



# PLANNING STATEMENT

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***“Outline Planning Application with all matters reserved  
(except the means of access from the public  
highway) for residential development and the construction of  
up to 26 dwellings, with vehicular accesses, and new footpath  
links to Keymer Road, the provision of new landscape amenity  
space, areas of ecological enhancements, together with  
associated Highways, Drainage and Utilities works associated  
with the proposed development”***

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**BATCHELORS FARM, KEYMER ROAD, BURGESS HILL**

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**October 2025**

## **PLANNING STATEMENT CONTENTS**

<b>Section</b>	<b>Page No.</b>
• Introduction	3
• The Proposed Development	5
• The Site Context and Constraints	8
• Planning History	10
• Planning Policy Context	16
- The NPPF	16
- Local Planning Policy	21
- Emerging Planning Policy	25
- Neighbourhood Plan	29
- SHELAA	29
- 5-Year Housing Land Supply	32
• Assessment of the Proposed Development	33
- The Principle of Development	33
- Sustainable Development Assessment	36
- Other Planning Considerations	40
• Conclusions	49

## 1. INTRODUCTION

1.1 This statement is prepared on behalf of SDP in support of an Outline planning application for up to 26 new dwellings, including 30% affordable units on land at Batchelors Farm, Keymer Road, Burgess Hill. As well as the residential units and associated amenity areas and car parking provision, the scheme also proposes areas of open space and enhanced landscape and ecological margins.

1.2 This application is presented in Outline form with the only matter for consideration being access and the number of dwellings. All other matters, including the layout, design and scale of the proposed buildings, together with landscaping, are reserved. These issues will be dealt with by way of a separate Reserved Matters planning application at a later date.

1.3 It should be noted that an Illustrative Masterplan (*drawing no. 2501/PL.04 Rev A*) is included with this application. The applicant would be satisfied with a condition of any planning permission linking the detailed design to these plans, and the details contained in the accompanying Design & Access Statement.

1.4 The application site is available, suitable and achievable. SDP consider that there is a need for Mid Sussex District Council (MSDC) to continue to grant permission for residential development to maintain housing land supply.

1.5 As outlined at paragraph 11, the fundamental aim of the revised National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. It states that *"plans and decisions should apply a presumption in favour of sustainable development...For decision-taking this means:*

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance<sup>7</sup> provides a strong reason for refusing the development proposed; or*  
*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination<sup>9</sup>."*

1.6 This Outline planning application should be read in conjunction with the illustrative drawings and Design & Access Statement (DAS) prepared by the schemes architect – Paul Hewett Chartered architect.

1.7 Additionally the application is supported by a variety of technical assessments and reports. Together these documents demonstrate the merits of this planning proposal when tested against the above criteria, together with other national and local policy requirements.

**Outline Planning Application: Batchelors Farm, Keymer Road, Burgess Hill**

- ‘Design and Access Statement’, prepared by Paul Hewett;
- ‘Statement of Community Involvement’, prepared by Fairthorn;
- ‘Affordable Housing Statement’, prepared by Rodway Planning Consultancy;
- ‘Transport Statement’, prepared by SK Transport Planning;
- ‘Landscape and Visual Impact Assessment’, prepared by CSA Environmental;
- ‘Arboricultural & Planning Integration Report’, prepared by Arbortrack Systems Ltd;
- ‘Ecological Impact Assessment’, prepared by The Ecology Co-Op;
- ‘Statutory Biodiversity Metric’, prepared by The Ecology Co-Op;
- ‘Biodiversity Impact Calculation’ report, prepared by The Ecology Co-Op;
- ‘District Licence Report’, prepared by NatureSpace Partnership;
- ‘Environmental Noise Impact Assessment’, prepared by Temple;
- ‘Flood Risk Assessment and Outline Drainage Strategy, prepared by Aqua Terra;
- ‘Archaeological Desk-Based Assessment (Heritage Statement)’, prepared by Archaeology South East;
- ‘Land Contamination Assessment’, prepared by Temple; and,
- ‘Sustainability Statement’, prepared by Temple.

## 2. THE PROPOSED DEVELOPMENT

2.1 The application is submitted in Outline form, with the only matters hereby for consideration being the means of access and quantum of development. The Illustrative Masterplan (*drawing no. 2501/PL.04 Rev A*) sets out the key principles of development including the following components:

- A mixture of up to 26 residential units, including 30% affordable housing.
- Provision of 2 No. vehicular access points to serve the development, with an access driveway to the north of Batchelors Farmhouse serving 3 dwellings and a second access to the south of the farmhouse serving the remainder of the dwellings.
- Provision of a new pedestrian access routes from the development to connect into the footway on the eastern side of Keymer Road to be provided on the northern side of the northern development access. Pram crossings and tactile paving will be provided on either side of Keymer Road to allow the footway on the eastern side of Keymer Road to connect into the development on the western side of the carriageway. This improved crossing point will also benefit pedestrians using the adjacent public footpath, immediately to the north of the development site.
- The provision of garaging and car parking to serve the new development.
- New drainage infrastructure comprising a combination of Sustainable urban Drainage System (SuDS) features including permeable paving, attenuation/conveyance swale and a detention basin will be used to manage surface water runoff effectively from the Site for the lifetime of the Proposed development.
- Enhanced ecological measures.
- Significant landscaping proposals; and,
- The provision of public open space.



**Fig 1. Proposed Illustrative Site Layout Plan**

2.2 The development will be accessed from the part-implemented vehicular accesses onto Keymer Road consented as part of the 2015 planning approval. The accesses have been designed to incorporate a 6m wide vehicular access and a 2m footway on the northern side of the access to connect into the existing footway on the eastern side of Keymer Road. The visibility splays will accord with the previously consented residential scheme on the site (**planning application DM/15/3955**) which provides 2.4m x 120m visibility splays to the north and 2.4m x 150 splay to the south. The new access points will be constructed to a high standard that would be suitable for serving a development of the scale proposed.

2.3 The indicative proposed site layout provides a mix and size of dwellings, which are provided to meet local housing needs, in addition to balancing the sites development with the existing character of the locality.

2.4 Using the indicative site layout plan as a basis, a schedule of accommodation is detailed below, which provides an indication of the housing mix that **could** be provided on this site. Although housing mix will be confirmed at the Reserved Matters stage, this confirms an appropriate mix of smaller units and family sized houses can be accommodated on site, thereby according with District Plan Policy DP30, which requires that *“housing development will provide a mix of dwelling types and sizes...”*

Dwelling Type	No.
2-bed Flat over Garage (FOG)	2
1 bed Maisonette	2
2-bed house	9
3-bed house	9
4-bed house	4
<b>TOTAL</b>	<b>26</b>

2.5 It is proposed that 30% of the development (8 units) will be provided as affordable housing. Full details can be found in the accompanying Affordable Housing Statement.

### 3. THE SITE CONTEXT & CONSTRAINTS

3.1 The application site comprises a total area measuring approximately 1.35 hectares in size and is located on the western side of Keymer Road as it passes to the south of Burgess Hill en-route to the village of Keymer.



**Fig 2.** Aerial photograph of the application site (*courtesy of the DAS*)

3.2 The site that is the subject of this outline application comprises part of the land previously associated with Batchelors Farmhouse and is currently overgrown pasture bounded by various lengths of hedging and screening - interspersed with trees. There are several larger trees on the site, in particular a large oak that sits a little way into the site, that is an important feature on the site and in the street scene.

3.3 The Batchelors Farm Nature Reserve sits beyond the western boundary of the application site and comprises hedgerows, scrub and shaws, as well as areas of wetland and a mix of trees, including mature oak trees.

3.4 All buildings and facilities are to be removed to facilitate the proposed development.

3.5 At this point of Keymer Road the area is characterised by a linear form of development mainly comprising of mainly detached dwellings set back from the highway on fairly large plots of land. Broadlands opposite the site is a small cul-de-sac of detached properties.

3.6 To the west and north there are areas of informal public open space and biodiversity opportunities - including the land that is part of the Burgess Hill Green Circle network - a scheme that looks to link various wildlife habitats around Burgess Hill.



3.7 The site sits within the administrative area of Mid Sussex District Council. It is located outside of the built-up area boundary of Burgess Hill, within the Countryside Area of Development Restraint.

3.8 It is understood that the site doesn't fall within the Burgess Hill Neighbourhood Plan (to the north) or the Hassocks Neighbourhood Plan (to the south).

3.9 The western and northern site boundary adjoin areas which are designated as informal public open spaces and biodiversity opportunity areas. A non-statutory footpath runs along the northern boundary, connecting Keymer Road with the 'Burgess Hill Green Crescent' which covers mainly the informal public open spaces.

3.10 The site is located approximately 500m west of the South Downs National Park.

3.11 The site sits on a gentle slope towards Burgess Hill, from 63m, down to 53m.

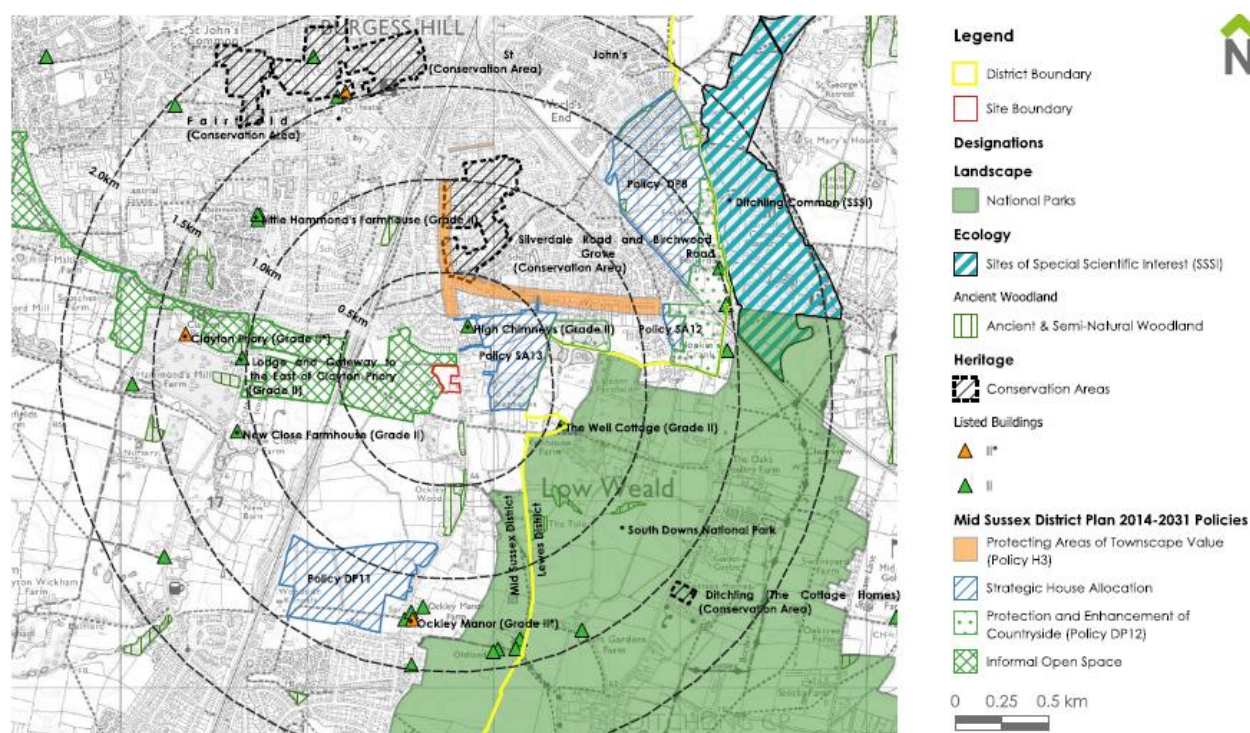


Fig 3. Designations and Local Policy Extract Plan (courtesy of LVIA)

## 4. PLANNING HISTORY

4.1 According to the online planning register, the planning history for Land adjacent to Batchelors Farm and Batchelors Farm itself, is as follows: -

(i) Land adjacent either side of Batchelors Farm

- **Planning ref: DM/21/0940/:** Demolition of the existing agricultural buildings on site to constitute a material operation and lawful commencement of the planning permission as permitted under references DM/15/3955/ and DM/19/0195/ having been lawfully implemented in advance of the planning permission expiration date of 7<sup>th</sup> March 2021 thus making the planning permission extant. Approved 29<sup>th</sup> April 2021.
- **Planning ref: DM/21/0056/:** Variation of condition 4 relating to DM/15/3955 to re-word Condition 4 to read as “No part of the development shall be first occupied until such time as the vehicular access points serving the development have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority”. In addition add a condition in relation to the temporary access to the rear of the site for the construction of the development to read “prior to the occupation of the dwellings, the temporary access surface to the rear of the site as showing in drwg 1809/COND 01 Rev A shall be removed and the land restored to its former use”. Approved 26<sup>th</sup> February 2021.
- **Planning ref: DM/19/0195/:** Application for approval of reserved matters of appearance, landscaping and layout relating to planning application DM/15/3955 for the demolition of existing outbuildings and erection of 2 residential dwellings. **Approved 7<sup>th</sup> March 2019.**
- **Planning ref: DM/18/3823/:** Outline application for 37 new dwellings including 30% affordable housing, with vehicular and pedestrian access via Keymer Road. The provision of public open space, associated infrastructure and landscaping, following demolition of an existing dwelling. **Withdrawn 22<sup>nd</sup> October 2018.**
- **Planning ref: DM/15/3955/:** Outline planning application for the consideration of scale and access details for the demolition of existing outbuildings and erection of 2 residential dwellings. **Approved.**

4.2 Planning application **ref: DM/19/0195** relates to the approval of reserved matters of appearance, landscaping and layout relating to planning application **DM/15/3955** for the demolition of existing outbuildings and erection of 2 residential dwellings and was approved in March 2019. In this case, the application site comprised the two parcels of land to the north and south side of Batchelors Farm.



