

4 June 2025



Assistant Director Planning and Sustainable Economy  
Mid Sussex District Council  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

Dear Sir

**BIRCH TREES FARM, CUCKFIELD ROAD, ANSTY RH17 5AG  
APPLICATION FOR PERMISSION IN PRINCIPLE**

We apply for permission in principle for the erection of a single dwelling and associated development at this site.

Enclosed are:

- Application form
- Location plan
- Application fee £1,024.00 (to be paid by the applicants)

**Application site**

The application site is an irregular shaped area of land within a larger ownership comprised in Birch Trees Farm. The site includes access to the public highway which is gained via a private lane. Most of the site is surfaced. There is a utilitarian building on the application site.

It is envisaged that the proposed dwelling would be built on the surfaced area of the site marked A on the location plan, which is currently used occasionally as an additional visitor parking area for the adjoining caravan site.

Adjoining to the north of the application site is the applicants' home, a single-storey dwelling, Birch Trees Farm, with a well-established hedge on its eastern garden boundary. Adjoining to the south is a detached two-storey dwelling, Wellingtonia Lodge, which has a substantial evergreen planting around much its eastern and northern boundaries.

To the east is an area used as a seasonal touring Caravan Club Certified site, owned by the applicants.

To the south is a part two-storey and part single-storey dwelling, Meadow View, built recently on the site of a barn. This dwelling is not shown on most up to date Ordnance Survey map but its location has been labelled on the submitted location plan. Farther south is woodland and fields forming part of Birch Trees Farm.

## **Proposal**

The proposal is the erection of one dwelling.

## **Planning background**

The council's website shows various planning decisions at Birch Trees Farm. Permission in principle DM/21/1375 was given on 12 May 2021 and technical details DM/22/2315 were approved on 25 Aug 2022 for the dwelling, Meadow View. The officer's report on DM/21/1375 included:

*The application site is located in designated countryside. Special justification exists in the form of point 4 in relation to meeting the requirements of Policy DP6 as set out below. The proposal is therefore considered to comply with policies DP12 and DP15 of the District Plan.*

*The proposal complies with policy DP6 of the District Plan as the site is for one dwelling, is contiguous with the existing built up area of the settlement of Ansty and is considered to be in a sustainable location close to a bus stop and the garage at Ansty which provides a small shop.*

*As set out above, it is considered that the proposal complies with Policy DP12, DP15 and DP6 of the District Plan. As such the proposal accords with AS1 of the Neighbourhood Plan.*

*The application site adjoins two dwellings and is on the edge of the settlement boundary of Ansty. Due to the relationship with surrounding residential*

*properties ... it is considered that based on the land use, the principle of the use of the site for residential purposes is acceptable.*

*The size and shape of the plot and the potential to accommodate one dwelling on the site will not cause harm to the character of the area.*

*It is considered that the additional traffic resulting from one dwelling would not result in material harm to the highway network and the use of this access.*

Permission in principle DM/23/2484 was given on 8 Nov 2023 for the erection of a single dwelling on land south of Wellingtonia Lodge. The officer's report included:

*It is considered that whilst the proposal falls outside of the development boundary of Ansty, the proposal is for 1 dwelling set close to the development boundary and in close proximity to other dwellings. As set out above, it is considered that the proposal complies with Policy DP12, DP15 and DP6 of the District Plan. As such the proposal accords with AS1 of the Neighbourhood Plan.*

*The proposed land use for residential purposes is considered to be compatible with the surrounding area. The application site adjoins two dwellings and is on the edge of the settlement boundary of Ansty.*

The current site lies outside the High Weald NL and outside the Built-up Area of Ansty. The Gov.UK website does not show the application site to be subject to flood risk. The Historic England website does not show any listed buildings or scheduled monuments on the site or in the surrounding area. The West Sussex County Council website does not show the site to be within an archaeological notification area. The district council's on-line TPO map does not show any preserved trees near the site.

## **Planning policy**

### District Plan March 2018

Local plan policy DP4 sets out housing need and delivery, which includes a windfall allowance of 450 dwellings.

Local plan policy DP6 allows the growth of settlements where this meets local housing needs. Development outside built-up area boundaries will be supported where it is for fewer than 10 dwellings, the site is contiguous with an existing built-up area of the settlement and the development is sustainable, including by reference to the

settlement hierarchy. The policy defines Ansty as a Category 4 settlement, a small village with limited services often only serving the settlement itself.

Local plan policy DP12 allows development outside built-up area boundaries, provided it maintains or where possible enhances the quality of the rural and landscape character and is supported by other policies.

Local plan policy DP26 sets out criteria for character and design.

#### Site Allocations DPD June 2022

Policy SA10 Housing includes a windfall allowance of 420 dwellings and says that additional dwellings (for example windfalls) will be delivered through neighbourhood plans or through the development management process.

Policy SA33 allocates a housing site for 10 dwellings at Ansty Cross Garage, Cuckfield Road. This allocated site adjoins part of the application site.

#### Ansty, Staplefield and Brook Street Neighbourhood Plan February 2017

Policy AS1 allows development proposals outside the Ansty development boundary where they comply with the Mid Sussex District Plan.

#### NPPF (December 2024)

The following paragraphs of the NPPF are relevant:

- 8 sustainable development
- 11 presumption in favour of sustainable development
- 61 significantly boosting the supply of homes

### **Assessment**

Planning practice guidance says that the scope of permission in principle is limited to location, land use and amount of development.

#### Location

The proposal is for fewer than 10 dwellings and the western site boundary is contiguous with the existing built-up area of the settlement and part of the access is within the built-up area. Ansty is identified in the local plan as a category 4 settlement. An immediately adjoining site has been allocated for housing development, confirming

the sustainability of the settlement and location. The application site is close the convenience shop at the petrol station and to the Ansty Cross bus stop with services to Haywards Heath, Cuckfield, Horsham and Crawley. The location is sustainable. The proposal would be in accordance with local plan policy DP6 and NPPF paragraph 8.

The development of this site would contribute to the windfall requirement set out in policies DP4 and SA10. The number of dwellings specified in policy DP4 is a minimum requirement.

The application site is well related to existing buildings adjoining to the north, west and south. There is a hedge and trees to the north of the proposed dwelling site along the boundary with the lane and bushes and a tree at the eastern end of the site. There are shrubs and trees at the south of the proposed dwelling site. This planting screens the application site from the wider countryside. The caravan site lies between the application site and the countryside beyond. The erection of an appropriately designed dwelling on this already surfaced, sheltered site would be in keeping with the rural and landscape character, thereby meeting the criteria of policy DP12.

The adjoining residential properties are screened from the proposed dwelling site by established planting. There would be sufficient distance between the dwellings so as not to cause loss of privacy or create overlooking.

The location is not constrained by heritage assets, flood risk or preserved trees.

### Land use

The application site adjoins dwellings and is on the edge of the settlement, close to other dwellings. It is well related to the village centre and facilities. Local plan policy DP6 allows residential development in such locations, as set out above. The use of the site for residential development would be appropriate.

### Amount of development

The size and shape of the site would allow the development of one dwelling, with space for parking and turning, in accordance with local plan policy DP26.

### **Conclusion**

The proposed location, land use and amount of development would be in accordance with local plan policy and with the NPPF. There are no material considerations which would indicate a different decision.

If you have any questions about this application, please contact Roy Speer.

Yours faithfully

A black rectangular box redacting the signature of Roy Speer.

Speer Dade

**SPEER DADE Planning Consultants**

A large black rectangular box redacting the contact information for Speer Dade Planning Consultants.