



MID SUSSEX DISTRICT COUNCIL

Application for Planning Permission

Replacement Dwelling / Family Dwelling House

Foresters, Cross Colewood Lane, Bolney, Haywards Heath RH17 5RX

(Central Grid Reference TQ254238 E:525430 N:123804)

Planning, Design and Access Statement

Land East of Tyler House, Cross Colewood Lane, Bolney, Haywards Heath, RH17 5RX



Project: Foresters, Cross Colewood Lane, Bolney, Haywards Heath, RH17 5RX

Client: DUKE HARVEY

Job Number: SEPC 200524

File Origin: MID SUSSEX

Planning, Design and Access Statement

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1.0 Introduction

1.1 Scope

1.1.1 This statement has been prepared by South East Planning Consultancy (UK) Ltd on behalf of Duke Harvey (hereafter referred to as 'the Applicant') and concerns proposals for a replacement dwellinghouse. This statement serves to support a full planning application for a two-storey, four-bedroom family residence (Use Class C3) in place of the existing dwelling on the site.

1.1.2 This statement provides a description of the site of the dwellinghouse. In turn, it discusses the proposal and the design approach to the proposed scheme before providing an overview of relevant planning policy. Finally, the statement sets out the planning case in support of the proposal.

1.1.3 This statement should be read in conjunction with the submitted plans, drawings, and reports, including:

- Drawing Ref: 2024/104/01 Location and Block Plan
- Drawing Ref: 2024/104/03 Proposed Site
- Drawing Ref: 2024/104/04 Proposed Ground Floor Plans
- Drawing Ref: 2024/104/05 Proposed First Floor Plan
- Drawing Ref: 2024/104/08 Proposed Roof Plan
- Drawing Ref: 2024/104/08 Proposed Front and Side Elevations
- Drawing Ref: 2024/104/09 Proposed Rear and Side Elevations
- Drawing Ref: 2024/104/10 Proposed Site Section
- Drawing Ref: 2024/104/07 Section A/B
- Drawing Ref: 2024/104/Levels
- Drawing Ref: 2024/104/02 Existing Plans and Elevations
- Ecological Appraisal
- Bat Survey
- Images 4026-4098
- BWE.BNG.Technical Note
- BNG Baseline
- BNG.Plan
- BNG Metric

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1.2 Site Location

1.2.1 The site is residential, accommodating a dwellinghouse with a garage and outbuildings located at Central Grid Reference TQ25452 23772 E:525452 N:123772 on the southern side of Cross Colewood Lane, Bolney, Haywards Heath RH17 5RX ('the Site'). The Site is within a cluster of dwellings in the locality and some 750m from the village of Bolney and key local services. Planning permission has previously been granted for the substantial enlargement of the dwellinghouse.

1.3 Site Description

1.3.1 The Site slopes gently away from the highway in a southerly direction, sitting below road level and behind a mature hedge line screening views into the Site, which is bound to the north by Cross Colwood Lane, to the south by woodland and to the west by neighbouring residences.

1.3.2 The Site does not fall to be considered within a Conservation Area, the Green Belt or an Area of Outstanding Natural Beauty ('AONB') and is identified within Flood Zone 1 (lowest likelihood of flooding).

2.0 Planning History

2.1 The Application Site

2.1.1 A review of Mid Sussex District Council's website revealed the following relevant planning history regarding the Site.

Application Reference	Description	Decision
DM/22/3737	Rear Extension	Approved 23.2.23
DM/23/2443	Side Extension	Approved 18.10.23
DM/23/2444	Upward Extension	Approved 4.03.21
DM/23/2442	Garage	Approved 19.10.23

Table 1: Relevant Planning History in connection with the Site.

2.2 Background

2.2.1 Planning permission has been sought and granted for various extensions (to include upward extension) to the existing dwellinghouse, as identified in **Table 1** above.

3.0 The Proposed Development

3.1 Development Description

3.1.1 The proposal is to replace the existing dwelling with a new energy-efficient family home.

3.2 Reasons for Application

3.2.1 The proposed replacement of the existing dwelling will result in a more cohesive, attractive and energy-efficient building with planting enhancing the site.

