

Prepared for:

Jiva Healthcare



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PLANNING & DEVELOPMENT

PLANNING STATEMENT

34 Cyprus Road, Burgess Hill, West Sussex RH15 8DX

February 2025

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1 Introduction

- 1.1 This Planning Statement is prepared on behalf of Jiva Healthcare. It accompanies a planning application for proposed development of 34 Cyprus Road, Burgess Hill, RH15 8DX and is submitted to Mid Sussex District Council (MSDC) for approval.
- 1.2 Planning permission (MSDC ref. 08/00293/FUL & ref. 09/01680/FUL) has previously been granted on the site for residential development. Neither planning permission was implemented, and have therefore since lapsed.
- 1.3 This planning application therefore seeks to redevelop the site and proposes the following development:
- “Demolition of existing building, erection of a part 4, part 5 storey building within for supported living accommodation (Use Class C2) and commercial space (Use Class E)”.*
- 1.4 The proposed development will be operated by Jiva Healthcare. It will include supported living accommodation for up to 14 occupiers in need of care, with on-site facilities for 4-6 carers during daytime hours (8am-8pm) and 1 night care staff, communal facilities, refuse, recycling and cycle parking, with a small ground floor commercial unit (which also forms part of the care support strategy).
- 1.5 This statement provides a description of the proposal and assesses the merits of the scheme against the relevant planning policy.
- 1.6 This statement is to be read in conjunction with the following:
- Application form
 - Plans and Drawings
 - Location Plan
 - Block Plan
 - Proposed Floorplans
 - Proposed Elevations
 - Roof Plans
 - Sections
 - Street Scene
 - Design and Access Statement
 - Including Sustainability Statement
 - Preliminary Ecological Assessment
 - Biodiversity Net Gain Assessment
 - Sustainable Urban Drainage Strategy
- 1.7 The remainder of this statement is structured as follows:
- Section 2 describes the site and surrounding area;
 - Section 3 outlines the planning history of the site;
 - Section 4 provides an overview of the proposed development;
 - Section 5 sets out the planning policy framework against which this application is to be assessed;

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- Section 6 assesses the merits of the scheme and material considerations.
- Section 7 sets out the overall conclusion.

The applicant – Jiva Healthcare

- 1.8 Jiva Healthcare provide personalised, client-centred support for vulnerable adults with mental health needs, challenging behaviour, learning disabilities, sensory impairments, Huntington disease, Korsakoff syndrome as well as drug or alcohol related issues, forensic histories and dual diagnoses.
- 1.9 Jiva Healthcare was established in 2007. Jiva's philosophy of care is embedded in their service that has a holistic approach to care that ensures each individual chooses the right path for themselves for a rich, fulfilling future. Care is provided in a way which promotes independence and humanity, resulting in achieving peace of mind and a happy equilibrium in their lives
- 1.10 Jive Healthcare currently operates in the region at the following sites:
- Hove – 18 Bed Care Home
 - Seaford – 17 Bed Care Home
 - Eastbourne – 16 Supported Living units
 - Saltdean – 7 Bed & 6 Bed Learning Disability Hone
 - Hampshire – 8 Bed Physical Disability Home
 - Hove – New Supported Living 20 Studio development to commence

2 Site and surrounding area

- 2.1 The site comprises an area of 0.03ha and consists of a detached single storey building located on the northern side of Cyprus Road in Burgess Hill town centre. The existing building is 222 sqm and has been vacant since September 2024. It was previously in use as an office (within Use Class E g i).

