



LEWIS & CO

PLANNING STATEMENT

LAND AT HAMMONDS RIDGE, BURGESS HILL

ON BEHALF OF
CROSS HOMES
LEWES LTD



Client: CROSS HOMES LEWES LTD

Site Location: LAND AT HAMMONDS RIDGE, BURGESS HILL,

Job History:

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1.0 INTRODUCTION AND SUMMARY

- 1.1 This Statement has been prepared on behalf of Cross Homes Lewes Ltd. (the applicant) and relates to an application for full planning permission for the 9No *residential dwellings* on Land at Hammonds Ridge, Burgess Hill.
- 1.2 The proposal would deliver nine new homes on land between Hammonds Ridge, and Edwin Street, including areas of landscaping, and associated allocated parking. The site would utilise an existing access onto Edwin Street.
- 1.3 The application site is allocated for 12 dwellings under Policy SA11 and SA14 of the Site Allocations Development Plan Document. The site is therefore both within the built-up area boundary of Burgess Hill, and allocated for residential development, meaning that the development of the site for new housing is acceptable in principle.
- 1.4 Each new semi-detached dwelling would benefit from access to the existing public highway along the southern edge of the site. The small terrace of three dwellings will utilise access from Edwin Street to the rear.
- 1.5 This Statement sets out the planning context and demonstrates why planning permission should be granted for the development proposed, including compliance with specific policies in the local development plan.
- 1.6 The proposals will deliver new residential dwellings in a location deemed acceptable to deliver a high density, sustainable, development which is comprehensively integrated with, and connected to, the surrounding development and Town Centre so residents can access existing facilities.
- 1.7 The site is capable of early delivery and will help meet the Council's local housing needs at a time when the Mid Sussex cannot currently demonstrate a five-year supply of housing land.
- 1.8 This statement demonstrates that the proposed development is well designed and complements the character and appearance of site and surrounding area.



1.9 Further information is provided within the submitted drawings by Datum Architect and supporting documents that include:

- LOCATION PLAN - DA2603 - P-01
- EXISTING SITE SURVEY PLAN - DA2603 - P-02
- PROPOSED BLOCK PLAN - DA2603 - P-03
- PROPOSED SITE PLAN - DA2603 - P-04
- PROPOSED PLANS & ELEVATIONS SHEET 1 - DA2603 - P-05
- PROPOSED PLANS & ELEVATIONS SHEET 2 - ADA2603 - P-06
- STREET ELEVATION & SITE SECTION - ADA2603 - P-07
- Design and Access Statement - DA2603 - v1
- Preliminary Ecological Appraisal - V1 - 6167E - Land at Selby Close, Burgess Hill
- Drainage Strategy Report - 2602420-R01
- Transport Statement - Land at Hammonds Ridge, Burgess Hill - (ITB220005) TN001a
- SJA - Arboricultural Implications Report - 26176-01 Land at Hammonds Ridge, Burgess Hill
- Statement of Community Involvement
- Sustainability and Energy Statement

1.10 This Statement addresses the proposed development, site and surrounding area and compliance with relevant local and national planning policies and guidance. As the development would meet relevant planning policy requirements, planning permission should be granted.



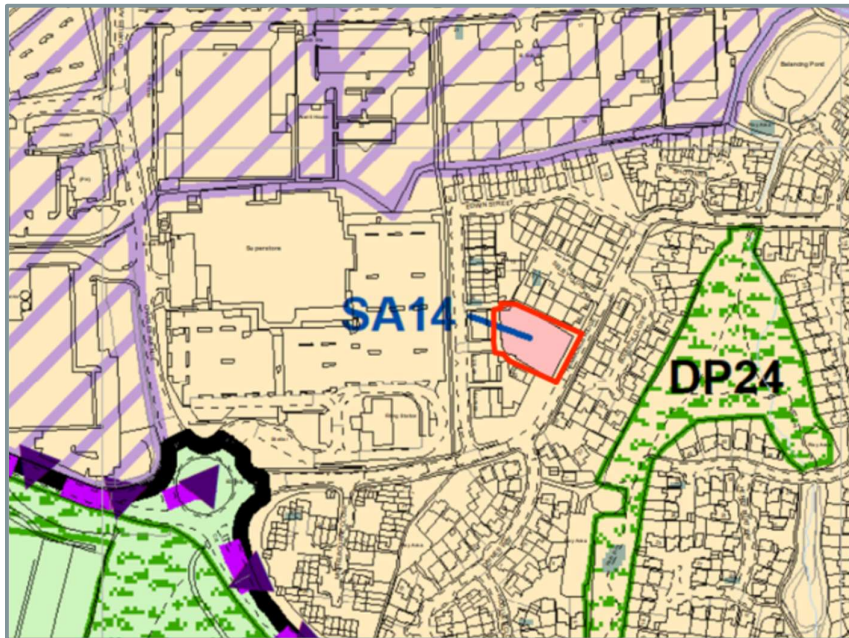
2.0 APPLICATION SITE & SURROUNDING AREA

- 2.1. The application site currently comprises an open paved area, with gated access from Edwin Street. The site is approximately 0.2 hectares in total and is flat.
- 2.2. The development site lies to the rear of the three storey buildings along Edwin Street. It is surrounded by dwellings on its southern, western and northern bordered. The site is mostly covered in hardstanding over the surface (due to its use during the construction of the wider development). The LPA have since confirmed they have no intention for land to be developed for community use.
- 2.3. To the east of the site is Hammonds Ridge which has a public footpath alongside a 30mph limit road.
- 2.4. The existing access from the west of the site is currently blocked with metal gates. The access provides good visibility to the north and south (along Edwin Street).



