plan policies DPI1 and DPI2.

## **7 CONCLUSION**

- 7.1.1 This Planning Statement is submitted in support of a planning application for the erection of two buildings to provide: 2 no. 4 bedroom houses and 6 no. 1 bed apartments (total 8 units), with associated access, car parking, covered cycle parking, refuse store and woodland management plan at land at Anscombe Woods Crescent, Haywards Heath.
- 7.1.2 The application is submitted following the refusal and dismissal at appeal of application DM/21/3875 and provides a revised scheme, which addresses the previous reasons for refusal.
- 7.1.3 This Statement has set out that the proposal accords within the Development Plan and the NPPF in providing housing within the built up area boundary of a tier 1 settlement and through the redevelopment of a brownfield site. The principle of a residential development of the site has also been established with a previous outline planning permission on the site.
- 7.1.4 The proposal will help to boost housing supply in the District and will provide a sustainable form of development in a highly sustainable location, within sustainable construction incorporated.
- 7.1.5 It has been outlined that the proposal has addressed the previous appeal Inspector's concerns and is appropriate in terms of its layout, scale and in respect to the character and appearance of the area. The proposal will protect the amenities of the occupiers of nearby dwellings and is appropriate in design terms.
- 7.1.6 The proposal does not raise any issues in relation to highways, trees or ecology. All trees of significant amenity and conservation value are to be retained. The proposal incorporates new planting and protects retained trees from development pressures. The proposed development will preserve, restore and enhance the ancient woodland and its associated 15m buffer. The proposal provided an opportunity to enhance the woodland within the site through a woodland management plan. The proposal will also enhance the ecological value of the site, through measures to enhance biodiversity.
- 7.1.7 The proposal has thus been demonstrated to accord with the Development Plan as well as the NPPF and NPPG. It is therefore respectfully requested that planning permission is granted for the proposed development.