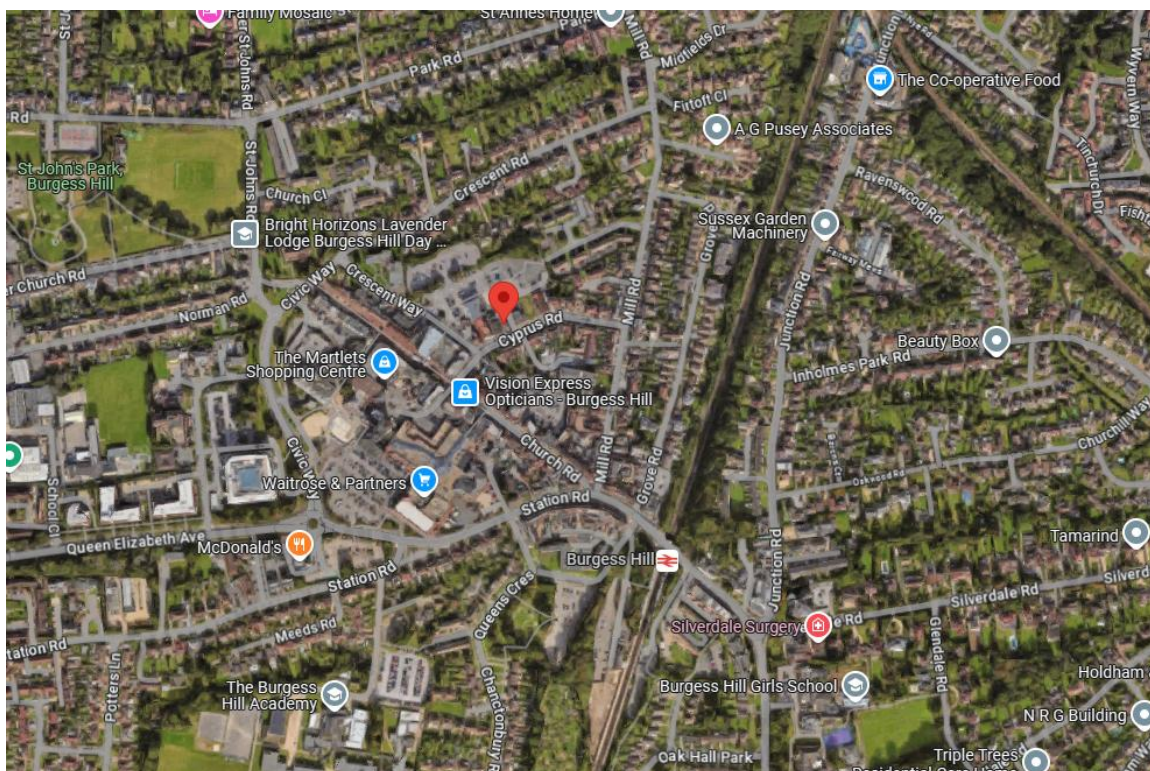


Figure 1: Aerial view of site location. (© Google Maps)

- 2.2 Cyprus Road consists of a mix of uses and buildings typology. Either side of the site, the northern side includes a cinema, church, social club and meeting hall, with a large car park to the rear. Opposite the site is two storey terraced residential dwellings with parking spaces in front.
- 2.3 Cyprus Road connects to the junction with Church Road/Church Walk to the south-west of the site, which is the main retail area of Burgess Hill. To the north and east, the area is characterised by residential dwellings of similar design and appearance.
- 2.4 The site is not subject to any landscape, heritage, ecological or other designations which would indicate that it is a sensitive location. Furthermore, there are two heritage assets in proximity to the site (as defined by the Burgess Hill Neighbourhood Plan); the cinema and meeting hall.
- 2.5 There are no statutory designated ecology sites in proximity to the site.
- 2.6 In flood risk terms the site is located wholly within Flood Zone 1 and is therefore at a low risk from flooding.
- 2.7 The site lies within a sustainable location in Burgess Hill town centre and is approximately 5 minutes' walk from Burgess Hill train station, with approximately half hourly services operated by Southern to London Victoria. It is also within easy walking distance from regular bus services operated by Metrobus.

3 Planning history

Application site

3.1 MSDC's online planning register lists the following planning records as the history for the site.

Reference No.	Proposal	Decision
08/00293/FUL	A three storey (with basement) building containing 7 apartments comprising 6 x 2 bed and 1 x 1 bed units with basement parking for 10 bicycles and 6 powered two wheelers together with refuse and recycling.	Application refused - 28.04.2008 Refusal reasons; - Failure to provide infrastructure - Design and character - Premature development Appeal dismissed 21.09.2009 on grounds of lack of Unilateral Undertaking only.
09/01680/FUL	Three storey (with basement) building containing 7 apartments comprising 6 x 2 bed and 1 x 1 bed units with basement parking for 10 bicycles and 6 powered two wheelers together with refuse and recycling.	Approved – 28.07.2009 Not implemented.