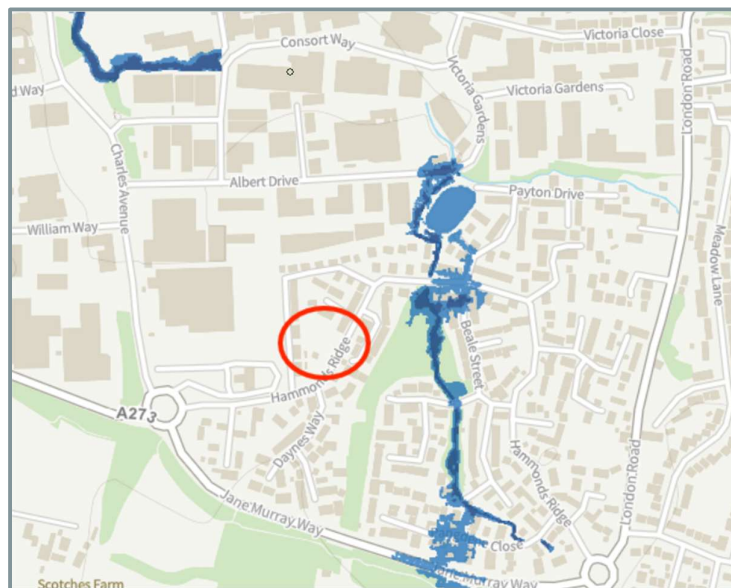
Above: Existing access from Edwin Street (Google Streetview)

- 2.5. As set out earlier, the site is allocated for development under Policy SA14. The site is within the built-up area boundary.



Above: Planning Policy Map Extract

- 2.6. The site is wholly within Flood Zone 1 and therefore not at risk of flooding from rivers and sea.



Above: Flood map for planning



3.0 PLANNING AND SITE HISTORY

3.1 The Council's online planning register identifies a significant number of applications relevant to the site. A summary of those which we believe relevant is below:

Reference	Description	Outcome
BH/189/81	Residential development including access roads, open space, landscape areas with site reserved for primary school.	No decision issued.
BH/115/91	RESIDENTIAL DEVELOPMENT FOR APPROXIMATELY 625 DWELLINGS WITH PUBLIC PLAY AREAS, RETAIL FOOD SUPERSTORE AND ASSOCIATED PARKING AND PETROL SERVICE STATION. THE RESERVATION OF A SITE FOR A PROPOSED PRIMARY SCHOOL, PUBLIC OPEN SPACES, PROVISION OF BALANCING PONDS AND LANDSCAPING. THE CONSTRUCTION OF PART OF THE WESTERN DISTRIBUTOR ROAD AND ASSOCIATED ROADS INCLUDING WORKS TO THE A273 (LONDON ROAD) AND CHANCTONBURY ROAD. RETENTION AND/OR CONVERSION OF THE EXISTING LISTED BUILDINGS WITH OR WITHOUT NEW BUILDINGS FOR USE IN CLASS ORDER A3, B1, C3 AND/OR D1 (E) LOCATED AS WITHIN THE AREA B1/SPECIAL ON MASTER PLAN. ALL IN ACCORDANCE WITH THE MASTER PLAN MP/01C.	Approved 12/12/1991
CN/023/99	OUTLINE APPLICATION: RESIDENTIAL DEVELOPMENT OF 17 NO. 3 AND 2 BED HOUSES WITH LAND RESERVED FOR COMMUNITY USE.	Refused. 15/11/1999
CN/035/99	OUTLINE APPLICATION: ERECTION OF 14 NO. TWO	Approved.



	AND THREE BEDROOM SEMI-DETACHED HOUSES WITH ACCESS ROAD AND ASSOCIATED GARAGES, WITH LAND RESERVED FOR COMMUNITY USE.	23/08/2000
BH/115/91/AP2	AMENDED PLANS: RESIDENTIAL DEVELOPMENT FOR APPROXIMATELY 625 DWELLINGS WITH PUBLIC PLAY AREAS, RETAIL FOOD SUPERSTORE AND ASSOCIATED PARKING AND PETROL SERVICE STATION. AMENDED PLANS SHOWING : THE RESERVATION OF A SITE FOR A PROPOSED PRIMARY SCHOOL, PUBLIC OPEN SPACES, PROVISION OF BALANCING PONDS AND LANDSCAPING. THE CONSTRUCTION OF PART OF THE WESTERN DISTRIBUTOR ROAD AND ASSOCIATED ROADS INCLUDING WORKS TO THE A273 (LONDON ROAD) AND CHANCTONBURY ROAD. RETENTION AND/OR CONVERSION OF THE EXISTING LISTED BUILDINGS WITH OR WITHOUT NEW BUILDINGS FOR USE IN CLASS ORDER A3, B1, C3 AND/OR D1 (E) LOCATED AS WITHIN THE AREA B1/SPECIAL ON MASTER PLAN. ALL IN ACCORDANCE WITH THE MASTER PLAN MP/01C. REVISED PLANTING AND BUND WORKS.	Approved 06/12/1995
10/02754/OUT	Erection of a two storey building for use as a church and community centre, together with access, parking and associated works.	Withdrawn 06/07/2011
DM/17/0205	Erection of 51 dwellings with new access (including access for community facility).	Approved 10/01/2018



- 3.2 The most relevant application relating to the development is DM/17/0205, which relates to the surrounding 51No. dwellings, and provided the access for a prospective community facility.



Proposed Site Plan – DM/17/0205 (application site highlighted in green)

- 3.3 The committee report for DM/17/0205 does not identify any relevant planning history at the site. It was felt relevant to include reference to the ongoing development of the immediate locality.
- 3.4 Permission DM/17/0205 included a sum of £21,145 towards the provision of a community facility on the site, or to make improvements to Sidney West in Burgess Hill. Given the clear lack of community facility at the site, and the fact the Council have sold the site to the applicant, it would seem this funding was spent upgrading the facilities at Sidney West.
- 3.5 Further, as part of the disposal of the site, the applicant queried the necessity of a prospective community facility. The Council's guidance note confirms:

"It is not anticipated that any developer purchasing the site would be expected to provide for a community facility as the size of site does not warrant it. The community facility was a legacy from the past when the



area was developed, and 1500 houses were built together with a Tesco store but other community facilities such as the hall were not built.”

