

Planning statement for the development of 1 new dwelling on the land of Woodside Grange (Plot A).

Woodside Grange
Woodland Rd
Hassocks
BN6 8EX

SUBMITTED BY
HYUNHEE KANG/ TONY LOCK
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Note for Planning Officer.

There are two separate planning applications currently submitted for the property at Woodside Grange. This one, a full application for Plot A and a related one that is suffixed Plot B which is for outline planning only. The 2 sites lie next to each other within the property boundary,

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01. INTRODUCTION

This Planning Statement is written in support of a full planning application for the building of an single story, wheelchair accessible dwelling on land at Woodside Grange, Woodlands Rd, Hassocks, BN6 8EX

This Statement considers the site and surrounding area, relevant planning context and responses, the scheme itself including design, access and sustainability,

The proposed site area to be built upon is about a third of the total land ie. about 1.5 acres.

The following documents are submitted in support of the application:

- Planning statement (this document).
- Design and Access statement
- PEA - Preliminary Ecological Appraisal and related pond test for Great Crested Newts.
- PRoW - WSCC Public right of ways dept assessment and related solicitors findings
- Environmental agency flood report
- Arboricultural assessment
- Heritage statement
- Drawing Pack

02. SITE AND SURROUNDINGS

The existing property boundary is approx 4.5 acres.

The whole site is currently occupied by a non listed, arts and crafts building dated 1895, a 1970s garage turned workspace and one other derelict small shed/ outbuilding.

There was previous activity (c1950s) as a nursery and a dog kennels. There are no remaining structures or buildings from this time.

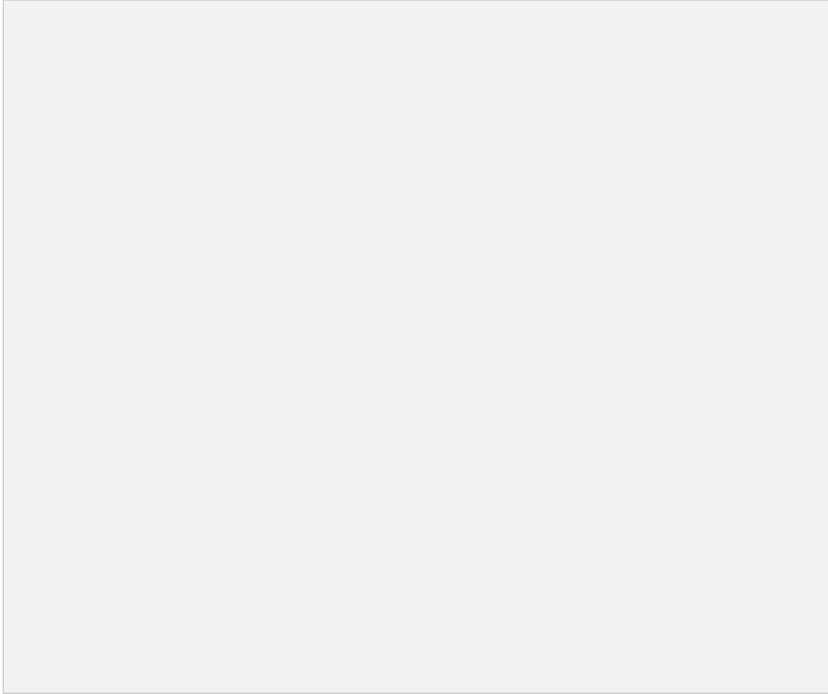


Image. 01. Land at Woodside Grange marked in red.

It sits contiguous to the identified town boundaries of Hassocks (HNP). It sits north of a Barratt homes estate (Clayton Mills), and west of an ongoing Taylor Wimpey building site (Ockley Park), which will form a new 500 home estate. It sits east of a main railway line.

Woodside Grange boundary is now bordered on 3 sides by an increasingly dense part of the community. There is soft landscaping/ foliage to the site boundary, particularly to the east, providing effective screening from the TW building site.