Local area

3.2 The following applications relate to relevant planning history in the surrounding area:

Reference No.	Proposal	Decision
DM/19/3138	Royal British Legion Hall 30 Cyprus Road Burgess Hill West Sussex RH15 8DX Demolition of the existing Royal British Legion Club and erection of an entertainment and community venue, to include a 237-seat theatre, a multi-purpose dance/rehearsal studio, meeting rooms and dressing room/support spaces. The flexible front-of-house foyer spaces will incorporate an associated café/bar operation to support the auditorium function. There will be re-landscaping works to the north and south of the new building and to the alleyway to the east (alongside Cyprus Hall)	Approved 17.01.2020
DM/21/3067	Variation to plans approved (above consent)	Approved 23.09.2022
DM/22/1109	Variation to plans approved (above consent)	Approved 22.11.2021

Pre-Application

- 3.3 Prior to submission of this application, the applicant sought MSDC pre-application advice (ref. DM/24/1751). The officer feedback received has shaped the proposal submitted for approval. The full merits are discussed in Section 6 of this statement. A summary of the feedback and actions taken are listed below.

Topic	MSDC pre-app feedback	Action undertaken
Use class	Onus if on applicant to demonstrate C2 Use Class	Proposed use is within Use Class C2. Please see section 6 for full details.
Loss of office use	Requirement to justify loss of existing use.	Office use vacated premises in September 2024. Proposed development provides c.50sqm of Class E space in addition to supported living. Potential for 100% increase new jobs to be created.
Design and character	Urban Design comments	These have been addressed. Design & Access Statement.
Neighbouring amenity	No issues on neighbouring amenity. Consider internal environment (natural light)	Internal living arrangements are maximised with space and light sources.
Affordable housing	As C3 Use Class, affordable housing contribution is required.	Proposal is for Use Class C2. Further details have been provided of the operation. This can be secured through the planning consent.
Highways	Seek advice from West Sussex County Council (Highway Authority)	The site is in a sustainable location and is a car-free development (as is existing). A travel plan may be required by condition.
Sustainability Statement	Required with application.	Please see enclosed details within DAS.
Space standards	Requirement to accord with Policy DP27 and Nationally Described Space Standards.	As Use Class C2, units are not required to comply with Use Class C3 space standards.
Infrastructure provision	S106 contributions required.	To be reviewed as Use Class C2 proposal.
Drainage	Guidance provided.	Please see enclosed details.
Accessibility	20% of the units required to be Part M4(2) compliant.	2 supported living units (of 10) provided as fully accessible.
Biodiversity Net Gain	10% Net Gain required.	35% to be provided.
Impact on Ashdown Forest	To be reviewed once full application is submitted.	To be reviewed.
Water	Evidence required from water company that adequate supply is provided.	To be provided.

4 Proposed development

4.1 As noted within Section 1, the application seeks full planning permission for:

" Demolition of existing building, erection of a part 4, part 5 storey building within for supported living (Use Class C2) and commercial space (Use Class E)"

4.2 The proposal comprises supported living units and supporting communal spaces (within Use Class C2). Up to 14 occupiers at a time will be able to live within units at upper ground, first, second and third floors.

4.3 There is a staff room (24-hour care), wellbeing room and shared external amenity space located at the upper ground floor. The wellbeing room is used for meetings and classes for the residents to receive care and training as part of their journey towards fully independent living (once they leave the supported living accommodation).

4.4 A lower ground floor commercial unit (Use Class E) is located to the rear. This unit is intended to form part of the care and support package with a café operation as the priority use.

4.5 Clients of the supported living component will work and learn new skills as part of this care service offer.

4.6 The ground floor unit will be Use Class E – Commercial, Business and Service:

Use, or part use, for all or any of the following purposes—

a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,

b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,

c) for the provision of the following kinds of services principally to visiting members of the public—

(i) financial services,

(ii) professional services (other than health or medical services), or

(iii) any other services which it is appropriate to provide in a commercial, business or service locality,

d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,

e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,

f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,

g) for—

(i) an office to carry out any operational or administrative functions,

(ii) the research and development of products or processes, or

(iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

4.7 Main access is located to the side of the building.

4.8 The approach to external facing materials will comprise a traditional material palette;

- Buff brick for main elevations

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- PPC aluminium window frames with textured brickwork panels with alternate courses on border.
- Standing seam metal rain screen cladding for the top floor, with metal window surround.
- Reconstituted stone coping at top floor.
- Multi stock red brick for boundary wall.