- 3.6 In December 2024, Mid Sussex District Council paid Wates Developments to enter a Deed of Release to release the overage provision which required the land to be used for Community Use only. This was done as Mid Sussex District Council no longer had a need to deliver a community building on this land, hence they subsequently sold the land to Cross Homes to deliver the residential dwellings only.
- 3.7 Owing to the above, the site is clearly well served by nearby upgraded community facilities. Therefore, no community use building is required on site by Mid Sussex District Council. Following consideration of the above, and following engagement with local stakeholders, the decision was taken to propose a purely residential scheme.



4.0 PROPOSED DEVELOPMENT

Amount

- 4.1 Full planning permission is sought for the *9no new residential dwellings* alongside associated landscaping and parking. The proposed dwellings are a mixture of semi-detached, and terraced family homes.
- 4.2 The proposed new homes would be a mix of three-bedroom and four-bedroom family dwellings. The proposed unit mix is as follows:

Unit 1 - 4-bedroom, 7-person, 3 storey semi-detached home
Unit 2 - 3-bedroom, 5-person, 2 storey semi-detached home
Unit 3 - 4-bedroom, 7-person, 3 storey semi-detached home
Unit 4 - 3-bedroom, 5-person, 2 storey semi-detached home
Unit 5 - 4-bedroom, 7-person, 3 storey semi-detached home
Unit 6 - 3-bedroom, 5-person, 2 storey semi-detached home
Unit 7 - 3-bedroom, 5-person, 2 storey end-terrace home M4(2)
Unit 8 - 3-bedroom, 5-person, 2 storey mid-terrace home
Unit 9 - 3-bedroom, 5-person, 2 storey end-terrace home M4(2)

- 4.3 As shown above, all proposed dwellings would meet and exceed the relevant national minimum space standards.

Use

- 4.4 The proposed use of the site would remain Use Class C3 residential, delivering nine high-quality dwellings with associated gardens, parking and outbuildings.
- 4.5 Each dwelling benefits from well considered integrated storage throughout, including built-in wardrobes/and servicing cupboards (for boilers, A/C, etc). Larger bedrooms benefit from ensuite bathrooms, with larger family bathrooms provided at first floor level.
- 4.6 Parking is provided at the site, both through driveways and parking areas. The dwellings running along the eastern boundary of the site have a parking space on their driveway, and a parking space in the parking area to the west. The



dwellings sited more centrally within the site have two allocated spaces in the parking area.

Layout

- 4.7 The proposed dwellings are laid out as both a continuation of the linear pattern of Hammonds ridge, and as a cul-de-sac of three homes a shared access from the west.



Above: Proposed Site Layout

- 4.8 This is to respond to the more traditional spatial patterns of Edwin Street, and Hammonds Ridge, whilst also proposing a more contemporary layout, as on Selby Close. This layout also makes best use of the existing access from Edwin Street.
- 4.9 As a result of this layout, each property benefits from being dual-aspect, and features a well-sized rear garden. Further, all dwellings connect to nearby public footpaths, either directly, or through the shared space serving the parking area.
- 4.10 The layout incorporates existing trees and allows these to form positive natural features within the design and landscape.



- 4.11 Alongside careful consideration of the dwellings' fenestration patterns, the proposed layout is designed to allow for passive surveillance of public spaces, and walkways. As such, the proposal is a safe and accommodating environment for prospective occupiers.
- 4.12 The proposed parking area utilises the existing point of access onto Edwin Street and provides sufficient space for vehicles to manoeuvre in this area. The submitted Transport Statement confirms that the internal layout of the site and associated car and cycle parking provision have been developed in accordance with national and local guidance.
- 4.13 Bin storage areas are sited within the parking area serving Edwin Street to allow residential bins to be collected from Edwin Street and minimising carry distances for waste operators. Each property also benefits from a bin store.

Scale

- 4.14 All proposed new homes would be a mixture of two, and two-and-a-half-storey semi-detached and terraced buildings.



Proposed Isometric Image



- 4.15 Six homes are sited facing Hammonds Ridge. Three of these buildings feature accommodation in the roof space, provided through small dormer windows. The proposed properties to the west of the site are two storeys.

Landscaping

- 4.16 The proposals protects existing natural features, including preserving mature boundary trees and planting.
- 4.17 The application is supported by the submission of an Arboricultural Implications Report, prepared by SJA trees. The report concludes that there will be no significant or long-term damage to the root systems or rooting environments of the retained trees.
- 4.18 As indicated within submitted plans, further landscaping will be provided at the site. A condition requiring the submission of a planting schedule is anticipated, so the Council's Arboriculturist can review this in further detail.

Appearance

- 4.19 The new dwellings would feature contemporary materials that create an individual sense of place for the development, whilst responding to the prevailing character, scale and appearance of the locality. Buff brick, slate coloured tiles on roofs, and dark fenestration features are proposed.



Units 1 & 2 - Front Elevation

- 4.20 The use of decorative brick features, alongside a modern palette of materials and fenestration pattern, allows the proposed development to positively contribute to the character of the area. This replaces a currently unsightly, vacant plot of land, which has been fenced/hoarded off for years.
- 4.21 The other properties each provide variations, with consistent elements including facing brickwork at ground floor, a mix of tile and timber cladding at first floor levels and clay tile roofs to each property.