4.0 Planning Policy Context

4.1 Legislation and Planning Policy

4.1.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that all planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Material planning considerations include national planning policy, Ministerial Statements and can include former decisions by the LPA/Secretary of State and fall-back positions.

4.2 Development Plan

4.2.1 In this case, the Development Plan consists of saved Policies of the Mid Sussex Local Plan (2004), the Mid Sussex District Plan (March 2018) and the Bolney Neighbourhood Plan (September 2016). Material considerations include the National Planning Policy Framework ('NPPF') and can include local decisions, economic considerations, and fall-back positions.

4.2.2 The National Planning Policy Framework (December 2024 updated February 2025) outlines the Government's requirements for the planning system and establishes how these will be addressed to include the presumption of sustainable development.

4.3 Relevant Policy

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- 4.3.1 The policies most relevant in the determination of this application are Policies DP12, DP14 (some relevance), and DP15 of the saved Local Plan.
- 4.3.2 The most relevant paragraphs within the Framework are paragraphs 125 (c),(d),(e) and paragraphs 161 and 167.

DP12: Protection and Enhancement of Countryside

- 4.3.3 Policy DP12 provides that:

"The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

it is necessary for the purposes of agriculture; or

it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan".

Relevance

- 4.3.4 In this case, the Site is outside of a defined built-up area and in these circumstances, the development will only be permitted providing that it maintains, or where possible, enhances the quality of the rural and landscape quality of the district. Further it should be necessary either for the purposes of agriculture or supported by a policy elsewhere in the District Plan.

DP14: Sustainable rural development and the rural economy (some relevance)

- 4.3.5 Policy DP 14 states:

"Strategic Objectives: 7) To promote a place which is attractive to a full range of businesses, and where local enterprise thrives; 8) To provide opportunities for people to live and work within their communities, reducing the need for commuting; 10) To support a strong and diverse rural economy in the villages and the countryside; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

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Evidence Base: A Landscape Character Assessment for Mid Sussex; Town and Parish Council submissions.

Provided it is not in conflict with Policy DP12: Protection and Enhancement of Countryside and DP13: Preventing Coalescence:

new small-scale economic development, including tourism-related development, within the countryside (defined as the area outside of built-up area boundaries as per the Policies Map) will be permitted provided:

- *it supports sustainable growth and the vitality of the rural economy; and*
- *where possible, utilises previously developed sites.*
- *diversification of activities on existing farm units will be permitted provided:*
- *they are of a scale which is consistent to the location of the farm holding; and*
- *they would not prejudice the agricultural use of a unit".*

Relevance

4.3.6 Whereas not economic development, in this case, the proposed family replacement dwelling will satisfy the strategic objectives 8 and 10 under Policy DP14. Under Strategic Objective 8 the proposal will provide opportunities for a family to live and work within the community reducing the need for commuting - and under Strategic Objective 10 the dwellinghouse will support the rural economy in the year-round use and spend in and at a range of venues.

DP15: New Homes in the Countryside/Replacement Dwellings in the Countryside

4.3.7 DP15 provides that:

"Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 13) To provide the amount and type of housing that meets the needs of all sectors of the community.

Evidence Base: A Landscape Character Assessment for Mid Sussex; Town and Parish Council submissions.

Provided that they would not be in conflict with Policy DP12: Protection and Enhancement of

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the Countryside, new homes in the countryside will be permitted where special justification exists.

Replacement dwellings in the countryside will be permitted where:

The residential use has not been abandoned;

Highway, access and parking requirements can be met; and

The replacement dwelling maintains or where possible enhances the quality of the natural and/or built landscape particularly in the High Weald Area of Outstanding Natural Beauty, especially if a significant change in scale from the existing dwelling is proposed.”

Relevance

4.3.8 In this case, the landscape character will be enhanced by the proposed development and the proposal will go to deliver family housing to meet need in the community satisfying the requirements of Strategic Objective 10. The residential use is in place, the access arrangements are unchanged, and the landscape is improved.