4.9 A landscape strategy for the development is proposed including tree planting in the front amenity space, and hedge screening to the rear wellbeing and staff terrace.

5 Planning policy

- 5.1 The following section provides a brief overview of the planning policies and guidance which is of relevance to the proposed development. The statement demonstrates how the development complies with key objectives of planning policy and guidance at a national and local level.
- 5.2 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning application should be determined in accordance with the development plan unless other material considerations indicate otherwise.

National Planning Policy Framework (NPPF) 2024

- 5.3 The National Planning Policy Framework (NPPF) was first published by the Government in March 2012 and has subsequently been revised. The latest edition was published in December 2024 and sets out the Government's planning policies for England and how these are expected to be applied. The document is a material consideration that is afforded significant weight in the determination of planning applications. It is supported by National Planning Practice Guidance which provides more detailed advice on the application of the policy.
- 5.4 The role of the planning system in the economy is identified as ensuring that enough land of the right type is available in the right places and at the right time to support growth and the provision of infrastructure.
- 5.5 The key element running through the NPPF is a presumption in favour of sustainable development, of which there are three interdependent dimensions which should be sought jointly and simultaneously through the planning system: economic, social and environmental.
- 5.6 Social sustainability comes down to providing a supply of housing to meet needs in a high quality-built environment with accessible local services. The environmental role for planning is defined as contributing to protecting and enhancing our natural, built and historic environment which includes improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.
- 5.7 Paragraph 11 is clear that proposals that accord with the development plan should be approved without delay. Permission should also be granted where there are no relevant development plan policies or the policies most important for determining the application are out of date unless specific policies in the NPPF indicate development should be restricted or there are adverse impacts which outweigh its benefits.

Delivering a Wide Choice of High Quality Homes

- 5.8 Section 5 'Delivering a sufficient supply of homes' sets out the Government's objective of significantly boosting the supply of housing supply. It attaches great importance to ensuring the supply of and delivery of housing.
- 5.9 As set out at paragraph 69, the LPA is required to identify a supply of specific deliverable sites sufficient to provide housing for years 1-5 of the development plan and specific developable sites for growth to provide housing for years 6-10 and, where possible, for years 11-15 of the plan.
- 5.10 Paragraph 63, states that to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities the size, the type and tenure of housing needed for different groups should be addressed and reflected in planning policies. This includes assessing those who require housing-with-care and people with disabilities

Achieving Well-Designed and Beautiful Places

- 5.11 Section 12 'Achieving Well-Designed Places' sets out the requirements for achieving well designed place. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.12 Paragraph 135 states that planning policies and decisions should ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The Development Plan

- 5.13 The relevant policies of the Mid Sussex District Council Development Plan comprises the following:
- **Mid Sussex District Plan (MSDP) (2018):**
 - 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
 - DP29 - Noise and Light Pollution
 - DP30 – Housing Mix
 - DP31 – Affordable Housing
 - DP38 - Biodiversity
 - DP39 - Sustainable Design and Construction
 - DP41 - Flood Risk and Drainage

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- DP42 - Water Infrastructure and the Water Environment Place and Policies Local Plan (2020):
- **The Burgess Hill Neighbourhood Plan**
 - TC1 – The Civic and Cultural Quarter
 - S4 – Parking Standards for New Developments

Emerging policy

- 5.14 MSDC is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current adopted District Plan 2014-2031 and its policies will have full weight.
- 5.15 In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF.
- 5.16 MSDC published Submission District Plan 2021-2039 for Regulation 19 consultation between the 12th January and the 23rd February 2024. It was submitted for Examination on 8th July 2024. Stage 1 Hearings took place between 22nd and 31st October 2024. Given the stage that the Draft Local Plan has reached, minimal weight can be afforded to the emerging policies.
- 5.17 Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19) relevant policies are as follows:
- DPS1 - Climate Change
 - DPS2 - Sustainable Design and Construction
 - DPS4 - Flood Risk and Sustainable Drainage
 - DPS6 - Health and Wellbeing
 - DPN1 - Biodiversity, Geodiversity and Nature Recovery
 - DPN2 - Biodiversity Net Gain
 - DPN6 - Pollution
 - DPN7 - Noise Impacts
 - DPN9 - Air Quality
 - DPC6 - Ashdown Forest SPA and SAC
 - DPB1 - Character and Design
 - DPT1 - Placemaking and Connectivity
 - DPH4 - Older Persons' Housing and Specialist Accommodation