5.0 RELEVANT PLANNING POLICIES

- 5.1 The adopted Local Development Plan is formed of the adopted Mid Sussex District Plan 2014 - 2031 (2018), Site Allocations Development Plan Document (2022), Burgess Hill Neighbourhood Plan 2015 - 2031. Relevant policies and guidance are summarised below.

Mid Sussex District Plan 2014 – 2031 (2018)

- 5.2 The Local Plan was adopted in March 2018 and covers a Plan period from 2014 - 2031. The Plan seeks to deliver a minimum requirement of 16,390 new homes over this period, including 450 'windfalls'.
- 5.3 Policy DP4 (Housing) sets a minimum housing requirement of 16,390 new homes over the plan period, with the annualised housing requirement increasing from 2024/25 onwards to 1,090 new homes a year.
- 5.4 Policy DP6 (Settlement Hierarchy) confirms that development will be permitted within the defined built-up area boundaries of towns and villages. The hierarchy identifies Burgess Hill as a Category 1 settlement, defined as having a comprehensive range of employment, retail, health, education, leisure, services and facilities.
- 5.5 Policy DP7 (General Principles for Strategic Development at Burgess Hill) applies to the main strategic allocations within the District Plan at Kings Way and the Northern Arc.
- 5.6 Policy DP17 (Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)) sets out the Council's strategic approach to protecting the Ashdown Forest SPA and SAC, through a 400m buffer zone and 7km zone of influence. The application site does not fall within these areas.
- 5.7 Policy DP20 (Securing Infrastructure) secures contributions towards local infrastructure from new development. On-site mitigation and infrastructure provision as well as planning obligations can be used to deliver necessary



improvements. Mid Sussex do not currently have an adopted CIL charging scheme.

- 5.8 Policy DP21 (Transport) seeks to deliver development in locations that minimise the need to travel, promote alternative means of transport to the private car, provide adequate car parking for the proposed development and protect the safety of road users and pedestrians. Where practical and viable developments should incorporate electric vehicle charging facilities.
- 5.9 Policy DP26 (Character and Design) provides the Council's strategic design policy that aims to promote high quality design and protect the positive characteristics of existing areas.
- 5.10 Policy DP27 (Dwelling Space Standards) adopts the nationally described space standards for new dwellings as policy.
- 5.11 Policy DP28 (Accessibility) requires that all new developments meet high standards of accessibility, including 20% of dwellings meeting the M4 (2) optional requirement for accessibility in Building Regulations (on sites of 5 or more dwellings).
- 5.12 Policy DP29 (Noise, Air and Light Pollution) seeks to avoid adverse impacts on new developments and their surroundings.
- 5.13 Policy DP30 (Housing Mix) requires developments to deliver a housing mix that reflects current and future housing needs.
- 5.14 Policy DP31 (Affordable Housing) only requires affordable housing contributions on residential developments of 11 dwellings or more.
- 5.15 Policy DP37 (Trees, Woodland and Hedgerows) seeks to retain of trees that support the amenity value of the area.
- 5.16 Policy DP38 (Biodiversity) supports the delivery of biodiversity and green infrastructure improvements, including ensuring no net loss of biodiversity.



- 5.17 Policy DP39 (Sustainable Design and Construction) seeks to deliver new developments that minimum energy use through design, use renewable sources of energy, maximise efficient use of resources and meet the challenges of climate change.
- 5.18 Policy DP41 (Flood Risk and Drainage) requires a sequential risk-based approach to flood risk, to ensure that development is safe across its lifetime and does not increase the risk of flooding elsewhere.
- 5.19 Policy DP42 (Water Infrastructure and the Water Environment) requires new developments to meet the optional requirement for water consumption under Building Regulations – Part G.

Burgess Hill Neighbourhood Plan 2015 - 2031

- 5.20 The Burgess Hill Neighbourhood Plan was ‘made’ in October 2015 and therefore pre-dates the adopted Mid Sussex District Plan (2018). Any conflict between policies in these Plans would be resolved in favour of the Mid Sussex District Plan policy.
- 5.21 Policy S3 (Protect and Enhance Existing Community and Medical/Health Facilities) provides policy support for new facilities and improvement of existing community facilities. The policy resists the loss of community facilities “for which there continues to be an established need” unless adequate alternative provision is or will be made available in a location supported by the local community within an appropriate and agreed timescale.
- 5.22 Policy S4 (Parking Standards for New Developments) sets local parking standards for Burgess Hill. It stipulates that garage spaces can only be counted if they meet minimum size requirements of 7m x 3m.
- 5.23 Policy G3 (Nature Conservation and Biodiversity) seeks improvements to the habitat network in development proposals wherever possible - in addition to the protection and enhancement of designated nature sites.



Mid Sussex Design Guide SPD (2020)

- 5.24 The Mid Sussex Design Guide SPD was adopted in November 2020 and provides detailed design guidance that informs the assessment of proposals against Policy DP26 (Character and Design) and others.
- 5.25 Principle DG12 (Urban Structure – Perimeter Blocks) encourages the use of perimeter block to create clear street hierarchies, achieve attractive street frontages and deliver secure and private rear garden spaces. Principle DG13 (Urban Structure – Positive Frontages) reinforces the principle of strong street enclosure and continuous building lines.
- 5.26 Principle DG18 (Parking) seeks a balanced approach to parking provision that achieves convenient parking close to households whilst minimising the visual impact of parking on the street.
- 5.27 Principle DG38 supports a design approach that is borne from place, including using the design and materials used within the locality as a starting point for the architectural design of the building.
- 5.28 Principles DG45, DG46, DG47 and DG48 deal with matters affecting residential amenity, including the amenity of neighbours.