Fig 4. Approved Site plan (ref: DM/19/0195)

(ii) Batchelors Farmhouse

- **Planning ref: DM/21/0449/:** Discharge of condition 6 and 7 in regards to DM/15/3955. Approved 22<sup>nd</sup> February 2021.
- **Planning ref: DM/21/0233/:** Discharge of conditions 2,3,5,8,10 in relation to DM/15/3955. Pending Decision.
- **Planning ref: DM/20/4574/:** Part conversion of existing garage and construction of infill single storey extension to the rear elevation with new openings and internal alterations. Approved 1<sup>st</sup> February 2021.
- **Planning ref: DM/19/3334/:** Outline planning application for up to 33 new dwellings including 30% affordable housing, with vehicular and pedestrian access via Keymer Road, the provision of public open space, associated infrastructure and landscaping, following demolition of an existing dwelling. To include the provision of a new community car parking area. All matters reserved apart from access. Refused 7<sup>th</sup> February 2020.
  - **Planning ref: 07/02394/FUL/:** Proposed two storey rear extension. Approved.
  - **Planning ref: BH/190/99/AP/:** Amended plans: extension of existing kitchen. Approved.
  - **Planning ref: BH/190/99/AP1/:** Amended plans: Extension of existing kitchen (amended plans received showing revised design. Approved.
  - **Planning ref: BH/190/99/:** Extension of existing kitchen. Approved.
  - **Planning ref: BH/192/97/:** Demolition of rebuild of an existing garage. Approved.

- **Planning ref: BH/125/96/:** Change of use from agricultural purposes to storage of fencing and landscape materials. Refused.
- **Planning ref: BH/225/92/:** Relocation of existing field access to Keymer Road. Approved.
- **Planning ref: BH/151/89/:** Two storey rear extension and garage. Approved.
- **Planning ref: BH/083/89/:** Demolish tin and brick store sheds and erect one country-type house. Refused.
- **Planning ref: BH/030/87/:** Change of use – use of land for stationing of mobile home. Refused.
- **Planning ref: BH/219/82/:** Extension to include garage, lavatory, new bathroom and bedroom. Approved.
- **Planning ref: BH/260/81/:** Construction of vehicular access on to Keymer Road including turning point within Batchelors Farm. Approved.
- **Planning ref: BH/193/76/:** Outline application, new garage and vehicular access. Approved.

4.3 The most recent and relevant application relating to Batchelors Farm is an ‘*outline planning application for up to 33 new dwellings including 30% affordable housing, with vehicular and pedestrian access via Keymer Road, the provision of public open space, associated infrastructure and landscaping, following demolition of an existing dwelling. To include the provision of a new community car parking area. All matters reserved apart from access*’ (Planning ref: DM/19/3334).



**Fig 5. Site plan (ref: DM/19/3334)**

4.4 This application was refused planning permission via decision notice dated 7<sup>th</sup> February 2020. 4 No. reasons for refusal were cited, as set out in detail below:-

*“1. The proposed development is located within a countryside location outside of the built up area of Burgess Hill which is not allocated for housing nor contiguous with a built-up area boundary and thus would be contrary to policies DP12 and DP15 of the*



*District Plan. The Council can demonstrate a five-year housing land supply and there is no identified need for these dwellings in this location as the proposal is not necessary for the purposes of agriculture and are not supported by other policies in the Plan. Whilst the dwellings will make a contribution to additional housing in the district, the proposed development would not protect the intrinsic character and beauty of the countryside and would have an intrusive and harmful urbanising impact on the landscape. The proposal is thereby contrary to policies DP12 and DP15 of the Mid Sussex District Plan and the aims of the NPPF.*

*2. The proposed scale of development identified in the indicative site layout plan of a high density cul-de-sac development would not reflect the existing low density ribbon development character of Keymer Road. Due to the development of this site the proposal would result in an adverse impact on views from the adjacent public footpath and public open space where the proposed houses would be seen above the hedge and result in an unacceptable urbanisation of the site which would harm the semi-rural character of the site and the area in general detracting from local views from the adjacent public open space. The proposal would thereby be contrary to Policy DP12 of the District Plan and para 170 of the NPPF.*

*3. The proposed removal of a 39 metre section of a historic hedge to the front boundary to accommodate the access and visibility splays would result in significant harm to biodiversity through the loss of an irreplaceable habitat of a historic hedgerow that represents a living landscape history as well as a complex ecosystem. The proposed mitigation of the translocation of the hedge is not considered appropriate in this instance. The proposal would therefore be contrary to Policy DP38 of the Mid Sussex District Plan, and policy 175 of the NPPF.*

*4. The proposed development does not satisfy the requirements of Policies DP20 and DP31 of the Mid Sussex District Plan in respect of infrastructure requirements, including affordable housing provision, to service the development as supplemented by the Council's Development Infrastructure and Contributions Supplementary Planning Document*

4.5 In terms of nearby sites, the following are of relevance:

(iii) Land adj to 'Dormers', Broadlands

4.6 More recently, the owners of Dormers applied for a single 6-bed detached house on land adjacent to the existing property, which was intended to remain. The first application (ref: 14/03210/FUL) was withdrawn.

4.7 A subsequent application, which followed pre-application advice from the Planning Officer, has been approved planning permission, subject to conditions (ref: DM/15/1146). As such, it is clear the Council are supportive of the principle of providing appropriately designed, new residential development within this location.

(iv) 'Greenacres', Keymer Road

4.8 In January 2017, permission was granted at this site for the demolition of 'Greenacres' and erection of 7 residential homes (3x 3 bedroom and 4x 4 bedroom) under application **DM/16/2607**.



**Fig 6.** Location Plan for development at Greenacres

(v) Land adj to 'Hurdles', Broadlands

4.9 A single house to the east side of Hurdles (on the north side of Broadlands) was approved under application DM/15/4170. A further application for a second new dwelling on paddock land further to the east of Hurdles was then refused by MSDC, and a subsequent appeal was dismissed by the Planning Inspector in August 2016 (application ref: DM/16/0764).

(vi) Land east of Weald House, Keymer Road

4.10 This is situated further to the south away from Burgess Hill. An 'exceptional/innovative' design dwelling was approved in 2017 (under the allowances given in paragraph 55 of the previous version of the NPPF).

(vii) Land adj to 'Broadlands', Keymer Road

4.11 Permission has been granted for a single new house on land to the south of Broadlands, most recently under application DM/17/0912.

(viii) Land rear of Parklands, Keymer Road

4.12 In October 2016, an application for a single dwelling in the rear garden of Parklands was permitted (bordering the rear gardens of properties on the north side of Broadlands) under application DM/16/0392.

15

## 5. PLANNING POLICY CONTEXT

5.1 At the current time, the Development Plan in Mid Sussex comprises the Mid Sussex District Plan 2014 – 2031, which was adopted on 28<sup>th</sup> March 2018.

5.2 It is understood that the site does not fall within the Burgess Hill Neighbourhood Plan area (to the north), or the Hassocks Neighbourhood Plan area (to the south).

### (i) National Planning Policy Framework (NPPF)

5.3 The National Planning Policy Framework (NPPF) was originally published on 27<sup>th</sup> March 2012, with updates on 24<sup>th</sup> July 2018, 19<sup>th</sup> February 2019, 20<sup>th</sup> July 2021, 5<sup>th</sup> September 2023, 19<sup>th</sup> December 2023 and 12<sup>th</sup> December 2024. This sets out the government's planning policies for England and how these are expected to be applied.

5.4 The NPPF confirms that planning law, as set out at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.5 The focus of the revised NPPF continues to be achieving sustainable development. The NPPF clarifies that *"at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs"* (taken from Resolution 42/187 of the United Nations). However, at paragraph 8 the Framework sets out that in planning terms, and to achieve sustainable development there are *"three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)"*. These objectives are economic, social and environmental, which *"should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area"* (paragraph 9).

5.6 Paragraph 11 is an important element of the NPPF. It states that: *"Plans and decisions should apply a presumption in favour of sustainable development... For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance<sup>2</sup> provides a strong reason for refusing the development proposed; or*  
*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination<sup>9</sup>."*



5.7 Paragraph 12 confirms that *“the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed”*.

5.8 Section 4 of the Plan refers to Decision Making. At paragraph 39 of the Framework, it sets out that *“local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. **Decision-makers at every level should seek to approve applications for sustainable development where possible**”* (our emphasis).

5.9 The Framework also sets out that there are only limited circumstances where decision-makers should give weight to policies in emerging plans, and generally *“arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances”* (paragraphs 48 - 51 refer).

5.10 Section 5 relates to delivering housing. It reiterates at paragraph 61 that the Government’s objective is to significantly boost the supply of new homes. Paragraph 65 confirms that the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount. Paragraph 73 identifies the important role small and medium sized sites can make to meeting the housing supply of an area. It states that local planning authorities should *“...d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes...”*.

5.11 Paragraphs 78 – 81 relate to maintaining supply and delivery. Paragraph 78 notes that *“strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies<sup>38</sup>, or against their local housing need where the strategic policies are more than five years old.<sup>39</sup> The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*

*a) 5% to ensure choice and competition in the market for land; or*

*b) 20% where there has been significant under delivery<sup>40</sup> of housing over the previous three years, to improve the prospect of achieving the planned supply; or*

*c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework<sup>41</sup>, and whose annual average housing requirement<sup>42</sup> is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance”.*

5.12 Paragraph 79 continues that “to maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority’s housing requirement over the previous three years, the following policy consequences should apply:

*a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years.*

*b) where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan.*

*c) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer”.*

5.13 Paragraphs 80 and 81 state that “the Housing Delivery Test consequences set out above will apply the day following the annual publication of the Housing Delivery Test results, at which point they supersede previously published results. Until new Housing Delivery Test results are published, the previously published result should be used...To help ensure that proposals for housing development are implemented in a timely manner, local planning authorities should consider imposing a planning condition providing that development must begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability. For major development involving the provision of housing, local planning authorities should also assess why any earlier grant of planning permission for a similar development on the same site did not start”.

5.14 Paragraph 82 states that “in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this”.

5.15 Paragraph 83 goes on to state that “to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”.

5.16 Section 9 discusses sustainable transport, including the need to support opportunities, and give priority to walking, cycling and public transport, in addition to creating places that are safe, accessible, address the needs of people with disabilities, and are designed to enable charging of plug-in and other ultra-low emission vehicles.