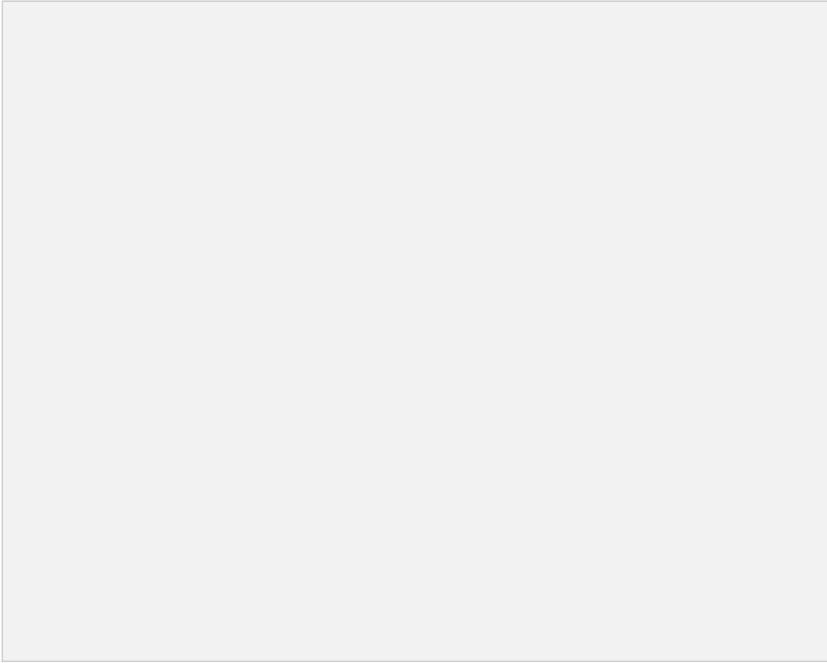


Image. 02. Map showing the HNP in relation to Woodside Grange.

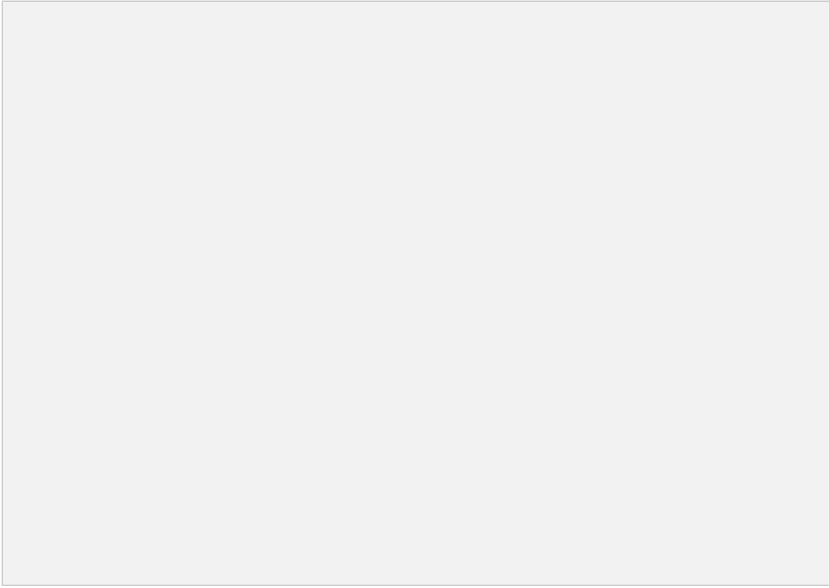


Image. 03. Map showing Ockley Park development in relation to Woodside Grange.