Draft Mid Sussex District Plan 2021 - 2040

- 5.29 In addition to these adopted development plan documents, the Council have submitted their draft Mid Sussex District Plan 2021 - 2039 for examination. Examination hearings took place in February and March 2026 and the Council are now undertaking further work to address soundness issues raised by the Inspector following those hearings. The Inspector confirmed in his Post Hearing Letter (document reference IDJB-12) that the overarching spatial strategy within the Plan is sound.
- 5.30 It is anticipated that the local planning authority will consult on main modifications to the emerging Plan from 27th July 2026 to 7th September 2026, with adoption anticipated in December 2026 or early 2027.



- 5.31 The emerging Plan is therefore at an advanced stage in the examination process and will continue to progress towards adoption during the consideration of this application. Although emerging policies will not benefit from full weight until the Plan is adopted, the interim findings of the Inspector mean that some weight can be given to emerging policies as a material consideration in the determination of this application.



6.0 PLANNING ASSESSMENT

6.1 The key material planning considerations relevant to this proposal are:

- The Principle of Development
- Design and Visual Impact
- Residential Amenity
- Impact on Neighbouring Amenity
- Ecology, Landscaping and Trees
- Transport and Active Travel
- Flood Risk and Drainage
- Sustainability

Principle of Development

- 6.2 The principle of new residential development in this location is established by the site's allocation under Policy SA11 (Additional Housing Allocations) and Policy SA14 of the Site Allocations DPD (2022).
- 6.3 Under District Plan (2018) policies the site is nevertheless an acceptable location for new residential development. Policy DP6 (Settlement Hierarchy) confirms that new residential development will be supported inside of the defined built-up area boundaries of the District's towns and villages.
- 6.4 Policy SA14 allocates the site for 12 flats plus community use, and states that the inclusion of a community use is *"required by a restrictive covenant relating to this site"*. However, the restrictive covenant requiring the delivery of a community use is no longer in place (see Appendix A – Deed of Release and Covenant) and an alternative covenant agreed between Mid Sussex District Council and other parties allows for the delivery of a *"community use and/or residential use for up to 12 flats or houses"*.
- 6.5 It is also notable that the reservation of land for a community use has been present in a series of earlier planning consents for the site dating back to the



1990s and early 2000s – see Section Three for full details. Funding committed to the delivery of a community building on this site appears to have been allocated to enhancements at the Sidney West Sports and Community Centre instead.

- 6.6 Following the sale of the site by Mid Sussex District Council to the applicants, the applicants have sought to take a fresh look at the site and its context in light of the altered requirements of the restrictive covenants.
- 6.7 This exercise included a public consultation, detailed within the submitted Statement of Community Involvement. The public consultation sought views from local residents on three different alternative proposals:
- 12 flats and a community use (or 15 flats if no end user for the community use could be found)
 - 6 houses and 9 flats
 - 9 houses
- 6.8 The three concepts consulted upon are set out within Section 3 of the submitted Design and Access Statement and include a detailed breakdown of the assessed positives and negatives.
- 6.9 The public consultation exercise included a letter drop to approximately 200 of the closest residential addresses alongside an online portal¹ setting out the three alternative concepts. Over the four-week consultation period from 16th June 2026 to 17th July 2026, responses were received from 31 local households in total.
- 6.10 The vast majority of local respondents voiced their preference for a development of nine houses over the other two options. Reasons for preferring a development comprised wholly of houses, and objections to proposals including flatted development, included:
- Existing visual context on Hammonds Ridge
 - Car parking capacity concerns from a higher number of units

¹ www.hammondsridge.com



- Neighbouring amenity concerns from flatted development
- General concerns around over-development

- 6.11 In addition to the public consultation exercise, the Council's own evidence on housing need has also evolved. At the point of adoption in 2018, the adopted District Plan Policy DP30 (Housing Mix) stressed *"a significant need for smaller dwelling types over the plan period, with the majority of new households forming (70%) being one or two person households"*. The supporting text referred to family sized homes comprising only 30% of total needs and larger family sized homes of 3 or more bedrooms representing only half of that figure.
- 6.12 In contrast, up-to-date evidence of local housing needs suggests that this position has changed to a significant and material degree. The Council's emerging District Plan policy on housing mix (Policy DPH7) published as part of the Main Modifications consultation in July 2026 confirms that local need for these larger family sized homes (3 or more bedrooms) now comprise 70 – 80% of all local housing need for market homes. Additionally, the local housing need for smaller one-bedroom homes has reduced as a percentage of total needs and now comprises only 0 – 10% of the District's market housing needs under the proposed Policy DPH7.
- 6.13 This evidence points to a marked change in local housing need/demand and indicates that the policy requirement for 12 flats may no longer be reflective of local housing needs. Furthermore, this original policy requirement appears to be rooted in the expectation that a community use would be required as a result of the restrictive covenant affecting the site and therefore the site constraints would not have allowed for any alternative typologies – such as houses.
- 6.14 These factors, including the community response to the three concepts consulted upon and changing local housing needs, have all influenced the development of the application proposals. As there is no longer any legal requirement for a community use to be delivered within the site and the planning history for the site indicates that although provisions were made for this on a number of occasions, this facility has not been deliverable despite funding made available for this purpose and the land falling within the control of the District Council prior to its disposal.