5.17 At paragraph 110 the Framework confirms that “significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making”.

5.18 Paragraph 113 sets out that *“maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport”*.

5.19 Paragraph 115 confirms that the main considerations in transport terms when determining specific planning applications is that proposals should provide: “(a) (a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location; (b) safe and suitable access to the site can be achieved for all users;

(c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code <sup>48</sup>; and

(d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.

5.20 At paragraph 116 the Framework also confirms that *“development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe”*.

5.21 Section 11 is entitled ‘Making effective use of land’. Paragraph 124 confirms that *“planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”*.

5.22 Paragraph 125 sets out that decision makers are required to give regard to benefits of development, including environmental gains, and should *“(c) give substantial weight to the value of using suitable brownfield land within settlements for homes... [and] (d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively”*.

5.23 Paragraph 127 states that *“decisions need to reflect changes in the demand for land... applications for alternative uses on the land should be supported, where the*

*proposed use would contribute to meeting an unmet need for development in the area."*

5.24 Paragraph 129 discusses the need to achieve appropriate densities. Account needs to be given to the identified need for different types of housing and the availability of land suitable for accommodating it, local market conditions, sustainability, existing character and setting, and *"the importance of securing well-designed, attractive and healthy places"*.

5.25 Paragraph 130 states that *"Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site... local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)"*.

5.26 Section 12 refers to achieving well-designed places. Paragraph 131 states *"the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development"*.

5.27 Paragraph 135 sets out that *"decisions should ensure that developments:*

*(a) 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;*

*(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*(c) 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);*

*(d) 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;*

*(e) 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*

*(f) 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 <sup>51</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience"*.

5.28 Paragraph 139 confirms that *"development that is not well designed should be refused, especially where it fails to reflect local design policies and government*

*guidance on design <sup>54</sup>, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:*

*(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or*

*(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings”.*

5.29 Further parts of the Framework that are of particular note include Section 14, which relates to meeting the challenge of climate change, flooding and coastal change and Section 15, which refers to conserving and enhancing the natural environment. Section 16 is entitled ‘Conserving and enhancing the historic environment’, and deals with the consideration of heritage assets and their setting.

#### **(ii) Local Planning Policy**

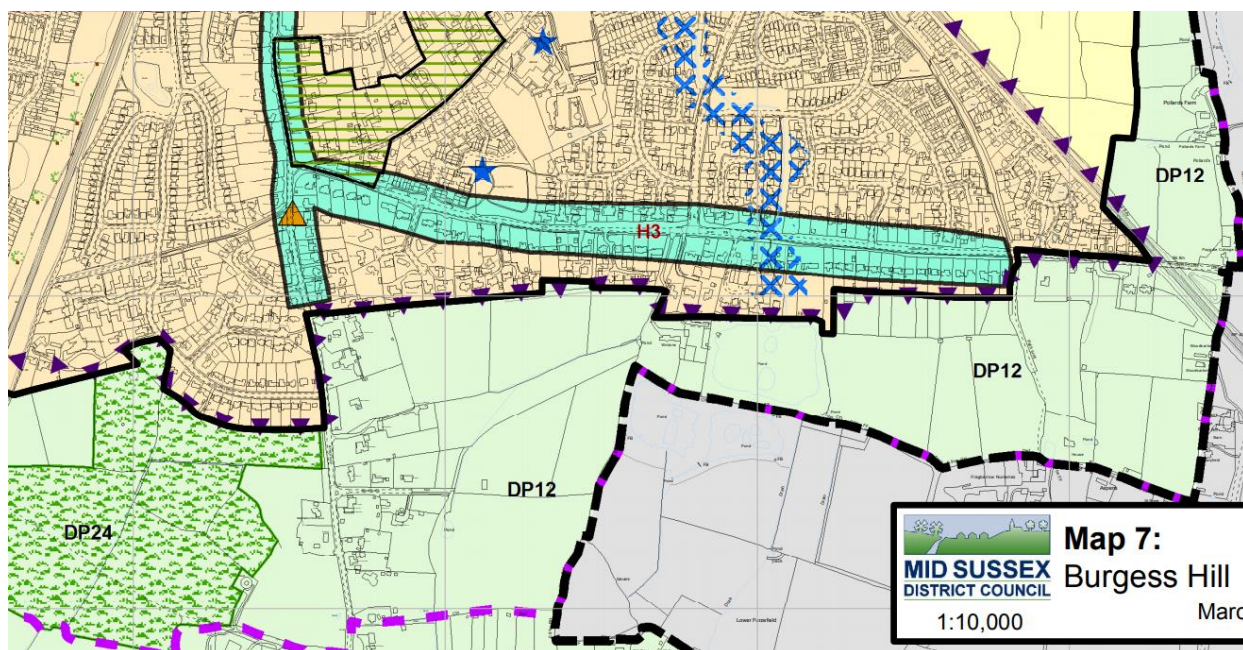
##### **▪ The Mid Sussex District Plan, 2018**

5.30 On 28<sup>th</sup> March 2018 Mid Sussex District Council adopted the Mid Sussex District Plan. This plan replaces the saved policies contained within the Mid Sussex Local Plan, 2004. The District Plan sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs for the District.

5.31 In addition to the District Plan, the Council have adopted the following Supplementary Planning Documents (SPDs):

- Development Infrastructure and Contributions SPD.
- Affordable Housing SPD, July 2018.
- Development Viability SPD, July 2018.
- Mid Sussex Design Guide, November 2020.

5.32 The Council’s Proposals Map (refer to **Fig 8**) shows the application site outside of the built-up area boundary for Burgess Hill.



**Fig 8.** Extract from Mid Sussex District Plan (2018) Inset Map 7: Burgess Hill

**5.33 Policy DP4** is the Council's general housing policy. It states that *"the District's OAN is 14,892 dwellings over the Plan period. Provision is also made of 1,498 dwellings to ensure unmet need is addressed in the Northern West Sussex Housing Market Area. There is a minimum District housing requirement of 16,390 dwellings between 2014 – 2031...The Plan will deliver an average of 876 dwellings per annum (dpa) until 2023/24. Thereafter an average of 1,090 dpa will be delivered between 2024/25 and 2030/31, subject to there being no further harm to the integrity of European Habitat Sites in Ashdown Forest...The Council commits to commencing preparation of a Site Allocations DPD in 2017 to be adopted in 2020. The DPD will identify further sites which have capacity of 5 or more residential units. The Council will review the District Plan, starting in 2021, with submission to the Secretary of State in 2023"*.

**5.34 Policy DP6** refers to Settlement Hierarchy. This policy states that *"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. 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.*

*The developer will need to satisfy the Council that:*



- *The proposal does not represent an underdevelopment of the site with regard to Policy DP26: Character and Design; or*

- *A large site is not brought forward in phases that individually meet the threshold but cumulatively does not”.*

5.35 Burgess Hill is classified as being a Category 1 Settlement, which is described 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”.

5.36 **Policy DP12** relates to the Protection and Enhancement of Countryside. It states 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.*

*Agricultural land of Grade 3a and above will be protected from non-agricultural development proposals. Where significant development of agricultural land is demonstrated to be necessary, detailed field surveys should be undertaken and proposals should seek to use areas of poorer quality land in preference to that of higher quality.*

*The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character...”*

5.37 **Policy DP15** relates to New Homes in the Countryside. It states that “provided that they would not be in conflict with Policy DP12: Protection and Enhancement of the Countryside, new homes in the countryside will be permitted where special justification exists. Special justification is defined as:

- *Where accommodation is essential to enable agricultural, forestry and certain other full time rural workers to live at, or in the immediate vicinity of, their place of work; or*

- *In the case of new isolated homes in the countryside, where the design of the dwelling is of exceptional quality and it enhances its immediate setting and is sensitive to the character of the area; or*

- *Affordable housing in accordance with Policy DP32: Rural Exception Sites; or*

- *The proposed development meets the requirements of Policy DP6: Settlement Hierarchy...”*

5.38 **Policy DP26** relates to Character and Design states that “all development and surrounding spaces, including alterations and extensions to existing buildings and

*replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:*

- is of high quality design and layout and includes appropriate landscaping and greenspace;*
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- optimises the potential of the site to accommodate development”.*

5.39 Finally, **Policy DP31** relates to Affordable Housing. It noted that the Council will seeks “1. the provision of a minimum of 30% on-site affordable housing for all residential developments providing 11 dwellings or more, or a maximum combined gross floorspace<sup>14</sup> of more than 1,000m<sup>2</sup>...”

5.40 The following policies are also considered to be of relevance:-

- **Policy DP1:** Sustainable Economic Development;
- **Policy DP21:** Transport;
- **Policy DP22:** Rights of Way and other Recreational Routes;
- **Policy DP27:** Dwelling Space Standards;
- **Policy DP30:** Housing Mix;
- **Policy DP37:** Trees, Woodland and Hedgerows;
- **Policy DP38:** Biodiversity;
- **Policy DP39:** Sustainable Design and Construction;
- **Policy DP41:** Flood Risk and Drainage.

(iii) Emerging Planning Policy - Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

5.41 The District Council is reviewing and updating the District Plan. The Councils website notes that “the Inspector has written to the Council with her findings following the Stage 1 Hearings which took place in October 2024. In response to that letter, the Council has written to the Planning Inspectorate and to the Government”.



5.42 The following draft policies are considered of relevance:-

**Policy DPC1** (Protection and Enhancement of the Countryside) states that *“the countryside will be protected in recognition of its intrinsic character and beauty, and for the benefits it has for agriculture, natural capital, ecosystem services, health and wellbeing, delivering a nature recovery network and resilience to the effects of climate change.*

*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 including not adversely affecting the environmental and social benefits that the countryside delivers, and:*

- 1. It is necessary for the purposes of agriculture; or*
- 2. It is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.*

*The best and most versatile agricultural land (Grades 1, 2 and 3a) and Grade 3b in the High Weald AONB will be protected from non-agricultural development proposals and will be protected from being covered by artificial surfaces or woodland that will prevent future use of the soils. Where significant\* development of any grade of agricultural land is demonstrated to be necessary, detailed field surveys will need to be undertaken and proposals will be expected to use areas of poorer quality land in preference to that of higher quality.*

*Development proposals will need to demonstrate they are informed by landscape character. The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that specific to the High Weald AONB and that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the rural and landscape character.*

*Major applications must be accompanied by a Landscape and Visual Impact Assessment or Appraisal (LVIA) for proposed development on greenfield, rural and edge of settlement sites. The LVIA will need to inform the site design, layout, capacity and any mitigation requirements. In the High Weald AONB, the LVIA will utilise the AONB Management Plan components as landscape receptors.*

*For major applications, a Landscape Strategy will need to be provided to identify how the natural features and characteristics of a site have been retained and incorporated into the landscape structure and design of the site and how they have informed the landscaping proposals for the site.*

*Economically viable mineral reserves within the district will be safeguarded.*

*\*Significant development will be determined on a case-by case basis”.*

**Policy DPC3** (New Homes in the Countryside) states that *“New homes in the countryside, defined as areas outside the built-up area boundaries on the Policies Map, will be permitted in specific circumstances, as set out below:*

- 1. Accommodation is essential to enable the operation of an agricultural, forestry or similar rural enterprises requiring full time rural workers to live at, or near, their place of work;*
- 2. In the case of new isolated homes in the countryside, where the design of the dwelling is of exceptional quality, is truly outstanding and would significantly enhance its immediate setting and is sensitive to the character of the local area;*
- 3. Development would involve the subdivision of an existing residential building;*
- 4. The proposed development meets the requirements of Policy DPH2: Sustainable Development – Outside the Built-Up Area;*
- 5. The proposed development is not in conflict with Policy DPC1: Protection and Enhancement of the Countryside; or*
- 6.*

*Affordable housing in accordance with Policy DPH10: Rural Exception Sites. New 'granny annexes' that are physically separate to the dwelling are defined as a new home and are subject to the same requirements as above".*

**Policy DPH1** relates to Housing. This policy is detailed below:

<b>DPH1: Housing</b>	
The district's Local Housing Need is a minimum 19,620 dwellings over the Plan period.	
<b>Minimum Housing Need</b>	
The Housing Need will be met from the following sources:	
<b>Commitments (Existing allocations and Permissions)</b>	9,921
<b>Completions 2021/22</b>	1,187
<b>Completions 2022/23</b>	1,053
<b>Sustainable Communities of which Significant Sites</b>	<b>5,243</b>
<b>DPSC1:</b> Land to West of Burgess Hill / North of Hurstpierpoint	4,700
<b>DPSC2:</b> Land at Crabtree Park, Copthorne	1,350
<b>DPSC3:</b> Land to the South of Reeds, Sayers Common	1,850
<b>of which Housing Sites DPSC4 - DPSC7</b>	1,500
<b>Housing Sites DPA1 – DPA17</b>	543
<b>Windfall allowance</b>	1,444
<i>Of which larger identifiable sites</i>	1,768
<i>Of which smaller and other non-identifiable sites</i>	466
<b>Total Housing supply from 2021 - 2039</b>	1,302
<b>Mid Sussex Housing Need</b>	<b>20,616</b>
<b>Total under/over supply for resilience and unmet need</b>	<b>19,620</b>
	<b>+996</b>
In order to minimise the pressure for additional housing development the net loss of residential dwellings will not be permitted unless there are specific circumstances that justify the loss.	