6 Material considerations

6.1 This section will assess the proposed development against the previously approved scheme as noted in Section 4 and the relevant planning policy highlighted in Section 5. The key material considerations are:

- Principle of development
- Supported Living Care – Use Class C2
- Design, layout and appearance
- Residential amenity
- Transport and accessibility
- Other material considerations
- Planning obligations

6.2 The planning assessment below is based on the plans and documents submitted in support of the application.

Principle of development

6.3 The NPPF encourages the effective use of land and seeks to create sustainable, inclusive and mixed communities. Paragraph 123 of the NPPF states: *“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other users, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”*

6.4 Furthermore, the NPPF requires development to boost the supply of housing by delivering a wide choice of high-quality homes, including sufficient homes for different user groups and references housing-with-care and care homes (paragraph 63).

6.5 The MSDC pre-application response (DM/24/1751) noted that the proposal is within built up area boundaries of Burgess Hill, which is a Category 1 settlement. It is within a sustainable location and as such, subject to adequate justification for the reduction in commercial floor space, the proposal is deemed acceptable in principle.

6.6 The proposal will retain an element of commercial floor space (c.50sqm) as part of the development. The existing office use will be reduced. Policy DP1 of the Mid Sussex District Plan in part states:

‘Effective use of employment land and premises will be made by:

- Protecting allocated and existing employment land and premises (including tourism) unless it can be demonstrated that there is no reasonable prospect of its use or continued use for employment or it can be demonstrated that the loss of employment provision is outweighed by the benefits or relative need for the proposed alternative use;

-Permitting appropriate intensification, conversion, redevelopment and/ or extension for employment uses providing it is in accordance with other policies in the Plan;’

6.7 The premises are currently vacant with the previous tenant leaving the site in September 2024. It is understood that the previous tenant occupied the site as a secondary office to support headquarters also located in Burgess Hill. It is understood to have employed 2-3 people on site. The use ceased at the end of the lease. The proposed development will employ 4-6 carers during the day (12 hours) and 1 night carer overnight (12 hours). This increases the number of local jobs. In addition, the development includes Class E space which will also have functionality as a local employer as part of the care package available to client residents.

6.8 In respect of the care provision in this location, Policy DP6 states (in part):

‘Development will be permitted within towns and villages with defined built-up area boundaries. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP26: Character and Design), and not cause harm to the character and function of the settlement. The growth of settlements will be supported where this meets identified local housing, employment and community needs.’

6.9 The site is located within the defined built up area boundary of Burgess Hill is considered to lie within a sustainable location where the provision of supported living would contribute to the economic and social well being of the area. Policy DP6 of the District Plan allows for development within the defined built-up area of towns and villages where it has regard for the character and function of the settlement.

6.10 Burgess Hill is a Category 1 Settlement, defined as being a:

“Settlement with a comprehensive range of employment, retail, health, education leisure services and facilities. These settlements will also benefit from good public transport provision and will act as a main service centre for the smaller settlements.

6.11 As such, there is a presumption in favour of development of the Site owing to its location within the built up area of a highly sustainable settlement.

6.12 To conclude therefore, the principle of development is acceptable by virtue of policy DP6 of the District Plan 2018 which allows for development within defined settlement boundaries. Policy DP permits the reduction of existing office space where outweighed by the benefits of a redevelopment which is in accordance with the Local Plan. The remainder of this statement provides further justification of this. In addition, the development also accords with NPPF Section 5.

Supported Living Care – Use Class C2

6.13 The Use Class of a development is determined by the Use Classes Order 1987 (as amended) (UCO). Use Class C2 is defined as:

“use for the provision of accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).....”