- 6.15 Paragraph 73 of the NPPF (2024) highlights the importance of small and medium housing developments in meeting local housing needs. The NPPF highlights the specific benefits that these sites provide.
- 6.16 While the District Plan 2021 – 2039 examination is awaiting resolution, the Council's current position is that they cannot demonstrate a five-year supply of housing land when assessed against this figure. In policy terms, the lack of a five-year supply engages the 'tilted balance' at paragraph 11 (d) of the Framework. This states that planning permission should be granted unless adverse impacts would *"significantly and demonstrably outweigh the benefits"*. No significant or demonstrable adverse impacts exist and therefore national policy dictates that planning permission should be granted.
- 6.17 As an existing allocation within the Sites Allocation DPD, the site nevertheless already forms part of the Council's existing housing land supply. The Council's latest Housing Land Supply and Trajectory (July 2026)² includes the site within its housing numbers with delivery anticipated in 2031/32 – which is clearly contingent on a grant of planning permission for residential development.
- 6.18 The site is in a sustainable location for new housing within a Category 1 settlement and in close proximity to a number of local services and facilities – including the Tesco superstore, and within reasonable walking distance of London Mead Primary School and the Burgess Hill Academy. The town offers the most sustainable location in the District for new housing growth, reflected by the town's status as a Category 1 settlement within the settlement hierarchy in Policy DP6.
- 6.19 As the new homes are all suitable for use as a family dwelling the proximity of these local services and facilities in close walking distance will be particularly beneficial and supports the unit mix proposed.
- 6.20 The delivery of new housing also provides local finance benefits that are a material consideration in planning decisions. These include new homes bonus, increased Council tax receipts and increased local spend from residents that

² Examination Library reference H10



clearly offer an improvement compared to the existing vacant site. There would also be direct and indirect economic benefits in both construction and operational stages of the project.

- 6.21 The proposals therefore constitute sustainable development, in accordance with the definition at paragraph 8 of the NPPF.
- 6.22 Policy S3 of the Burgess Hill Neighbourhood Plan supports the retention and enhancement of existing community facilities; however the policy is silent on sites identified or previously identified for community uses and provides no explicit protection against the development of such sites for alternative purposes. The Council's policy maps do not identify the site as a protected or safeguarded site.
- 6.23 The proposed development is therefore policy-compliant and meets the requirements of relevant policies within the Mid Sussex District Plan and the Burgess Hill Neighbourhood Plan. While there are some minor conflicts with the allocation policy (SA14 of the Site Allocations DPD), these relate to legal restrictions that no longer apply to the site and there is clear local housing evidence justifying an alternative approach. Furthermore, the proposed housing mix and quantum of development has been strongly supported by local residents as part of the consultation process.
- 6.24 Irrespective of the policy allocation within the Site Allocations DPD, the site is also located within the built-up area boundary of a Category 1 settlement and the principle of development would be acceptable in the absence of a site-specific allocation. On this basis the principle of development is strongly supported and the proposals will deliver much-needed new housing that directly addresses specific local housing needs for family-sized housing and at a time when the Council cannot currently demonstrate a five-year supply.
- 6.25 Other material considerations are addressed in detail below.



Design and Visual Impact

- 6.26 This layout and unit mix is considered to be appropriate within this context and ensures a coherent grain to the area.
- 6.27 In accordance with the urban design principles in Policy SA14 of the Site Allocations DPD (2022), the development provides a row of houses along the north-western side of Hammonds Ridge, creating a positive frontage along this stretch of the road that has previously been a blank and featureless fence line.
- 6.28 The new houses reflect the scale, rhythm and building line of the existing houses on Hammonds Ridge – albeit at a slightly higher density needed to deliver the higher densities envisaged within Policy SA14.
- 6.29 The three new houses accessed from Edwin Street replicate the small residential cul-de-sacs found throughout the wider Hammonds Ridge development, including Selby Close located to the rear of these properties. As a result, the development as a whole is reflective of the existing urban grain and general pattern of development.



CGI showing the complementary layout and scale of development



- 6.30 The natural palette of materials reflects the design guidance within Section 2 (Landscape Character) and Principle DG38 (Delivering Architectural Integrity and a Sense of Place) of the Mid Sussex Design Guide SPD. The new homes form traditional semi-detached pairs and a small terrace with two-storeys of accommodation – and some dwellings benefitting from further habitable accommodation in the roofspace.
- 6.31 The facing brickwork and tiled roofs are reflective of the prevailing character of the area whilst still providing a complementary roofscape for the solar panels proposed and some contemporary details, such as the decorative brickwork within the front facade.
- 6.32 Principle DG38 (Design Buildings with Architectural Integrity and a Sense of Place) encourages developments to not seek to deliver pastiche replicas of traditional buildings but to re-interpret the key aspects of their form in a manner that is appropriate. The development achieves this through the use of traditional building forms and massing, whilst remaining authentic to the modern requirements of the development.
- 6.33 The development includes new tree planting and soft landscaping throughout. New trees are proposed both within the rear gardens of the dwellings and along the building frontages in accordance with District Plan Policy DP37 (Trees, Woodland and Hedgerows) and Principle DG27 of the Mid Sussex Design Guide.
- 6.34 Solar PVs form an integrated part of the overall roof design on each development, taking advantage of the easterly and southerly aspects of the roof slopes. The material palette selected complements the solar PVs.
- 6.35 Storage for refuse and recycling facilities has been designed into the development with dedicated bin stores positioned close to the side access of each property on Hammonds Ridge and a shared bin store proposed for the three properties on Edwin Street. The bin stores are well-positioned to avoid being visually intrusive, in accordance with Principle DG22 of the Mid Sussex Design Guide SPD (2020), and conveniently located so that bins can be placed out for collection.



- 6.36 Cycle stores are similarly located in secure locations to the rear of each property to avoid adverse visual impacts in accordance with the guidance under Principle DG24 (Plan for Cyclists) of the Mid Sussex Design Guide.
- 6.37 On this basis, the proposals will result in a high-quality new residential development that will enhance the surrounding residential environment and complements the character of the wider area. For these reasons the development complies with Policy DP26 (Character and Design), Policy 39 (Sustainable Construction) and Policy 40 (Renewable Energy) of the District Plan.