**Policy DPH2** relates to Sustainable Development – Outside the Built-up Area. This policy states that *"Outside defined built-up area boundaries, as defined on the Policies Map, the expansion of settlements will be supported where it meets identified local housing, employment and community needs and:*

- 1. The site is allocated in the District Plan, a Neighbourhood Plan or Development Plan Document; or*
- 2. Where the proposed development is for fewer than 10 dwellings the site is contiguous with an existing built-up area boundary, as defined on Policies Maps; and*
- 3. The development is demonstrated to be sustainable, including by reference to the settlement hierarchy, as set out in Table 1.*

*The developer will need to satisfy the Council that:*

- 4. The proposal does not represent an underdevelopment of the site with regard to Policy DPB1: Character and Design and Mid Sussex Design Guide SPD; or*

5. A larger site is not brought forward in phases that individually meets the threshold but cumulatively does not”.

**Policy DPH8** relates to Affordable Housing, noting that “the Councils requires a minimum of 30% on-site affordable housing, with the number of units rounded up to the next whole number, on all residential and mixed-use developments providing 10 dwellings or more, or with a combined gross floorspace of greater than 1,000m<sup>2</sup>”.

### DPH8: Affordable Housing

Delivering the amount and type of housing which meets the needs of all sectors of the community is a key objective of the District Plan. Consequently, the Council requires:

1. A minimum of 30% on-site affordable housing, with the number of units rounded up to the next whole number, on all residential and mixed-use developments providing 10 dwellings or more, or with a combined gross floorspace of greater than 1,000m<sup>2</sup>.
2. The full 30% affordable housing requirement to be provided on each and every phase of a phased development, unless an alternative approach is justified to the satisfaction of the Council, and for the affordable housing to be fully integrated within the development.
3. Developments in the High Weald Area of Outstanding Natural Beauty providing 6 – 9 dwellings, or with a combined gross floorspace of greater than 1,000m<sup>2</sup>, to provide a minimum of 30% on-site affordable housing, with the number of units rounded up to the next whole number.
4. In the case of redevelopment, where the most recent use included affordable housing, at least the same number of affordable homes to be re-provided in accordance with current mix and tenure requirements.
5. A mix of affordable housing tenure comprising 25% First Homes and 75% social or affordable rented, unless the best available evidence supports a different mix.
6. Unless otherwise agreed with the Council, the size split on each site is to be as shown in Policy DPH7: Housing Mix. The majority of 2-bed/4 person units should be provided as houses rather than flats, wherever possible and maisonettes should each have

their own private garden area.

7. A minimum of 4% of affordable housing units to be wheelchair accessible M4(3)(2)(b) units in line with Policy DPH12: Accessibility, unless otherwise agreed with the Council's Housing Enabling Officer.
8. Fully serviced land to be provided for the construction of the requisite number of affordable homes at nil cost, and for the affordable properties to be transferred to a Registered Provider at a price which reflects a nil land value and nil public subsidy.
9. Affordable housing units to meet the occupancy and minimum floor area requirements in the table below, or any other increased standard which supersedes these, since the units are likely to be fully occupied.

Minimum floor area standards

No. of beds	No. of Persons	Minimum floor area- 1 storey	Minimum floor area - 2 storey	Minimum floor area - 3 storey	Minimum floor area - Wheelchair Accessible dwelling
1	2	50m <sup>2</sup> / 583ft <sup>2</sup>	58m <sup>2</sup> / 624ft <sup>2</sup>	-	60m <sup>2</sup> / 646ft <sup>2</sup> (1B/2PF)
2	4	70m <sup>2</sup> / 753ft <sup>2</sup>	79m <sup>2</sup> / 850ft <sup>2</sup>	-	84m <sup>2</sup> / 904ft <sup>2</sup> (2B/4PF) 103m <sup>2</sup> / 1109ft <sup>2</sup> (2B/4PH)
3	5	-	93m <sup>2</sup> / 1001ft <sup>2</sup>	99m <sup>2</sup> / 1066ft <sup>2</sup>	121m <sup>2</sup> / 130ft <sup>2</sup> (3B/5PH)
3	6	-	102m <sup>2</sup> / 1098ft <sup>2</sup>	108m <sup>2</sup> / 1163ft <sup>2</sup>	133m <sup>2</sup> / 1432ft <sup>2</sup> (3B/6PH)
4	6	-	106m <sup>2</sup> / 1141ft <sup>2</sup>	112m <sup>2</sup> / 1206ft <sup>2</sup>	138m <sup>2</sup> / 1485ft <sup>2</sup> (4B/6PH)

10. All affordable housing units to be fully integrated into the scheme layout, and provided in clusters of no more than 10 units with open market units in between each cluster in order to create more balanced communities.
11. Affordable housing units to be 'tenure blind' so that affordable and private homes are indistinguishable from one another, in terms of design, build quality, appearance, materials and site location.

Proposals which do not provide a minimum of 30% affordable housing will be refused, unless clear evidence demonstrates, to the Council's satisfaction, that the site cannot viably support the required number of affordable housing units. The Council's approach to the assessment of financial viability is set out in its viability policy (see Policy DPI7), but it should be noted that the submitted viability appraisal must be based on a policy compliant scheme, including 30% Affordable Housing. All viability appraisals will be made publicly available and will be assessed with the assistance of an external consultant at the developer's cost. A viability review will also be required on the sale/letting of 75% of the total units, for all schemes which are not policy compliant. At the review stage more accurate information about actual build costs and sales values, will be able to be provided for assessment.

Financial contributions, in place of on-site affordable housing, will only be agreed where there are exceptional reasons preventing the provision of on-site affordable housing. These include where:

- There are prohibitively high service charges.
- A Registered Provider cannot be found to take on the affordable housing units.
- The development comprises a single block retirement scheme.
- The Council wishes to use such funding to develop its own housing.

In such cases a financial contribution payable prior to works commencing and reflecting the full cost of providing alternative serviced land for the required number of units (rounded up if the resultant number is not a whole number), will be sought. The amount per unit will depend on the size, location and type of affordable housing required to be provided by the scheme. The contribution and attached provisions will be detailed in a planning obligation.

Development proposals will be expected to optimise the use of land, and any proposal which appears to have an artificially low density, in order to avoid the required thresholds for affordable housing, or to reduce the amount of affordable housing to be provided, may be refused planning permission. Sites must also not be deliberately sub-divided in order to avoid the required affordable housing threshold being met or to reduce the amount of affordable housing required.

The above policy will be monitored and kept under review, having regard to the Council's Housing Strategy and any changes to evidence of housing needs.

5.43 The following policies are also considered to be of relevance: -

- **Policy DPS1:** Climate Change
- **Policy DPS2:** Sustainable Design and Construction
- **Policy DPS4:** Flood Risk and Drainage
- **Policy DPN1:** Biodiversity, Geodiversity and Nature Recovery
- **Policy DPN2:** Biodiversity Net Gain
- **Policy DPN4:** Trees, Woodland and Hedgerows
- **Policy DPN6:** Pollution
- **Policy DPN7:** Noise Impacts
- **Policy DPN9:** Air Quality
- **Policy DPB1:** Character and Design
- **Policy DPT3:** Active and Sustainable Travel
- **Policy DPT4:** Parking and Electric Vehicle Charging Infrastructure
- **Policy DPH7:** Housing Mix
- **Policy DPH11:** Dwelling Space Standards

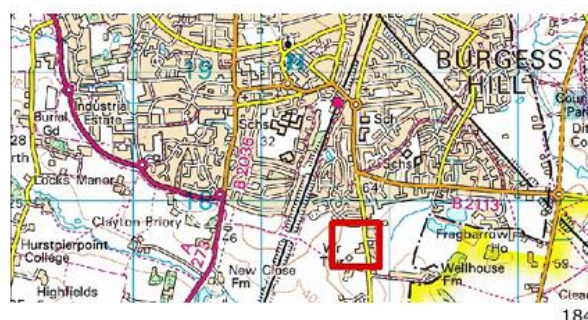
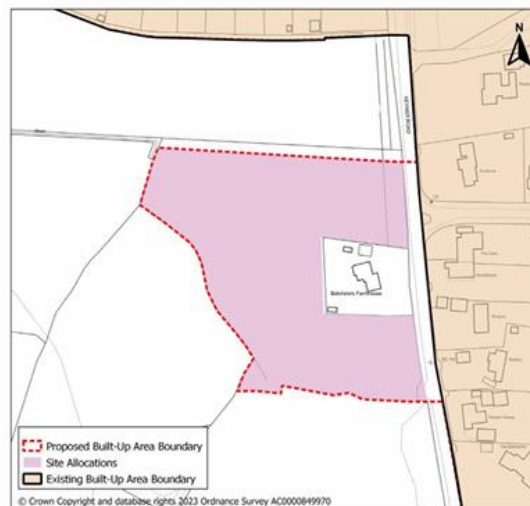
5.44 The site, Batchelors Farm, Keymer Road, Burgess Hill is allocated within the Draft Plan under **ref: DPA1** as detailed below: -

5.45 The site is allocated in the emerging Plan as being 1.5 hectares in size and suitable to accommodate 33 No. new dwellings.



## Outline Planning Application: Batchelors Farm, Keymer Road, Burgess Hill

DPA1: Batchelors Farm, Keymer Road, Burgess Hill			
The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.			
Allocation		Housing	
SHELAA:	573	Settlement:	Burgess Hill
Gross Site Area (ha):	1.5	Number of dwellings:	33
Infrastructure		<div>On-site:<ul style="list-style-type: none"><li>Natural, semi-natural and amenity green space</li></ul></div> <div>Financial contributions towards the provision of:<ul style="list-style-type: none"><li>Sustainable Transport</li><li>Improvements at Burgess Hill Station</li><li>Education</li><li>Library</li><li>Community buildings</li><li>Local Community Infrastructure</li><li>Health</li><li>Play area</li><li>Other outdoor provision</li><li>Outdoor sports</li><li>Parks and Gardens</li></ul></div> <div>Provision of:<ul style="list-style-type: none"><li>Highway works</li><li>Sustainable Transport measures</li></ul></div>	
Policy Requirements			
<div>1. Minimise impacts on the most visible parts of the site on the wider countryside and the settings of and any potential views from the South Downs National Park by ensuring that the scale, siting and design of the development avoids harm to this character.</div> <div>2. Ensure development provides a positive edge to Batchelors Farm Nature Reserve to the west.</div> <div>3. Prioritise cycle and pedestrian connections throughout the site with direct links to the Batchelors Farm Nature Reserve to the west.</div> <div>4. Provide suitable access from Keymer Road.</div> <div>5. Address any impacts associated with the brick clay (Weald clay) Minerals Safeguarding Area.</div> <div>6. Meet the requirements of other relevant development plan policies.</div>			



5.46 In our opinion, the fact that this site has been allocated for residential development in the draft local plan, which is now at examination stage, is a significant material planning consideration that weighs in favour of this Outline planning application.