6.14 For the purposes of the Use Classes Order “care” means:

“personal care for people in need of such care by reason of old age, disablement, past or present dependence on alcohol or drugs or past or present mental disorder, and in class C2 also includes the personal care of children and medical care and treatment”

6.15 At pre-application stage, MSDC indicated a view that the proposal is Use Class C3. Limited information was submitted at pre-application stage. For the purposes of application submission therefore, the paragraphs below clarify the operation of the premises including the support required by occupiers and provided by the operator. Further details can be provided upon request but below clarifies the Use Class C2 operation.

6.16 The proposed development will provide essential care to residents under Jiva Healthcare’s Supported Living Care Home (SLCH) model.

6.17 SLCH provides supported living facility to enable people to be placed in a service to lead a good quality of life, remain safe and comfortable, to regain or learn skills with the objective of independent living maintaining their individual dignity, privacy and freedom of choice and maximising their independence.

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- 6.18 Staffing and care will be provided on-site 24 hours a day, 7 days per week, within a service and a daily programme of care and support tailored to each client's needs. Care is provided across 12 hours per day on site, with time split between individuals' needs for person specific care and group activities in the wellbeing communal space. 12-hour care for overnight support is also provided. Staff will not live in the premises.
- 6.19 The SLCH objective is to support clients' recovery from ill health, developing individual goals and preventing long term reliance on institutional care and plan for alternative long-term support and living arrangements.
- 6.20 The care provision includes assessment and life skill development and relearning. This is facilitated through self-care and in the form of graduated social inclusion and integration, graduated onward planning.
- 6.21 The premises comprise semi-independent living accommodation and communal facilities, and a daily programme of care and wellbeing events. It has a focus on positive decision making and risk taking in an environment provided which is reflective of fully independent accommodation.
- 6.22 The supported living care provision includes:
- Life skill development and relearning with care provided by support staff;
 - Approximate 14-21 hours of personal care a week (2-3 hours per day);
 - Access to communal facilities (internal and external wellbeing, laundry);
 - A staff/management area to provide day to day assistance for residents and to coordinate and organise the provision of care service; including liaison with the Care Quality Commission and Local Authority;
 - Provision of learning employment skills within on-site commercial unit (Class E b).
 - 24 hour monitored emergency call system;
 - Security measures, including controlled access to common areas and private areas through the use of lock systems and managed spaces, and communal areas;
 - Regular cleaning and management of communal areas;
- 6.23 The lower ground floor commercial unit (e.g. café) will be part of the care and graduated service package where the occupiers will work and learn new skills to support their daily lives.
- 6.24 The premises will be regulated by the Care Quality Commission and will operate in conjunction with the Local Authority in terms of funding and identification of residents (aged between 18-65 years). The premises will help MSDC meet their local care needs to house vulnerable people within the district, and surrounding local authorities across the region.
- 6.25 The living units are part self-contained in respect of living, sleeping and kitchen, but are intrinsically linked to the overall development objectives with the care provision service and supported by communal facilities and staffing, care functionality. Planning case law indicates that self-contained accommodation is not the defining factor as to what amounts to C2 or C3 Use Class. The level of care required and how the premises operates demonstrates that it will be within Use Class C2.
- 6.26 The premises will provide care to people in need of care and once occupiers are able to live independently, they will leave the site. The care package programme includes move-on support with ongoing contact through resettlement.
- 6.27 The above demonstrates that the premises will function within the definitions of Use Class C2 and provision of care to its occupiers.

Affordable Housing

- 6.28 The scheme will operate within Use Class C2 as set out above. Consequently, the scheme will not be required to deliver affordable housing contributions in accordance with housing policy DP31 of the existing MSDC Local Plan

Design, Layout and Appearance

- 6.29 Good design is central to all objectives of the Local Plan and is specifically promoted within policy MSDP Policy 26, and paragraph 131 of the NPPF sets out the requirements for achieving well designed places. Policy TC1 of the Burgess Hill Neighbourhood Plan sets out aspirations for the Quarterterm and further underpinned by the Mid Sussex Design Guide.
- 6.30 The planning history and recent MSDC pre-application process ensure that the principle of replacing the existing building is supported. The approach to redevelopment seeks to introduce a building of higher quality and more positive contribution to the character of the area.
- 6.31 The accompanying Design & Access Statement provides full detail the proposed scheme and design rationale. The design and architecture has been progressed to propose a part-four, part-five storey building with a recessed top floor. The massing fits comfortably between the Orion Cinema and proposed theatre building on Cyprus Road, in keeping with the local context. Active frontages will be provided on three sides, including the Class E unit facing into the car park.
- 6.32 The development accords with national and local planning policy frameworks. The proposed development and the detailed design and overall impact on visual amenity should be considered positive and acceptable.
- 6.33 The materials will comprise buff and multi-stock bricks and course-features for visual interest. The recessed top floor will be metal clad. Window frames will be aluminium, with metal surround on the top floor.
- 6.34 The proposals will provide a high-quality design that has recently been approved and successfully addressed the design criteria set out within the Mid Sussex Design Guide along with Policy DP26 of the MSDP and Policy TC1 of the BHNP, and NPPF.