Residential Amenity

- 6.38 The proposed homes will be high quality and offer attractive living spaces for residents that will meet the varied needs of future occupants.
- 6.39 As set out under the principle of development section, local housing needs are now weighted towards larger family dwellings and the proposed new homes will directly address this shortfall. The proposed homes are arranged accordingly, with spacious ground floor living areas allowing room for functional requirements as well as space for residents to relax and children to play. All nine dwellings benefit from well sized rear gardens and the adjoining living rooms allow this outdoor space to act as a useful extension of the internal living space.
- 6.40 Each dwelling benefits from a well sized family bathroom at first floor level in addition to ensuite bathrooms serving some bedrooms.
- 6.41 All nine dwellings benefit from at least two double bedrooms (exceeding 11.5m² in size) as well as a smaller single bedroom which could be utilised as a home office or study space. The homes therefore offer a sufficient degree of adaptation and flexibility depending on the needs of occupiers.
- 6.42 As an objective reference point, all nine new homes would significantly exceed national minimum space standards (which are locally applied through Policy DP27 - Dwelling Space Standards). The three-bedroom units range from 100.8m² to 106.m² (exceeding the 93m² requirement) and the four-bedroom units are all 127.7m² (exceeding the 121m² requirement).



- 6.43 As set out above, several homes within the site will also meet the higher accessibility standard of M4 (2) within Building Regulations. However, accessibility has also been considered throughout the development in terms of circulation spaces, approach routes and access widths.
- 6.44 The new homes will provide generous spaces capable of meeting the day-to-day needs of the family. Appropriate provision is made to meet a range of needs, including home-working and study, ample storage facilities and a well sized residential gardens to the rear of each property. All new homes will also benefit from solar PVs, air source heat pumps, underfloor heating and well-insulated new homes that provide thermal comfort and long-term sustainability for residents.
- 6.45 Onsite parking is provided for each residential dwelling, including cycle parking for all nine dwellings.
- 6.46 The new homes proposed would provide high-quality dwellinghouses for future residents that meet the day-to-day needs of residents and address a clear local need for family housing in this area.

Impact on Neighbouring Amenity

- 6.47 The proposals have been designed to minimise the impact of new development on current and future neighbours.
- 6.48 The layout and scale of development has been designed to reduce massing close to the adjoining gardens to the north of the site. Suitable separation distances have been achieved (20m to the rear elevation of existing dwellings) to minimise the potential for adverse impacts on residential privacy and ensure a comfortable relationship between existing and proposed dwellings.
- 6.49 The six new homes proposed along Hammonds Ridge form a continuation of the existing building line and would lie adjacent to a blank flank wall of the existing dwelling at 68 Selby Close. A single side-facing window at ground floor level is impacted by this arrangement but given the clear guidance from the Council to provide a continuation of the existing building line on Hammonds Ridge in both the Mid Sussex Design Guide SPD (2020) and Policy SA14 of the Site Allocations



DPD, this is considered to be an appropriate response in urban design terms. The side-facing window is suspected to be a secondary window serving the front reception room, which also benefits from a large bay window.

- 6.50 Where relevant existing boundary trees will be retained and supplemented by additional tree planting, providing some natural screening between properties and softening the impact of the new buildings.
- 6.51 The proposed buildings and associated gardens and parking areas will provide a clear visual enhancement to the site compared to the existing situation with a vacant site and hardstanding.
- 6.52 The proposed residential use aligns with the existing residential character of the area and the density proposed is considered to be sympathetic and not out-of-keeping with the character of the area. The noise and activity associated with this use will be commensurate to other surrounding dwellings and the proposed homes would not attract the levels of activity, traffic generation and potential noise impacts that a community use could entail.
- 6.53 On this basis, the proposed development will preserve the amenities of neighbouring residents, and so complies with District Plan Policy DP26. Where necessary appropriate design interventions have been taken to avoid the potential for new amenity impacts.

Ecology, Trees and Landscaping

- 6.54 The application is supported by an Arboricultural Report from SJA Trees and a Preliminary Ecological Appraisal from PJC Consultancy.
- 6.55 Two small self-seeded goat willow trees (nos 1 and 2) are identified for removal within the Arboricultural Report. These trees are Category C and were found to make a negligible contribution to the arboricultural character of the area. A hedgerow along the Hammonds Ridge frontage of the site also requires removal to facilitate development.
- 6.56 The proposed development is exempt from the statutory 10% requirement for Biodiversity Net Gain through the 'small sites' exemption, which relates to sites



where the red line boundary is 0.2 hectares or below. The site is 0.2 hectares. The proposal meets the requirements of Policy DP38 of the District Plan.

- 6.57 The development proposals have been designed to protect and benefit from existing natural features at the site, including established trees and boundary vegetation where possible. This approach follows Principle DG3 of the Mid Sussex Design Guide to work with the site's natural features and resources.
- 6.58 The drainage proposals have been designed to reflect greenfield run off rates through onsite surface water drainage features.
- 6.59 With the majority of trees onsite being retained and supplemental tree planting proposed, the scheme accords with provisions of District Plan policy DP37 and Policy DP38 (Biodiversity) of the District Plan. The proposal is exempt from statutory requirements for biodiversity net gain which take effect from the 6th of August 2026.

Transport and Active Travel

- 6.60 The application is accompanied by a Transport Statement from iTransport, demonstrating compliance with relevant transport policies and guidance.
- 6.61 For the reasons set out above, the site is well-placed for easy access to services within Burgess Hill village using active modes of travel including walking and cycling. Residents would be close to Pepper Park, and the Henry Burt Wood (and playground), as well as in easy walking distance of nearby schools, gyms, shops and other facilities.
- 6.62 The submitted Transport Statement confirms that the site is within a highly sustainable location, with good accessibility to the active travel and public transport networks and the amenities and facilities which would serve the everyday needs of future site users.
- 6.63 The construction of nine residential dwellings is anticipated to generate six (two arrivals and four departures) and five (three arrivals and two departures) two-way vehicle movements in the AM and PM peak hour, respectively. This equates to a maximum of one two-way movement every 10 minutes in the peak hours.