### (iv) Neighbourhood Plan


5.47 It is understood that the site is not identified within any Neighbourhood Plan area.

### (v) Strategic Housing & Economic Land Availability Assessment (SHELAA) & Emerging Policy

5.48 The National Planning Policy Framework (NPPF) requires local planning authorities to produce a Strategic Housing and Economic Land Availability Assessment (SHELAA). Mid Sussex have a regularly updated SHELAA, the latest version of which is dated 2023. This sets out the long list of sites which were nominated to the Council, but these sites do not have any planning status.

5.49 The Application Site is designated as site reference 573 in the District Council's SHELAA, as set out below:

# Outline Planning Application: Batchelors Farm, Keymer Road, Burgess Hill

SHELAA Ref	573	Parish	Burgess Hill
Site Location	Batchelors Farm, Keymer Road, Burgess Hill		
			
Site uses	Unused Land	Storage	
Gross Site Area (ha)	1.5		
Potential Yield	48		
Site History	Planning Application - Refused		
Absolute Constraint	Flood Zone 2 or 3	x	
	Site of Special Scientific Interest	x	
Other Constraints	Ancient Woodland	x	
	Area of Outstanding Natural Beauty	x	
	Local Nature Reserve	x	
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
	Scheduled Monument	x	
	Listed Buildings	Development will not affect listed building/s	
	Access	Safe access to site already exists	
Suitable	No known constraints - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Site submitted by site proponent to the SHELAA for assessment - considered available		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Medium-Long Term		

5.50 The SHELAA is understood to be Stage 1 of the Council's site selection process, which is used to inform future site allocations in the Development Plan. The Council have undertaken further testing of this (and many other) sites during the preparation of the new District Plan (which is currently at examination stage – see below), and this is set out in the Site Selection Paper, which was published in 2024. This document forms part of the evidence base for the emerging Plan. The assessment of Site 573 is set out below for ease of reference.

**Burgess Hill**ID **573** Batchelors Farm, Keymer Road, Burgess Hill**Site Details**Units: **33** Site Area (ha): **1.5****Part 1 - Planning Constraints**

<b>1. Landscape</b>	<b>Neutral</b>	The site is amongst a number of other dwellings but south of Burgess Hill. There is countryside to the west, east and south. There is moderate landscape sensitivity and moderate landscape value.
<b>2. Flood Risk</b>	<b>Very Positive</b>	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
<b>3. Trees</b>	<b>Positive</b>	The site is not affected by Ancient Woodland. Presence of trees along and within site boundary.
<b>4. Biodiversity</b>	<b>Very Positive</b>	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
<b>5. Listed Buildings</b>	<b>Very Positive</b>	There are no listed buildings within or adjacent to the site
<b>6. Conservation Areas</b>	<b>Very Positive</b>	There are no conservation areas within or adjacent to the site
<b>7. Archaeology</b>	<b>Very Positive</b>	No archaeological designations on/ adjacent to site.

**Part 2 - Deliverability Considerations**

<b>8. Availability</b>	<b>Very Positive</b>	The site is available for development within 5 years. Site is in control of housebuilder.
<b>9. Access</b>	<b>Very Positive</b>	No known constraints to access and site approach to accommodate development

Part 3 - Sustainability / Access to Services		
10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Good	
10. Public Transport	Positive	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Positive	Within 15 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

5.51 At Appendix 4 of the Site Selection Paper are the conclusions of the Council's assessment work on housing allocations. For Site 573 (Batchelors Farm) it confirms as follows:

*"The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers, associated with this site. The HRA does not identify any likely significant effect on the Ashdown Forest SPA and SAC, subject to appropriate mitigation. In terms of air quality, there are currently no anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest. In light of the above, it is considered that the site represents a suitable option for allocation. Therefore this site is allocated in the District Plan 2021 – 2039 Proposed Submission (DPA1)."*

#### **(vi) 5-Year Housing Land Supply**

5.52 It is understood that the Council are unable to demonstrate a 5-year housing land supply at the current time.

5.53 The Council recently considered a residential housing development on land at Foxhole Farm, Foxhole Lane, Bolney (ref: DM/25/1129) at their Development Control Committee Meeting on 2<sup>nd</sup> October 2025. Within their Officers Report, they confirmed the Councils Housing Land Supply Position stating that *"footnote 8 of paragraph 11 clarifies that for applications involving the provision of housing, in situations where the local planning authority cannot demonstrate a five year land supply of delivery housing sites (with an appropriate buffer) or where the Housing Delivery Test indicates that delivery of housing has been substantially below (less than 75%) of the housing requirement for the last three years, then relevant policies for the supply of housing should be considered out-of-date."*

*Having regard to the above, while the Council has performed excellently in respect of the Housing Delivery Test, a new standard method formula was published alongside the amendments which were made to the NPPF in December 2024, which gives Mid Sussex a significantly higher housing requirement than the current District Plan. As a result and having regard for the need for an appropriate buffer, the Council is unable to demonstrate a five-year supply of deliverable housing sites as per the requirements of paragraph 78 of the NPPF".*



## 6. ASSESSMENT OF THE PROPOSED DEVELOPMENT

### (i) Principle of development & five-year housing land supply

6.1 The application site falls outside of the planning boundary for Burgess Hill as defined by the Mid Sussex District Plan Proposals Map, within an area of designated countryside.

6.2 The revised National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The purpose of the planning system is to contribute to the achievement of sustainable development, encompassing economic, social and environmental dimensions. At paragraph 8 the Framework sets out that in planning terms, and in order to achieve sustainable development there are *"three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)"*. These objectives are economic, social and environmental, which *"should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area"* (paragraph 9).

6.3 It is the Council's position that they are currently unable to demonstrate a five-year housing land supply. A recent committee report for residential development on land at Foxhole Farm, Foxhole Lane, Bolney (**ref: DM/25/1129**) at their Development Control Committee Meeting on 2<sup>nd</sup> October 2025 confirms that *"as a result and having regard for the need for an appropriate buffer, the Council is unable to demonstrate a five-year supply of deliverable housing sites as per the requirements of paragraph 78 of the NPPF"*. The report continues that *"in light of the above, this development needs to be considered in the context of the presumption in favour of sustainable development. If a development is found to be sustainable, that would weigh heavily in favour of granting permission in the paragraph 11(d) balance. If, however, the development is not found to be sustainable, that is not the end of the matter; the Local Planning Authority still needs to go through the weighing up process between the positive benefits of the scheme against any harm that may be caused, having particular regard for the key policies indicated in paragraph 11(d)(ii)"*.

6.4 It is our opinion that the same policy approach would apply in relation to the current proposal. The proposal constitutes sustainable development as required by **Policy DP1** (Sustainable Economic Development) and this policy mirrors many of the provisions of the Framework in that it favours the presumption in favour of sustainable development. The policy takes a positive approach and states that this will be achieved by... *"... encouraging high quality development of land and premises to meet the needs of 21<sup>st</sup> century businesses..."*.

6.5 The application proposals are shown below to be compliant with the 3 objectives set out in paragraph 8 and 9 (see above) and given this context it must also be found that the proposals comply with MSDP **Policy DP1**. Justice Sullivan in dealing with the case of Regina v Rochdale Metropolitan Borough Council, ex parte Tew [2000] confirmed that the Development Plan should be taken as a whole, and the fact that a proposal is in breach of one or more policies of the Development Plan, should not mean that the development does not comply with the Plan when considered in its entirety.

6.6 **Policy DP6** relates to Settlement Hierarchy. It notes that *“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...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”.*

6.7 Although the site is not allocated within the District Plan or any Neighbourhood Plan (1), nor is it contiguous with the built-up area of Burgess Hill (2); it is located to the immediate south of the defined built-up area boundary and would represent a sustainable form of development (3). Further, although the proposals are for a quantum of development that exceeds that accepted by **Policy DP6** (criteria 1 limits this to 10 units), we consider that in these particular circumstances, the additional housing that would be provided would offer considerable public benefits that when considered together would cumulatively overcome any conflict with policy.

6.8 Burgess Hill is an integral part of the first category ‘Settlement with a comprehensive range of employment, retail, health, education leisure services and facilities’ in the local authorities development hierarchy. These settlements have a crucial role in delivering the strategic housing needs of the District to 2031. It is our opinion that Burgess Hill is an inherently sustainable location that, as an identified primary settlement, needs to accommodate a suitable level of growth over the Plan period. It is our view that as the application site is located immediately to the south of the settlement boundary of Burgess Hill, it merits support as a windfall site.

6.9 Further, the site is identified within the Council’s SHELAA (Ref 573) as having no known constraints and as being available. Importantly, the site is not within or close to any area identified as being of particular ‘Landscape Value’ (paragraph 170 of the NPPF refers). This assessment concludes that *“there is a reasonable prospect that site could be developed within the Plan period”*, whilst the Site Selection Paper that forms part of the evidence base that underpins the emerging Local Plan confirms that there are no ‘show-stoppers’, and the *“site represents a suitable option for allocation”*. We can confirm that development is deliverable in the short term.

6.10 It is our opinion that a development of up to 26 dwellings would be appropriate to the scale of the settlement, and it will help facilitate an appropriate level of growth in Burgess Hill to meet identified local needs. The site is not located within any Neighbourhood Plan area, being outside of the plan area for Burgess Hill (to the north), and Keymer and Hassocks (to the south).

6.11 We suggest that the question in this case is therefore, what harm would arise from approving the application proposals in this context? We can find no planning justification for resisting this site being permitted now, when in all other respects (other than confirmed formal allocation) the site is sustainable, with no contravention

with any other MSDP 'Development Control' style policies being apparent. Indeed, development has been previously accepted on this site (albeit for just 2 new dwellings) via extant Outline permission **DM/15/3955** and the subsequent reserved matters approval **DM/19/0195**. These new proposals for the application site propose a more efficient use of the site, in accordance with paragraph 123 of the NPPF. Therefore, and insofar as it is accepted that the application is in conflict with the process point of **Policy DP6** (i.e. the site is not allocated), Section 38(6) requires the decision maker to balance the proposals against all other material planning considerations, including the benefits of the application proposals. This is discussed in detail below.

6.12 We are of the opinion that the proposals are compliant with the Development Plan (specifically the Mid Sussex District Plan, 2018) when taken as a whole. The application proposals are compliant with the general provisions and intentions of the Plan, which is a significant material consideration weighing heavily in favour of this scheme.

6.13 The NPPF is a significant material consideration in the determination of this planning application. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, encompassing three overarching objectives; economic, social and environmental, "*which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)*". But for the lack of current allocation, and that the proposals exceed the 10 unit 'limit' referred to in **Policy DP6** of the District Plan, the application scheme complies with the Development Plan. It is our opinion that the proposals constitute sustainable development and therefore should benefit from this presumption in favour.

6.14 The District Council has confirmed that they are unable to demonstrate a five-year housing land supply. A development of up to 26 houses will make a notable contribution to the Council's housing supply and would boost the Council's housing land supply position. We note that the site is not yet allocated, although the direction of travel is that this will clearly be the case in the future. The development is sustainable and should be considered favourably.

6.15 Recent case law has confirmed that the 'presumption in favour of sustainable development' is not an additional test for development. Therefore, when considering applications, Local Planning Authorities must measure the sustainability credentials of the development within the balance of paragraph 11, as part of the weighing up process. Paragraph 8 of the Framework details the three overarching objectives of sustainable development namely, economic, social and environmental. It is understood that Local Planning Authorities should assess applications against each of these '3 objectives' of the definition of sustainable development.

6.16 If a development is found to be sustainable, that would weigh heavily in favour of granting permission in the paragraph 11 balance. If however, the development is not found to be sustainable, that is not the end of the matter; and we are aware that the Local Planning Authority still needs to go through the weighing up process between the positive benefits of the scheme against any harm that may be caused.

(ii) Sustainable Development Assessment

- ECONOMIC OBJECTIVE

6.17 Part 6 of the Localism Act was enacted on 16<sup>th</sup> January 2012. This requires the Local Planning Authority to have regard to local finance considerations (as far as material to the application) as well as the provisions of the Development Plan and any other material considerations. In this respect the development would make a positive contribution to the building industry in the area, including employment during the construction phase and the purchasing of building materials from local suppliers. In addition, new resident's expenditure at local services and facilities will also provide considerable economic benefits to the local economy.