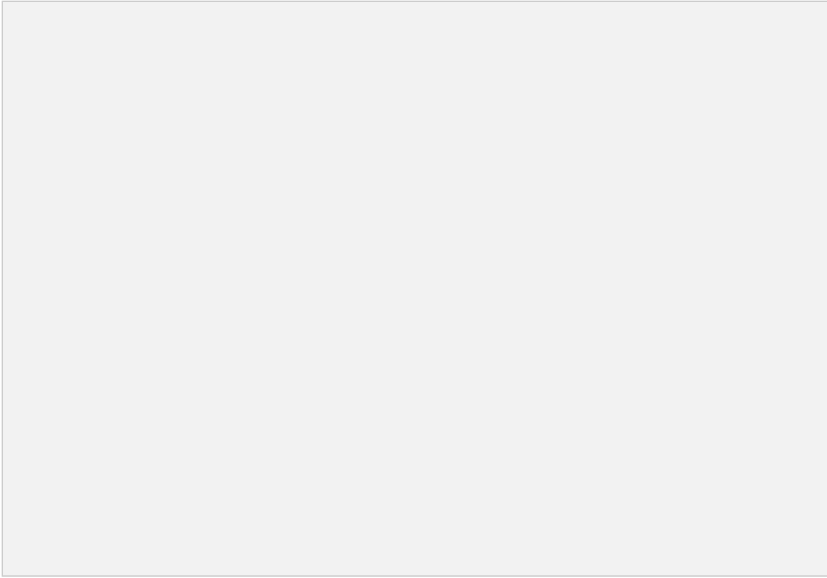


Image. 04. Woodside Grange marked in red. Access tracks marked in red.

The site access is from two different directions. They are both West Sussex County Council, (WSCC), Public Rights of Way, (PRoW) and also legal access roads to the site. One access is from the south from Woodland Rd and the other from the east from Ockley Lane.

The site is in very close proximity to the wide range of amenities available within Hassocks including shops, pubs, restaurants, schools and health centres. The site is a 5 minute walk from Hassocks railway station which serves Brighton and London.

03 PLANNING AND PRE-PLANNING CONTEXT

Within the feedback of a pre planning meeting on site on 23/03/23 with Planning Officer Anna Tidy, we were advised to consider the following planning policy points from the MSDP and the HNP. These policy points have been considered and brief responses are provided beneath.

Relevant policy from the Mid Sussex District Plan to consider.

DP4 Housing

From MSDP: *"The Objectively Assessed Need (OAN) for housing has been established as 14,892 (an average of 876 dwellings per annum). The annual provision in this stepped trajectory is 876 dwellings per annum (dpa) for years 2014/15 until 2023/24 and thereafter, from 1st April 2024 1,090 dpa until 2030/31.*

Response: The proposed development sits inside the OAN for housing for years 2014/15 to 2023/24

DP6 Settlement Hierarchy

From MSDP: *The growth of settlements will be supported where this meets identified local housing, employment and community needs. Outside defined built-up area boundaries, the expansion of settlements will be supported where:*

1. *The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings; and*
2. *The site is **contiguous** with an existing built up area of the settlement; and*
3. *The development is demonstrated to be sustainable, including by reference to the settlement hierarchy.*

Response: The proposed development meets the requirements of Policy D6 points. 1,2, and 3 above.

DP11 Strategy allocation to the north of Clayton Mills, Hassocks

From MSDP: *The appraisal notes that the site is sustainably located with respect to existing health, retail and community facilities within Hassocks village.*

Response: The sustainability appraisal states that the site is 'sustainably located with respect to existing health, retail and community facilities within Hassocks village'.

We are a small '**windfall**' development that lies contiguous to this 500 home development and will have a minimal additional impact given the size of the TW development adjacent to the Woodside Grange.

DP12 Protection and Enhancement of Countryside

Response: We are proposing a development contiguous to the HNP.

DP15 New Homes in the Countryside

Response: The proposed development meets the requirements of Policy DP6: Settlement Hierarchy and does not infringe on Policy DP15

DP21 Transport

Response: The proposed development meets the requirements of Policy D21

DP22 Rights of Way and other Recreational Routes

Response: The proposed development is only accessible via 2 x PRoW. Named 11K and 5K. See previous map. Submitted with this application is an email correspondence with MSDC PRoW dept making them aware of the planning proposal and inviting any concerns or objections.

They have replied saying that there are no objections to the 2 PRoWs serving additional dwellings on the property. See supporting document in application..

They reiterate that our access rights and the public access rights hierarchy must be understood and adhered to.

Also submitted is legal clarification of our access rights from our solicitor along with supporting maps and title documents. See supporting document in application..

Both access points are currently subject to an increased volume of Taylor Wimpey development traffic and will be for the next 4/5 years. It would be a good time to complete our proposal well inside this time frame to minimise any additional public disruption.