- 6.64 This additional traffic would be imperceivable and would have a negligible impact on the safety and operation of the local highway network.
- 6.65 The total of 21 car parking spaces for the development exceeds the 18 space parking requirement as set out in WSCC's *Guidance on Parking at New Developments (September 2020)* document. This includes the 10% 'buffer', based on flexible parking demands of occupiers.
- 6.66 Provision has been made to allow larger vehicles, including fire appliances and refuse vehicles, to enter the site and turn within the site in order to exit in a forward gear. A dedicated turning area is situated at the western end of the internal access road. Suitability has been tested through a swept path analysis (see the *Drawings Appendix Transport Statement*).
- 6.67 On this basis the development can be safely delivered and is located in a sustainable location that will help provide genuine alternatives to private vehicle use for some trips. The proposals therefore comply with Policy DP21 (Transport) and the tests set out in paragraph 115 of the NPPF with the impacts falling well below 'severe'. Therefore, the development proposal is acceptable in transport and highways terms.

Flood Risk and Drainage

- 6.68 The application is supported by a detailed Surface Water and Foul Water Drainage Strategy and Flood Risk Assessment prepared by Ardent Consulting Engineers that covers these issues in full detail.
- 6.69 The site is wholly located within Flood Zone 1 (lowest risk of flooding from rivers and sea).
- 6.70 The application proposals follow the within the national standards for sustainable drainage systems (SuDS) (July 2025). The geology of the site is not favourable to infiltration and the separation distances required for any infiltration features are also problematic given the proximity of surrounding buildings. There are also no surface water bodies in the vicinity of the site into which surface water can discharge.



- 6.71 The Assessment confirms that there is adequate capacity available to accommodate a surface water flow of 1.0l/s to manhole reference MH 3351.
- 6.72 The Assessment concludes that a sustainable drainage strategy incorporating lined permeable paving and geocellular attenuation tanks allowing onsite storage and treatment alongside controlled discharge to the existing public surface water drain on Hammonds Ridge.
- 6.73 The proposed drainage strategy includes a 45% allowance for future climate change in accordance with national policy and guidance.
- 6.74 Foul water capacity has been the subject to early engagement with Southern Water, as detailed within the Surface Water and Foul Water Drainage Strategy and Flood Risk Assessment. There is an agreement to accept a pre-occupation condition to ensure that suitable upgrades are delivered prior to the occupation of the development.
- 6.75 On this basis, the development is safe from flood risk and the applicants have prepared a detailed strategy for surface water and foul drainage that is deliverable in accordance with the requirements set out above.

Sustainability

- 6.76 The application is supported by a Sustainability and Energy Statement from Cross Homes setting out the approach to sustainability.
- 6.77 The developer intends to undertake a pre-fabricated timber frame construction, offering the optimum approach to lowering embodied carbon through the use of sustainably sourced materials. The off-site manufacture of key elements allows for a faster build that minimises resource use and number of vehicle trips to and from the site during the construction phase. In addition to reducing the carbon footprint of the development, this approach can also assist with reducing traffic generation and pollution.



6.78 The development will deliver wide-ranging sustainability benefits, including those detailed above - in respect of environmental and locational sustainability. The main measures proposed in the construction of the new homes are:

- Fabric first approach to building design including increased insulation and air tightness
- Integrated solar photovoltaic panels
- All-electric air source heat pumps and underfloor heating
- Water efficiency in line with Policy DP42 requirements (optional building regulation requirements)
- Electric vehicle charging points for each new dwelling
- Provision for home-working
- Low energy lighting and appliance throughout

6.79 By incorporating renewable forms of energy and maximising energy efficiency, the development will minimise the overall environmental impact from the long-term operation/use of the new homes. As a result, the proposals will significantly reduce the potential CO2 emissions related to the development.

6.80 The Sustainability and Energy Statement also sets out the proposed strategy for materials, including waste minimisation.

6.81 As a result, the development will meet the requirements of Policy DP39 (Sustainable Design and Construction) and Policy DP42 (Water Infrastructure and the Water Environment) as well as Principle DG37 of the Mid Sussex Design Guide.



7.0 CONCLUSIONS

- 7.1 The proposals would deliver nine high-quality new family homes on an allocated, sustainable site within the built-up area boundary of Burgess Hill. The delivery of new housing is especially crucial given the Council cannot demonstrate a five-year housing land supply, engaging the 'tilted balance' as per Paragraph 11(d) of the NPPF.
- 7.2 Although Policy SA14 originally allocated 12 flats and a community use, the restrictive covenant requiring community space has been legally released, and funding for community facilities was reallocated elsewhere. Public consultation demonstrated significant local support for nine houses over flat options, and updated evidence relating to Policy DPH7 shows housing need has shifted towards larger family homes, rather than smaller flats.
- 7.3 The scheme is sensitively designed to align with the surrounding urban grain, character, and Mid Sussex Design Guide standards. Neighbouring residential amenities are protected through separation distances, screening, and a layout reflecting local building lines as required by Policy DP26.
- 7.4 The development represents high-quality, highly sustainable design incorporating fabric-first timber frame construction, air source heat pumps, and solar PVs. Retained trees and a robust SuDS drainage strategy with climate change allowances ensure the site is safe from flood risk and enhances natural capital.
- 7.5 The proposed provides safe access, ample vehicle/cycle parking (exceeding local standards), and close proximity to local amenities. The proposal supports active travel, and results in negligible highway impacts, in line with local Policy and the NPPF. The proposal also delivers notable economic and local financial benefits.
- 7.6 For all these reasons, the scheme is an excellent example clearly aligns with local, and national planning policy. In light of the above, Mid Sussex District Council is respectfully requested to grant planning permission for the proposed development without undue delay.



Lewis and Co Planning
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