- SOCIAL OBJECTIVE

6.18 The NPPF seeks to support a strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces and reflect current and future needs and support communities health, social and cultural well-being.

6.19 In our view, the erection of 26 new dwellings, including a 30% provision of on-site affordable housing (8 units), will accord with not only the character of the surrounding area, but will also make a notable contribution to the Councils housing land supply deficit, both meeting an identified need and providing housing for future generations.

6.20 The delivery of a range of house types and tenures in the context of the Framework's objective to boost significantly the supply weighs in favour of the development.

6.21 Developer contributions to support and strengthen local community facilities and schools would be additional social and community benefits of the scheme that would be accrued via infrastructure payments.

6.22 Further, the application scheme will provide a range of other community benefits, this includes the opportunity of creating areas of enhanced bio-diversity through new and improved connections that not only run around the perimeter of the site but will be linked to the Nature Reserve on the western side of the scheme. The application will also include the provision of public open space and pedestrian links.

- ENVIRONMENTAL OBJECTIVE

6.23 **Policy DP26** (Character and Design) seeks to ensure a high standard of design in all new developments, which is consistent with the aims of the NPPF. Furthermore, it is recognised that **Policy DP12** which relates to Protection and Enhancement of the Countryside, is also considered to comply with one of the core planning principles of the NPPF. As such, it is our view that the application must be considered in respect of its impact on the character of the area. In line with this approach we will consider the impact of the development on the character of the area in greater detail below.

6.24 As detailed above, this proposal seeks planning permission for the erection of a total of 26 dwellings, comprising a mixture of individual house types. The Design & Access Statement submitted with this application explains in detail the design concept and process that has informed the indicative site layout plan.

6.25 In our view opinion the site would represent a natural extension to the existing town of Burgess Hill and sits close by the settlement boundary set out in the adopted plan. Although outside of the built-up area, the site is not within a location that is subject to any landscape designations or constraints and is not a valued landscape for the purposes of Paragraph 170 of the NPPF.

6.26 The proposals that are shown on the indicative material supplied have been informed by the Constraints and Opportunities Plan and Parameters Plan and indicate the most appropriate location for development with access.

6.27 It is acknowledged that the draft Plan allocation for the site envisages the delivery of 33 dwellings at this site, but surface water drainage, landscape and biodiversity requirements have determined that a relatively low-density approach (circa 19 units per hectare) would be an appropriately sensitive solution to this edge of town location. The scheme responds positively to the adjoining open areas and includes large enhanced ecological margins that are incorporated within the indicative layout. Therefore we consider that 26 units is appropriate for the site's location at the edge of the settlement, where housing density would normally be expected to taper off. In addition, and when compared with the planning permission for 2 new dwellings on the site (plus retention of the existing), this new scheme represents an eminently efficient use of the site, which has been accepted as being sustainably located in the authorities granting of approval for outline planning application **DM/15/3955**, and the subsequent Reserved Matters application **DM/19/0195**.

6.28 The DAS that accompanies this application clearly sets out the reasoning behind the proposed layout (albeit it is presented in illustrative form only), noting that *"the northern access, that serves three houses, leads to a small parking courtyard and footpath link that connects the proposed development to a new pedestrian route running northwards along Keymer Road, joining via a crossing to the existing pathway to the east.*

*The southern access route brings the roadway into the development, and it then turns to the north running behind Batchelors Farmhouse. The roadway is set off the boundaries to allow for the retention of the existing trees and screening, and by doing so also allows for additional landscape buffering.*

*The southern, western and northern boundaries benefit from a deep ecological margins and landscape buffers that create wildlife corridors and allow for permeability with the nature reserve that abuts the site.*

*The proposed housing typically fronts the roadway as it runs northwards through the development, terminating in a 'courtyard' area in the north-west. The orientation of the houses facing the road, with amenity spaces behind follows the patterning of neighbouring houses in Greenland Drive and the wider area.*

*There are houses shown to both the north and south of Batchelors Farmhouse where they front Keymer Road in an orientation that matches most of the properties in this location.*

*There are discreet parking courtyards shown that are proposed so that they reduce the build-up of hard surfacing in the front of the new units. These parking courtyard areas also contain accommodation over some of the spaces providing smaller 'flatted' style homes".*

6.29 The development will be accessed from the part-implemented vehicular accesses onto Keymer Road consented as part of the 2015 planning approval. New pedestrian access routes from the development to connect into the footway on the eastern side of Keymer Road will also be provided on the northern side of the northern

development access. With regard to vehicular accesses to the development two access points are shown from the western side of Keymer Road, and have been designed to incorporate a 6m wide vehicular access; a 2m footway on the northern side of the access to connect into the existing footway on the eastern side of Keymer Road; and the accompanying DAS explains that the *“form encompasses a number of aspects of a scheme, including size and shape, height, bulk, building lines and relationships to boundaries.”*

*The form of the Indicative proposals has been carefully considered and determined in particular by the relationship of the development to existing ecological and landscape features, as well neighbouring properties and boundaries.*

*The drawings in this application package clearly demonstrate the form of the layout shown on the Illustrative proposals is wholly appropriate for the location in terms of size, shape and building lines. Whilst future Reserved Matters applications will have more detail in respect of height and bulk it is, as mentioned earlier, envisaged that the new houses will be two-storey to eaves – thereby sitting comfortably in this location.*

*The architectural style and detail of the proposed new homes, and the materials, will be part of future applications. It is anticipated that the appearance will be traditional, to accord with the location, and the materials palette will be in keeping with the area”.*

6.30 Materials will be part of the subsequent reserved matters application. Suggested materials are outlined in full within the accompanying DAS and indicate what could be used; namely red multi-stock bricks being the principal facing material, although several units could have render, and some of the ancillary structures such as garages could have a boarded finish.

6.31 The DAS concludes that *“the proposals embodied in this submission show that the opportunity exists for the creation of a high-quality landscape and ecology led residential scheme to be provided in this sustainable location.*

*The illustrative material demonstrates how a residential scheme, including new affordable homes, can be delivered without having undue impact on the site’s immediate neighbours or the wider area.*

*The site is available, sustainable and importantly, deliverable, and will link to Burgess Hill and the wider area.*

*Planning Conditions on an Outline Permission can ensure compliance with NPPF 24, providing a development that has a strong sense of place, identity, and provides for publicly accessible amenity areas”.*

6.32 The proposal will not appear obtrusive within the landscape or remote in terms of its location. Over time the development will appear as a cohesive part of the urban fabric of Burgess Hill. The proposal would therefore respect the existing settlement pattern and provide a density that is in keeping with neighbouring existing built form to the north, whilst also providing an efficient use of the site.

6.33 The proposal will have a very limited visual impact when viewed from surrounding public vantage points. We consider that due to the site’s topography, position and landscape setting, it does not make a significant contribution to the visual quality of the countryside. The development has been designed to blend in with the built form of the adjacent town and existing landscaping whilst preserving existing key views. Consequently, it is not considered that the proposal would harm the character of the surrounding countryside landscape. Indeed, the accompanying LVIA states that *“the visual appraisal found that the Site is well contained by existing*

*built form to the north and east, and by intervening field boundary vegetation and the property and grounds at The Weald to the south. The majority of the key views towards the Site are from the adjacent open space at Bachelors Farm Nature Reserve to the west. There are also long distance, panoramic views from high points on the scarp slope at the edge of the South Downs National Park to the south, including the recognised viewpoints at Ditchling Beacon and Wolstonbury Hill...Visual effects will be largely limited to views from the undesignated footpath link to the north of the Site; residential properties at the edge of Burgess Hill; Batchelors Farmhouse; a section of Keymer Road; and from the wider open space at Batchelors Farm. In views from the neighbouring open space, the upper parts of the new homes will be visible above the existing boundary vegetation, with the development wrapping around the existing property at Batchelors Farmhouse. As new planting at the perimeter of the Site matures, views will be increasingly filtered. In long distance views from the ridgeline within the National Park, the new homes will be barely perceptible at the edge of Burgess Hill”.*

6.34 When referring specifically to the issue of sustainability, paragraph 11 of the NPPF relates. It states that: *“plans and decisions should apply a presumption in favour of sustainable development”*. It details that objectively assessed needs for housing and other uses, must be met unless *“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits”*.

6.35 Although we acknowledge that the site lies within a countryside location, this should not automatically bar it from development; rather, the test is whether the development will be sustainable. It is considered that, assessed against the guidance set out in the revised NPPF, we consider that the site is suitable for residential use, due to:

- its proximity to the built-up area boundary (in an area where other varying in scale residential developments have been previously permitted),
- the lack of visual impacts arising from development at this site; and
- the relative proximity of the site to local services.

6.36 We can confirm the applicant’s commitment to providing energy efficiency measures as an integral part of this new build project. It is the applicant’s intention to create a development that is sustainable, utilising up-to-date construction methods and sustainability measures that will create an energy efficient household.

6.37 In summary, the above evidence confirms that the application proposals are compliant with the intentions of the revised NPPF. The site is well located, both in relation to Burgess Hill to the North and Keymer and Hassocks to the South. Further contributions will be provided to the benefit of the local area under the Council’s S106 Agreement, and there will also be the provision of public open space within the site. The proposed development fulfils an economic role, with a range of benefits identified in this respect. It will also provide for a social role by contributing to the market and affordable housing requirements of the area and helping to achieve the Councils five-year housing land supply. In design terms, the planning application will create a high-quality built environment. Lastly, the application proposals will also fulfil its environmental obligations by helping to improve biodiversity, use natural resources prudently, and mitigate and adapt to climate change. The application site is well contained in landscape terms with no ecological concerns present, and via the proposed development existing and future residents will not be at risk of flooding. Consequently, the proposals will be in complete compliance with the NPPF paragraph 9.

6.38 The application site, whilst falling outside of the built-up area as defined by the documents that form the Mid Sussex District Plan, would be positioned close to the settlements of Burgess Hill, (to the north) and Keymer and Hassocks (to the south). It would represent a high-quality development that will help to meet the Council's housing land supply (which they are currently unable to achieve), without having an undue impact on either neighbouring properties or the wider vicinity. It is considered that the proposal constitutes sustainable development. MSDC have positively assessed the site through the SHELAA and Site Selection process, leading to the site being identified in the submission version of the new Plan as an allocation for residential development. For these reasons outlined above, it is our view that the proposal is fully compliant with the environmental role of sustainable development and the requirements of policies within the Mid Sussex District Plan.

(iii) Other material planning considerations

- Quantum of Development

6.39 As identified above, the total site area measures approximately 1.35 hectares, which generates a residential density of around 19 units per hectare, and the consequence is that the development proposals successfully balance the need to provide an efficient use of the available land resource, as advocated by paragraph 124 of the NPPF, whilst respecting the spatial pattern and character of development in this area, in accordance with **Policy DP26** of the MSDP.

6.40 This proposed quantum of development not only meets the district's housing needs, but it also provides a number of houses that would go towards meeting the housing requirements of the local area via the provision of much needed affordable housing suitable for family occupation. It will provide a notably more efficient use of a site that benefits from an extant permission for 2 new houses.

6.41 It is therefore our view that the quantum of development proposed is entirely appropriate for the settlement of Burgess Hill. The provision of development at the application site, as is proposed, will bring with it a range of other community and infrastructure benefits, which must be considered in the 'planning balance'. These benefits include:

- (i) Helping the Council to meet their five-year housing land supply.
- (ii) Improved pedestrian accessibility.
- (iii) The provision of public open space.
- (iv) The provision of affordable housing.
- (v) The provision of significant landscaping and ecological benefits; and,
- (vi) Increased S106 funds to the benefit of local facilities, services and the wider community (i.e. funds towards improving existing educational facilities and other Council services, such as transport and community buildings).

6.42 When taken as a whole, it is therefore considered that the proposed scheme is in keeping with the grain of the local area and positively responds to key characteristics of Burgess Hill. Therefore, we consider that our proposed density is appropriate given the character of the immediate surrounding area, which is located at the edge of the built-up boundary, and that the number of units proposed is entirely justified in that it meets the needs of the local area, and will make a notable, positive contribution towards the district's housing requirements.