Residential Amenity

- 6.35 The proposed development will not result in any material impact towards neighbouring amenity with regard to policies DP26 and DP27 of the MSDC Local Plan.
- 6.36 The separation distances between the proposed development and existing dwellings opposite is c.18m. The external amenity space is located on the rear of the building, overlooking the car park and above the Class E unit. The area to the front is soft landscaped with trees and planting.
- 6.37 In terms of future occupiers, living accommodation arrangement has maximised internal space and extent of openings for natural light. As a Use Class C2 development, nationally described (and MSDC) space standards are not applicable. The living accommodation will be suitable for the C2 Use and has sought to include dual aspect where possible. A shared space wellbeing terrace is at first floor connected to the wellbeing and staff room, where use will be managed by the operator.
- 6.38 In accordance with MSDP Policy DP28, 20% of the units will be to be part M4(2) (Adaptable and Accessible) compliant. There is a lift access to all floors and units on levels 1 & 2 will be wheelchair accessible as constructed.

Transport and Accessibility

- 6.39 Jiva Healthcare's SLCH operation will house clients who do not have access vehicles. As with the existing building and consented use, the scheme does not seek to provide parking spaces. The site

lies in a sustainable location with good accessibility with public means of transport, both in terms of access to services and jobs but also to leisure routes.

6.40 The excellent levels of accessibility will reduce the need to use private car, promote walking and cycling and help to strengthen use of existing public transport services in accordance with the NPPF and MSDP.

6.41 Therefore, it is anticipated that the LPA and WSCC Highways will consider the current scheme acceptable in highways impact terms, in accordance with Policy DP21 of the, and NPPF Chapter 9.

Ecology & Biodiversity

6.42 A Preliminary Ecological Appraisal and Roost Assessment has been prepared. This survey reviewed potential impacts on habitats of biodiversity value and ecological effects. No direct impacts on statutory designated sites or non-designated sites is anticipated due to the small scale nature of the development. Recommendations have been made in respect of bat roosting and breeding birds, and hedgehogs. No other species are considered to have any requirements pre-, during or post-construction.

6.43 A Biodiversity Net Gain (BNG) assessment has been prepared in accordance with mandatory requirements to achieve a minimum 10% net gain.

6.44 The baseline area/habitat value of the site is 0.05 units, comprised of 0.01 units of modified grassland, 0.04 units of individual tree and 0 units of building and developed land, sealed surface (no biodiversity value). The baseline linear/hedgerow value of the site is 0 units, as there are no hedgerows or lines of trees present. The post development habitat value of the site is 0.06 units comprised of 0.01 units of ground level planters, 0.05 units of new trees and 0 units of building and developed land, sealed surface (no biodiversity value). The post development habitat value of the site is 0.01 units, comprised of native hedgerow. The proposed development results in +35.71% biodiversity net gain of habitat/area units and a 0.01 unit increase in hedgerow/linear units. Mandatory 10% biodiversity net gain is achieved.

6.45 Subject to the implementation of the recommendations, mitigation and enhancement measures set out in this report, the proposed development will accord with all relevant national and MSDC Policy DP17 of the MSDP and Policy EG16 of the EGNP

Flood Risk & Drainage

6.46 The site is located within Flood Zone 1 with a low probability of flooding.

6.47 The application includes a drainage strategy. It is proposed to discharge the majority of the proposed foul water flows from the Development to the public foul sewer located in Cyprus Road, connection will be made by either the existing point of connection (subject to CCTV investigation) or a new drainage connection to the sewer.

6.48 Foul water flows from the lower ground floor will be discharged to the existing public foul water sewer to the rear of the Development Site. Connection will be made via a backdrop connection (max height 1.4m) to manhole 4102.