4.4 Bolney Neighbourhood Plan

Policy BOLE1 – Protect and Enhance Biodiversity

Policy BOLE 1 provides that:

“Development proposals should protect and, where possible, enhance biodiversity by:

ensuring they do not have an unacceptable impact on sites of environmental importance; and, ensuring they do not result in loss of or unacceptable harm to protected species or their habitats and ancient or species-rich hedgerows, grasslands and woodlands; and

In the case of loss or deterioration of irreplaceable habitats permission will be refused unless the need for, and the benefits of, the development in that location clearly outweigh the loss; and

preserving ecological networks such as colonies of native flora, migration and transit routes of fauna across roads and between green spaces, feeding and breeding grounds; and

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protecting ancient trees or trees of arboriculture value; and

adopting best practice in Sustainable Urban Drainage Systems (SUDS); and where possible, planting screening and amenity hedges and trees consistent with native species in the area, paying heed to eventual height, spread and shadow."

Relevance

4.4.1 In this case, the proposal is compliant. The proposal replaces an existing residence. The site has been appraised for ecological considerations, and the recommendations are suitable for the condition.

BOLE 2

Policy BOLE 2 provides that:

Outside the Built-up Area boundary, development must demonstrate that it will not have an unacceptable impact on the landscape. In particular, the proposals must demonstrate how they have addressed the requirements of BOLD1 of the Neighbourhood Plan.

Planning permission for new development will ordinarily be permitted subject to the following criteria:

It is designed to a high quality which reflects Bolney's rural nature and responds to the heritage and distinctive character by way of height, scale spacing, layout, orientation design and materials of buildings and the scale, design and materials of the public realm. It does not have an unacceptable impact on the setting of any heritage asset and it respects natural contours on the site and protects and sensitively incorporates well-established natural features of the landscape including trees, species rich hedgerows and ponds within the site and it creates a safe, accessible and well connected environment that meets the needs of its users and it will not result in unacceptable levels of light, noise, air or water pollution and where possible it provides lock-up facilities for storage of cycles etc.

Relevance

4.4.2 In this case, the proposal is compliant. The proposal replaces an existing dwelling with consent to extend. The replacement dwelling observes the site boundaries, has careful regard to ecological considerations and landscape features. The dwelling is designed to observe and work with the site's natural topography and to be in keeping with neighbouring development previously considered and approved by the LPA. Secure storage is delivered on-site.

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BOLD1

BOLD 1 provides that:

'Planning permission for new development will ordinarily be permitted subject to the following criteria:

It is designed to a high quality which reflects Bolney's rural nature and responds to the heritage and distinctive character by way of;

height, scale, spacing, layout, orientation, design and materials of buildings, and

the scale, design and materials of the public realm (highways, footways, open space and landscape); and

It does not have an unacceptable impact on the setting of any heritage asset; and

It respects the natural contours of a site and protects and sensitively incorporates well-established natural features of the landscape including trees, species-rich hedgerows and ponds within the site; and

It creates a safe, accessible and well-connected environment that meets the needs of its users; and

It will not result in unacceptable levels of light, noise, air or water pollution, and

Where possible, it provides lock-up facilities for storage of bicycles, children's pushchairs and mobility vehicles to encourage walking and cycling and to assist accessibility.

Relevance

4.4.3 As discussed above BOLE 1 and BOLE 2, the development is compliant.

5.0 Planning Case

5.1 Principle of Development

- 5.1.1 The Site in issue is residential C3 with the benefit of planning permission for significant development to enlarge. The proposal under application is one for a single new-built family dwelling of comparable size, delivering a single, new energy-efficient family home designed for the site and in keeping with neighbouring development (Tyler House adjacent) approved by the LPA.
- 5.1.2 The proposal implies no changes to the location and no material changes to the scale, having regard to the consents previously approved for enlargement.

6.0 Conclusions

6.1 Summary

- 6.1.1 It is respectfully submitted that the proposal accords with the Development Plan, and having regard to the circumstances in this case, the application is suitable for approval in accordance with the provisions of S38(6) Planning and Compulsory Purchase Act 2004 (as amended).



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