- Residential Amenity

6.43 The amenities of residents of the nearby properties have been given careful consideration during the design process. Clearly any impact will be limited due to the location of the proposed housing, and its relationship and proximity to neighbouring properties. In any case, via the provision of a spacious layout, with the retention of all significant landscape features, and the provision of additional planting where required, this will ensure that residents' outlook is of a high-quality development that in time will blend with the natural environment and be a positive expansion of the existing village.

6.44 The proposed layout will provide ample separation distances to all existing neighbouring development and as such there will be no undue loss of privacy by way of overlooking. Although the scale and height of the buildings is a Reserved Matter and therefore not hereby for consideration, it is envisaged that the new housing will be principally 2-storeys to eaves level, with well-proportioned roofs above. Given the separation distances proposed, this will ensure that there will be no significant loss of light or overbearing issues. The position of estate roads, parking areas and public areas are also proposed to be located away from boundaries shared with existing (and proposed) properties, and therefore the development will not impact on existing residents demonstrably by way of excessive noise, activity or disturbance.

6.45 In the interests of completeness, the application is accompanied by a Noise Impact Assessment, which has been undertaken to determine the location's suitability for noise sensitive residential development. The noise assessment, based on the results of the noise survey, has indicated that guideline internal noise levels can be achieved with the practical design approach, which has been outlined in full within the report. A number of recommendations have been made within the report, which will inform the design and layout of the reserved matters scheme.

- Drainage

6.46 The Environment Agencies Map for planning identifies that the application site is wholly located in Flood Zone 1 and as such has a Low Probability of flooding from rivers and the sea. Referring to NPPF Technical Guidance, the location of the proposed development would be categorised as "Low Flood Probability".

6.47 The applicant's technical consultants, Aqua Terra draws the following conclusions in relation to the development proposal:

*"...The Site is entirely within Flood Zone 1. As noted in Section 4, there is a small area of High risk of shallow (0.2 to 0.3 m deep) surface water flooding at the Site, and Very Low to Low risk of flooding from fluvial, groundwater, sewer and catastrophic sources.*

*The proposed development will be residential in nature, with a vulnerability classification of 'More Vulnerable' with regards to flood risk. All types of development are permissible within Flood Zone 1.*

*Given the apparent low flood risk present at the Site, no specific mitigation measures are proposed other than the implementation of a Sustainable Drainage Strategy to manage the area of High surface water flood risk at the south of the Site, and to mitigate any potential increases in off-site flood risk.*

*This report provides an Outline SuDS Strategy for the Site. A combination of SuDS features including permeable paving, attenuation/conveyance swale and a detention basin will be used to manage surface water runoff effectively from the Site for the lifetime of the development.*

*SuDS features will be used to intercept, store and transfer surface water runoff across the Site, before discharging to the nearby drainage channel (adjacent to the northwest of the Site) at a controlled rate of 10 l/s (below the greenfield Q1 peak runoff rate) via a hydro-brake. It is recommended that the capacity and condition of the ordinary watercourse to the northwest of the Site (proposed surface water runoff discharge location) is surveyed in due course to verify its suitability as a discharge receptor.*

*A preliminary assessment of the performance of the proposed system under the 1 in 100 year + 45% climate change storm was undertaken and shows that the proposed swale and basin are capable of accommodating and conveying the required stormwater runoff rates and volumes.*

*Appropriate management and maintenance arrangements for the proposed SuDS scheme will be in place throughout the lifetime of the proposed development”.*

6.48 The development of the site will, therefore, be used as an opportunity for environmental enhancement and the sustainable management of surface water runoff at source, including an allowance for climate change, through the provision of SuDS.

6.49 In light of the above, the principle of the proposed redevelopment is deemed acceptable on flood risk grounds and will provide a positive contribution to the sustainable management of surface water runoff.

- Transport

6.50 Although the application is in Outline form, the scheme does include access arrangements to serve the proposed development as a matter for determination. In summary, the development will be accessed from the part-implemented vehicular accesses onto Keymer Road consented as part of the 2015 planning approval. New pedestrian access routes from the development to connect into the footway on the eastern side of Keymer Road will also be provided on the northern side of the northern development access.

6.51 The Transport Report that is submitted in support of this Outline application has been prepared by SK Transport. Their report confirms that *“with regard to vehicular accesses to the development two access points are shown from the western side of Keymer Road, and have been designed to incorporate:*

- A 6m wide vehicular access*
- A 2m footway on the northern side of the access to connect into the existing footway on the eastern side of Keymer Road*
- visibility splays that accord with the previously consented residential scheme on the site (planning application DM/15/3955) which provides 2.4m x 120m visibility splays to the north and a 2.4m x 150m splay to the south”.*

6.52 SK Transport advises that *“an assessment has been made of existing traffic conditions (both in terms of vehicle speeds and traffic volume) on Keymer Road. The two sets of traffic surveys confirm that motorists average and 85th percentile speeds have not materially changed between the 2018 and 2025 survey dates...The latest traffic survey has confirmed that traffic flows in the AM and PM peak periods have actually reduced since the 2018 surveys. Directional average and 85th percentile speeds over the seven day survey period have remained similar between the 2018 and 2025 surveys...The TRICS assessment confirms that the 26-residential unit development will generate 16 and 15 additional vehicle movements in the AM and PM peak respectively. This modest increase in traffic will be well within the day-to-day variation of flow on the corridor, and will have no discernible effect on the traffic*

*flow, congestion or delay in the local area...This increase in vehicular movements is also directly comparable to those traffic movements previously accepted by WSCC as part of planning application DM/19/3334. WSCC confirmed in their formal responses to this application that the traffic generated from a 33 residential unit scheme would be: '...unlikely to cause safety or capacity issues on local roads'.*"

6.53 It goes on to conclude that *"this Transport Statement demonstrates that in traffic and transport terms the proposed residential development is sustainably located, and traffic generated by the proposed development will have no material impact on the surrounding highway network"*.

6.54 It is noted that the National Planning Policy Framework advises that development should only be prevented or refused on highway grounds where the residual cumulative impacts of development would be severe. However, there is nothing to indicate that the development proposed would lead to any material increase in danger to highway users. In respect of access, the application proposals would not give rise to any conflict with the Mid Sussex District Plan (2018), or the revised NPPF.

- Accessibility

6.55 The submitted Transport Statement (TS) demonstrates that the site can be suitably accessed from Keymer Road and that the traffic generated can be accommodated on the local highway network.

6.56 The TS confirms that the development will have no material impact on the surrounding highway network, nor lead to any deterioration in highway safety or capacity.

6.57 The TS states that *"the proposed development site is located on the southern edge of Burgess Hill, and as such is well located for access on foot and by cycle to the town's local facilities. With two-thirds of all journeys in the UK being under five miles it is the shorter distance trips where the biggest opportunities exist for people to make sustainable travel choices and to make a real difference to their environment"*.

6.58 The report outlines that there are a range of facilities within accepted walking and cycling travel distances that end occupiers of the proposed development could access without reliance on the private car.

6.59 The TS confirms that there is an existing bus service that route past the application site. The service operates on an hourly frequency, and routes to/from Burgess Hill, Hurstpierpoint and Haywards Heath. This bus service provides a travel alternative for those living near the site and will give end occupiers of the proposed development opportunity to travel by bus should they choose to do so. In addition to this service there is an additional bus service operated by Compass Travel routing via a bus stop circa 550m north of the development site. Whilst outside of the recommended 400m walk distance this additional service is only an additional two-minute walk from the site and offers end occupiers an additional service to/from the site.

6.60 With regard to rail services, the nearest rail station is at Burgess Hill, situated circa 1.2km from the development site. This station is well within accepted walking and cycle distances and offers end occupiers of the proposed development a real and attractive travel mode for longer distance trips to leisure and employment

destinations such as Brighton, Gatwick, Croydon, Clapham Junction and Central London.

6.61 The report concludes that *“based on this review the application site is shown to be in a sustainable location, located on the edge of an existing settlement and within walking and cycling distances of a range of local facilities and existing public transport services. This review tallies with both WSCC’s previous positive comments on the residential development proposals (provided in **appendix i**) relating to the 2015 planning approval, and other recently consented residential schemes, including the Willowhurst development...Bearing in mind the findings from this review and also the previous consented residential development on the site, the residential development proposals are shown to be in line with the requirements of the National Planning Policy Framework (NPPF)”*.

6.62 Due to the site location on the edge of an existing settlement and within walking and cycling distances of a range of local facilities and existing public transport services, it is considered that the site accords with policies and guidance contained in the Mid Sussex District Plan and the objectives of the NPPF, which together, seek to direct development to sustainable locations in order to reduce reliance on the private car. Future occupiers would not be heavily reliant on the private car, and the site can be considered as a reasonably accessible location for the residential development proposed.

- Landscape

6.63 A detailed landscaping scheme will be submitted at the reserved matters stage. It will include native indigenous planting throughout the developed area, together with suitable reinforcement of boundary planting.

6.64 A Landscape and Visual Impact Assessment (LVIA) has been undertaken by CSA Environmental to assess the landscape capacity to accommodate change, brought about through development. The assessment was conducted in line with current legislation and guidance. Any development must change the character of a location to some degree. However, with the correct siting, design, architectural and landscape treatment, the development can conserve and enhance the landscape.

6.65 The LVIA draws the following conclusions: -

*“...The Site is assessed as being at the lower end of medium landscape quality, medium to low landscape value, with medium landscape sensitivity to a small, medium density housing scheme.*

*The proposed development will comprise 26 new homes, with a maximum height of two storeys. Two vehicular access points will serve the development, with an access driveway to the north of Batchelors Farmhouse serving 3 dwellings and a second access to the south of the farmhouse serving the remainder of the dwellings. The proposals will retain and reinforce the majority of the existing boundary vegetation. Where existing hedgerow is lost on the Site frontage with Keymer Road to permit vehicular access, this can be replanted to the rear of the proposed visibility splays.*

*Visual effects will be largely limited to views from the undesignated footpath link to the north of the Site; residential properties at the edge of Burgess Hill; Batchelors Farmhouse; a section of Keymer Road; and from the wider open space at Batchelors Farm. In views from the neighbouring open space, the upper parts of the new homes will be visible above the existing boundary vegetation, with the development wrapping around the existing property at Batchelors Farmhouse. As new*

*planting at the perimeter of the Site matures, views will be increasingly filtered. In long distance views from the ridgeline within the National Park, the new homes will be barely perceptible at the edge of Burgess Hill.*

*Development of the Site would result in the loss of an area of un-managed farmland, now containing rough grassland and developing scrub and bramble vegetation, and a small area which formerly contained buildings, now demolished. There will be a substantial change in the character of the Site, as the existing field is replaced by a new housing development and associated landscaping and infrastructure. However, the proposed development would be closely related to the existing dwelling at Batchelors Farmhouse and to settlement at the edge of Burgess Hill. The loss of the hedgerow on Keymer Road will open up views of the interior of the Site, impacting on the existing character of the road, which is generally well vegetated on either side of the carriageway. These localised effects on townscape character are largely confined to the Site frontage and will decline once the new landscaping at the Site frontage has matured.*

*Beyond the Site, landscape effects will be localised and largely confined to the open space at Batchelors Farm. The upper parts of the new homes will be visible from within the open space over the existing hedgerow at the Site boundary, although new landscaping at the periphery of the Site will add to the existing screening as it matures. The development will result in an intensification in built development at the eastern edge of the open space, which will result in an indirect impact on the landscape character of the open space due to a relatively small increase in visible built development. However, the proposed housing will be located adjacent to the existing property at Batchelors Farm and within the wider context of built development in Burgess Hill which overlooks the open space to the north.*

*The new homes will be barely perceptible in panoramic views from viewpoints on higher ground within the South Downs National Park, and the proposed development will not impact on the setting or character of the designated landscape”.*

6.66 We contend that the LVIA successfully demonstrates that proposed development on the site will conserve and enhance the existing landscape and local character through the careful design and siting of the dwellings, integration of open space and through the addition of native tree planting. The proposed development will have a positive impact upon near, medium and long distant views from the wider countryside through the addition of designed planted boundary treatments and vegetation areas.