6.49 Surface Water discharge to the public surface water sewer to the rear of the site will be controlled by a flow control device to predevelopment flow rate of 1.0/s for all rainfall events up to and including the 1in100 year plus 45% allowance for climate change.

6.50 Whilst discharging at the restricted rate described above, the balance will be attenuated within a sealed geocellular storage tank beneath the ground at the North end of the site.

6.51 Surface Water discharge to the public surface water sewer to the rear of the site will be controlled by a flow control device to discharge rate of 1.0/s. Attenuation will be provided by a sealed

geocellular storage tank. Connection to the sewer will be subject to a S106 agreement with Southern Water.

- 6.52 Having regard to the above it is considered that the site lies in an acceptable location in flood risk terms and that suitable drainage techniques have been used to ensure that the development will not result in the increase of flooding within or outside of the Site. Therefore, it is concluded that the proposals comply with Policy DP41 of the Mid Sussex District Plan.

Energy & Sustainability

- 6.53 A Sustainability Statement has been prepared in accordance with Policy DP39 of the Mid Sussex District Plan. Section 7.0 of the DAS provides the detail of energy use, energy supply, renewable sources, efficient use of resources, limiting water use and mitigation of risks associated with climate change.
- 6.54 Through implementation of the measure within the Sustainability and Energy statement, the proposed development will comply with Policy DP39 of the Mid Sussex District Plan and NPPF objectives contained within Chapter 14.

Planning obligations

- 6.55 MSDC pre-application response noted that the development will be required to make infrastructure contributions in accordance with MSDLP Policy 20 and the SPD 'Development Infrastructure and Contributions'
- 6.56 The application proposed comprises C2 use. It will be clarified during the course of the application as to the requirement for site specific planning obligations. This will be discussed and agreed with MSDC during the course of the application. A summary is listed of the Heads of Terms in paragraph 6.53 below.
- 6.57 In accordance with NPPF paragraph 56, planning obligations should only be sought where they meet all of the following tests:
- Necessary to make the development acceptable in planning terms
 - Directly related to the development; and
 - Fairly and reasonable related in scale and kind to the development

7 Conclusion: Planning considerations and balance

- 7.1 This statement has been prepared in support of a planning application 34 Cyprus Road, Burgess Hill, for the following development:

“Demolition of existing building, erection of a part 4, part 5 storey building within for supported living accommodation (Use Class C2) and commercial space (Use Class E) ”.

- 7.2 The principle of development is supported. The site is to be vacated by the current occupier and redeveloped to provide an supported living accommodation, providing and meeting a specialist housing need in compliance with local and national planning policy framework.
- 7.3 The proposal will be in accordance with the local and national policy framework as set out within this statement. It will redevelop an under-utilised site with a modern, well-designed building with high quality materials to provide supported living service within Use Class C2.
- 7.4 The NPPF indicates that it is the role of planning to secure sustainable development, which broadly has three strands, environmental, economic and social.
- 7.5 The site is located a highly sustainable area in close proximity to services to meet all day-to-day needs. In addition, it is located close to good quality public transport links to ensure that there are opportunities to travel other than by private motor vehicle. The Sustainability Statement (see DAS section 7.0) provided sets out the sustainable development approach and energy strategy. Consequently, it considered that the proposals would meet the environmental strand of sustainable development.
- 7.6 In economic terms the proposed development will generate employment opportunities during the course of its construction. Alongside securing infrastructure improvements by agreement to a Section 106 Agreement, economic benefits from the operational phase would arise from additional jobs created by staff and carers, supporting the occupiers (in need of car). Additional spending in the local economy from the future residents will also arise. It is therefore considered that the proposed development will also meet the economic strand of sustainable development.
- 7.7 The proposals will make an important contribution to the delivery of specialist housing to add to the local supply for places of residents in need of care. The development will provide supported living to future occupiers with the objective to help the path towards fully independent living. The development will therefore meet the social need for housing whilst also making important contributions to local infrastructure.
- 7.8 In conclusion, it is considered that the proposals will secure a high-quality development which will enhance the social and economic well-being of the local area. Therefore, we respectfully request that planning permission is granted in accordance with Paragraph 11 of the National Planning Policy Framework.