- Biodiversity

6.67 This planning application is supported by a ‘Ecological Impact Assessment’ and ‘Biodiversity Impact Calculation’, which have been undertaken by The Ecology Co-Op.

6.68 A previous Ecological Impact Assessment (EclA) was produced in 2019 following an initial site walkover in January 2018 and a suite of ecological surveys between March 2018 and October 2018. The site of the original proposal included the Batchelor’s Farm residential property and associated garden as well as the land to the west that surrounds it to the south, west and north. The previous proposal was for 33 units with associated hard and soft landscaping; the new red line boundary for the site has been reduced and does not include the Batchelor’s Farm residential house and garden.

6.69 The application site measures approximately 1.4 hectares, set within a semi-rural area on the southern outskirts of Burgess Hill.

6.70 The EIA confirms that *“the most significant impacts as a result of the proposed development are the removal of two sections from the eastern boundary and the removal of a large amount of bramble scrub and rough other neutral grassland habitat which support foraging bats, nesting birds, dormice, great crested newts, reptiles and brown hairstreak butterflies. An EPS licence would be required for dormice and a District Level Licence would be applied for with regards to great crested newts. The creation of a buffer zone of native species-rich mixed scrub dominated by blackthorn and hawthorn as well as the creation of a wildlife area comprising mostly of mixed native scrub and wildflower grassland created around the play area to the east would provide compensation for the habitat losses described above. New species-rich hedgerows would compensate for the two sections of the eastern boundary hedgerow/ tree line being removed for access roads”*.

6.71 Suggested mitigation and compensation measures include the creation of native mixed scrub to provide a buffer zone in front of existing boundary habitat along the southern, western and northern boundaries to include blackthorn, hawthorn and at least four other woody species. The creation of a wildlife area in the northwest corner, with a mosaic of other neutral grassland and scrub habitat.

6.72 The application is also accompanied by a Great Crested Newt District Licensing Scheme and related documents, prepared by NatureSpace. This document states *“the results of the assessment undertaken by NatureSpace Partnership on 18th September 2025. The assessment followed the agreed processes and protocols as set out in the District (organisational) Licence granted to Mid Sussex District Council (WML-OR136) and this report summarises how the proposed development can be dealt with under the District Licence”*. The report confirms that 3 No. Conditions and Informatives (as detailed in full within the attached report) will be required to be attached to any permission, for the Council to authorise the development under the District License. We can confirm that our client is happy for the suggested conditions/ Informatives to be imposed as part of any planning permission.

6.73 The Biodiversity Impact Calculation confirms that the proposed scheme will result in a likely net loss of **-1.72 habitat units**, whilst the linear feature calculation for the proposed scheme results in a likely gain of **0.88 hedgerow units**.

6.74 The Biodiversity Metric 4.0 calculation concludes that there will be a unit deficit of 2.41 habitat units. It is understood in order to satisfy the trading requirements the scheme would require offsetting by trading up through the creation of habitat off-site. The applicant is aware of this and is committed to ensuring that this is achieved. It is understood that this matter can be dealt with by the standard BNG condition, as part of any consent.

6.75 We therefore submit that the application scheme accords with the NPPF and other policy guidance with respect to habitats and protected species.

- Arboriculture

6.76 The site has been surveyed for all trees by Arbortrack Systems. Their detailed reports accompany this planning application. In summary, Arbortrack confirm that there are fifty-one surveyed trees or groups of trees on or near the site. The outline proposals require the removal or partial removal of the following low-quality trees and shrubs to allow or facilitate development: G3, H4 (partial), 6, 9-12, 14, G15 (partial), G16 (partial), G23 (partial), G28, H29 (partial), 42, 44, G45 & G46. Arbortrack advises that *“this is a low and acceptable impact, and extensive new planting is*



*envisaged, which will ensure that the landscape impact of the proposals has the scope to be positive in time”.*

6.77 Arbortrack confirm that *“on this basis, the proposed scheme is sound in arboricultural terms, and the long-term wellbeing of the retained trees can be safeguarded in a sustainable manner”.*

6.78 The loss of these trees needs to be considered in the context of the wider benefits of providing much needed market and affordable housing, and the social, economic and other environmental benefits that will result from this development proposal. When seen in this context, we are confident that the balancing needed as part of the Council’s consideration of this development scheme will clearly come down in favour of the proposals.

- Heritage Issues

6.79 An Archaeological Desk-Based Assessment (Heritage Statement) has been prepared by Archaeology South East.

6.80 This statement concludes that: -

- *Farmstead ponds relating to the 17th to 18th farmstead of Purtons were formerly located within the east of the Site, with cartographic evidence also confirming the presence of several non-extant 19th – 20th century building phases;*
- *The east edge of the Site incorporates part of a former strip of linear common waste, used for grazing and as a routeway;*
- *Overall, the Site has a hypothetical low-moderate potential for archaeological deposits of prehistoric to medieval date, and a high potential for deposits of late post-medieval date, based on cartographic evidence for non-extant late post medieval farm buildings and dwellings on the Site;*
- *The Site may have been exposed to some truncation from historic arable cultivation or may have been under grass throughout its history. The farm enclosure occupying the south-east of the property has seen several phases of historic and modern building development associated with a farm and its yard dating from at least the late 18th century.*
- *The proposed works are likely to have an impact upon surviving archaeological deposits within the Site;*
- *No impacts on the fabric or settings of any designated heritage assets are anticipated”.*

6.81 It is recommended that the proposals are discussed with the Local Planning Authority (Mid Sussex District Council) and their archaeological advisors in advance of any groundwork taking place, to determine the requirement for, and scope of any further archaeological work.

6.82 The report concludes that there are unlikely to be any setting issues on designated heritage assets arising from any development at the Site.

- Land Contamination

6.83 The application is accompanied by a Land Contamination Assessment, which has been prepared by Temple. The report concludes that *“moderate potential risks have been identified, associated with the presence of made ground and historical agricultural activities, in the south of the Site. A high potential risk has been identified due to the presence of asbestos containing materials, also in the southern area.*

*Given the risks identified, it is recommended that a proportionate programme of site investigation and monitoring works be undertaken in order to establish the extent and nature of fly tipped material and made ground, and to enable a quantitative assessment of the associated environmental risks. The programme of works can be targeted to the south of the Site where the primary sources of contamination have been observed. It is however recommended that some validity testing is undertaken across the wider Site, to confirm its suitability for the proposed residential development”.*

6.84 Our client is committed to carrying out the required works and would be happy for any permission to be conditioned accordingly.

- Dwelling Space Standards

6.85 It should be noted that all dwellings will be designed internally to meet the requirements laid out in the Governments ‘Technical Housing Standards – nationally described space standard’ document. They will also be designed to meet Secured by Design standards. It is considered that this overall mix of dwellings is reasonable and will produce a balanced community, which will comply with the requirements of the revised NPPF.

- Legal Agreement & Community Infrastructure Levy

6.86 The revised NPPF sets out the government's policy on planning obligations in paragraph 56 and 58. Respectively, these paragraphs state that *“local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition”* and *“Planning obligations must only be sought where they meet all of the following tests <sup>25</sup>:*

*(a) necessary to make the development acceptable in planning terms;*

*(b) directly related to the development; and*

*(c) fairly and reasonably related in scale and kind to the development”.*

6.87 In terms of affordable housing, the application proposes to provide 30% of the 26 total housing units to be affordable (8 homes in total). The mix and tenure split for the affordable housing will be subject to detailed negotiation with the Council's Housing Officer. The location and integration of the affordable housing units would form part of a subsequent reserved matters application. The requirement for affordable housing is expected to form part of a Section 106 legal agreement between the developer and the local authority.

6.88 It is understood that development in Mid Sussex District is not subject to Community Infrastructure Levy (CIL) at the current time.

## 7. CONCLUSIONS

7.1 In conclusion, this development proposal is considered acceptable and entirely compliant with all Local, Regional and National level planning policies of relevance.

7.2 Although the application site is located outside of the defined built-up area boundary for Burgess Hill, development on the site has been previously granted (albeit for 2 dwellings), and the site has been positively assessed by the Council for a greater quantum of development in the SHELAA and Site Section Paper. The draft Plan, which is at examination stage, acts on this positive assessment, and proposes the allocation of the site for 33 dwellings. This is a significant material consideration that weighs in favour of the Application. The site is therefore accepted as being suitably located in relation to the sites proximity to the built-up area. This new proposal provides a comprehensive redevelopment of the application site, providing a net gain of 26 units to include affordable housing (30%). This accords with the requirements of the District Plan and the NPPF.

7.3 We are aware that the Council's position is that they are unable to demonstrate a five-year housing land supply at this time, which weighs heavily in favour of the proposal. It is our opinion that the development proposals in this case would make an important contribution to housing numbers locally, meeting local needs, and helping to meet the Council's housing land supply position.

7.4 It is our view that if the proposal constitutes sustainable development then the application must be considered on the basis of the presumption in favour of sustainable development, and should only be refused if any adverse impacts would significantly and demonstrably outweigh the benefits of the development, when assessed against the NPPF as a whole, or specific NPPF policies indicate development should be restricted.

7.5 Recent case law has confirmed that the 'presumption in favour of sustainable development' is not an additional test for development. Therefore, when considering applications, Local Planning Authorities must measure the sustainability credentials of the development within the balance of paragraph 11, as part of the weighing up process. It is understood that Local Planning Authorities should assess applications under the 3 objectives for sustainable development at paragraph 8 of the NPPF.

7.6 Regarding the Economic objective, it is considered that this would make a positive contribution to the building industry of the area in addition to boosting local spending, and the above advice can again be applied. When considering the Social objective, we are aware of the Councils current lack of a Housing Land Supply and in our view; the erection of 26 No. additional market and affordable dwellings will make a significant contribution towards meeting the Council's housing requirements, and will provide housing for future generations. Finally, when considering the Environmental objective, we are of the view that the proposal would not detract from the character of the surrounding area, which comprises a distinctly suburban environment despite being located outside of any designated built-up area.

7.7 As detailed in this Statement, this proposal will not cause any demonstrable harm when considering planning policy and guidance. Although the site will change from its current condition, this is no different from any other edge of settlement location. The planning balance clearly weighs in favour of approval.

7.8 This scheme takes account of the need to make the most efficient use of the land whilst balancing this with its impact upon the local environment. The indicative layout

detailed by this Outline application provides a high quality scheme which will make a significant contribution to bolster the Districts housing requirements. The submitted details highlight that a varied housing mix can be provided at a suitable density for the site's location, whilst taking into account the site specific circumstances and need to accommodate drainage, landscaping and ecological enhancements.

7.9 The scale and form of the proposed development is appropriate in its existing and future context; the density of the development is appropriate. The layout of the development is of a high quality, and will set a high standard for future development in the Mid Sussex District. It is envisaged that a high quality external appearance of the development will be provided, designed with sustainability in mind, with energy efficiency and renewable energy incorporated in its design (although these matters will be dealt with under the subsequent Reserved Matters application). The design of the development, together with a strong management regime will ensure that the built environment and associated amenity spaces continue to operate successfully and offer a living environment that is safe, clean, and secure and of which the residents can be proud.

7.10 The proposed development will provide many significant public benefits, which are an important consideration in the planning balance. Firstly, it will provide a suitable quantum of development as an expansion of the existing settlement, in the form of a mixture of market and affordable housing in order to meet identified local needs. It will also provide public open space and biodiversity enhancement. The significant planting proposals to the sites boundaries will create an enhanced natural backdrop to the site, with a visual containment that will ensure that wider views of the site will be restricted. Further the quantum of development proposed will bring with it significant infrastructure contributions, that will assist in improving local public facilities and services. There are therefore notable environmental and community benefits arising from this proposal.

7.11 The proposal will provide a high quality, sustainable development, which will set a positive benchmark for the District of Mid Sussex. It accords with the aims and objectives of national, regional and local policy and guidance, the application site is a suitable location for housing and permission should be granted. The supporting assessments demonstrate that the site is wholly free of technical constraints and it is therefore suitable and appropriate for development.

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**Rodway Planning Consultancy Limited**  
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