



Planning and Sustainability Statement

Land to the Rear of 6 Petlands Road
Haywards Heath
West Sussex
RH16 4HH

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West Sussex, RH16 4HH

Planning and Sustainability Statement
on Behalf of Liam Gallagher Ltd

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1. Introduction

- 1.1 This Planning and Sustainability Statement has been prepared on behalf of Liam Gallagher Ltd in support of a planning application for the construction of no 3-bedroom, 5-person, detached house on residential garden land to the rear of 6 Petlands Road, in Haywards Heath.
- 1.2 The application is a revision of the previously approved planning application DM/18/4292 and applications DM/17/2998 and DM/16/2682, all of which featured the construction of a no 3-bedroom detached house.
- 1.3 This Statement considers the site and surrounding area, as well as the planning history, the scheme itself and relevant planning policy, providing an appraisal of the scheme in light of these considerations. It concludes that the proposal is a carefully considered comprehensive scheme which meets guidance contained in the Local Development Plan and the National Planning Policy Framework (NPPF).
- 1.4 This Planning and Sustainability Statement is submitted along with:
- Application Form.
 - A1 06 Rev A Site Sections - Section Proposed.
 - A1 05 Rev A Site Sections - Section Proposed.
 - A1 04 Rev A Prop Elevations - South - Elevation (Side) Proposed.
 - A1 04 Rev A Prop Elevations - Rear - Elevation (Rear) Proposed.
 - A1 04 Rev A Prop Elevations - North - Elevation (Side) Proposed.
 - A1 04 Rev A Prop Elevations - Front - Elevation (Front) Proposed.
 - A1 02 Rev A Prop Site Roof Plans.
 - A1 03 Rev A Prop Floor Plans.
 - A1 01Rev A Loc Block Exg - Block Plan.
 - A1 01Rev A Loc Block Exg - Location Plan.
 - A1 01Rev A Loc Block Exg Site Plan - Site Plan.
 - Foul Sewage, Utilities and Surface Water Assessment.

2. The Site History, Access and Surroundings

- 2.1 The application site is formed of part of a residential garden and a small garage, both belonging to 6 Petlands Road, within the Built-Up Area Boundary (BUAB) of Haywards Heath, West Sussex. It is not within a Conservation Area (CA) or the High Weald Area of Outstanding Natural Beauty (AONB). Haywards Heath is considered a Category 1 Settlement Area within the *Mid Sussex District Plan 2014-2031* (MSDP).
- 2.2 It is located towards the southern end of the town, to the northwest of the Princess Royal Hospital.
- 2.3 The site lies to the rear (south) of 6 Petlands Road and to the front and side (northwest) of 7 St Edmunds Road.
- 2.4 The site extends to approximately 230m² and is surrounded by existing residential development on all sides. Consequently, this area can be categorised as an 'infill' site.
- 2.5 The site fronts St Edmunds Road from which the proposed dwelling will be accessed directly.
- 2.6 The site slopes from north to south and from east to west, with the ground level of the garage approximately 3 metres below the dwellinghouse.
- 2.7 The immediate surrounding area is characterised by dense residential development consisting of a variety of dwelling types; mainly terraced and semi-detached dwellings but with some detached dwellings and blocks of flats.
- 2.8 The site is also within easy reach of local amenities, including shops, pubs restaurants, churches and leisure facilities.
- 2.9 With regards to transport links, there are bus stops on Ashenground Road and Franklin Road within 350m of the site, which offer regular services, with a train station approximately 1.8km from the site providing direct services to Brighton and London.
- 2.10 The site is in Flood Zone 1 and has a very low risk of flooding from rivers and the sea.

3. Relevant Planning History

- 3.1 The site has an extensive planning history which comprises a significant material consideration in respect of this application.
 - 3.2 The recent relevant site application history is set out in the table below:
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Application Number	Description	Decision
DM/22/0697	Lawful Development Certificate to retain the use of land as residential garden.	Decision – Approved (09/06/2022).
DM/21/2715	Change of use from Highways land to residential garden for the area west of dwelling and removal of a hedge for enlargement of garden.	Decision – Withdrawn (23/02/2022).
DM/18/4292	Construction of a no 3 bedroom detached house.	Decision – Approved (10/01/2019).
DM/17/2998	Construction of a no 3 bedroom detached house.	Decision – Withdrawn (28/11/2017).
DM/16/2682	Construction of no 3 bedroom 1.5 storey detached house.	Decision – Withdrawn (26/08/2016).
DM/15/2914	Demolition of existing garage and erection of detached no 2 bedroom (chalet bungalow) dwelling.	Decision – Approved (08/08/2015).

3.3 Application DM/22/0697 established that former Highways land, mostly hedgerow and formerly classed as adopted highway, covering a thin strip between the applicants residential garden and the public footpath bordering the site, had been used for more than 10 years as residential garden land and a Lawful Development Certificate was granted by Mid Sussex District Council (MSDC).

3.4 Application DM/18/4292 established the principle of residential development on the site for the construction of a no 3-bedroom, 5-person, detached house. The planning conditions attached to this approval included those relating to the disposal of foul and surface water by the Local Planning Authority (LPA), the site set-up for construction, and construction not proceeding beyond slab level until a schedule of materials and finishes has been submitted. This

permission has not been implemented by the applicant. This application followed 2 other previous applications for no 3-bedroomed dwellings, including DM/17/2998, which was withdrawn and included a larger garden area, additional parking space and the removal of two central dormers to the front elevation. Application DM/16/2682 was also withdrawn in order for amendments to be made to the proposal. This included an increase in the plot size to provide additional garden space, as well as the provision of a second off-street car parking space. The dwelling was also set at a lower level within the site to allow a steeper roof pitch without exceeding the ridge height of the previously approved dwelling (DM/15/2914).

- 3.5 Application DM/15/2914 established the principle of residential development on the garden area of 6 Petlands Road, with permission being granted for a detached 2-bedroom chalet bungalow dwelling. This permission is extant but has not been implemented.

4. The Proposed Scheme

- 4.1 This revised application seeks planning approval for a single detached no 3 bedroom 'infill' dwelling for up to 5 people, with access and parking on the land to the rear of 6 Petlands Road.
- 4.2 The existing small garage to 6 Petlands Road would be demolished as part of the proposal, as already approved in application DM/15/2914.
- 4.3 This application is further informed by the LPA feedback received from applications DM/18/4292, DM/17/2998 and DM/16/2682 (details of which are outlined in the Relevant Planning History section of this document) and would be built to a traditional design.
- 4.4 This application is very similar to approved application DM/18/4292, which was not implemented and with the permission now expired. However, this revised scheme has a slightly larger Gross Internal Area (GIA), with a larger bedroom 3, as well as being 0.5m closer to 6 Petlands Road.
- 4.5 The GIA of the proposal is 133.80m², with the en-suite double bedroom 1 measuring 16.12m², bedroom 2 11.73m² and bedroom 3 11.94m² (this was previously 7.59m²). As well as the 3 bedrooms, this proposal also includes an entrance hall, living room, kitchen/ dining room and a family area on the ground floor, with the first floor also featuring a family bathroom.
- 4.6 A garden area is provided to the south side of the dwelling, and a 1.8m high beech hedge (or similar native species) inside a 1.2m high green nylon coated mesh fence is proposed along the border. To the north side of the proposed dwelling, a screen fence with a high trellis forms part of the revised scheme.
- 4.7 A bin store, including separate provision for recycling, also features in the proposals.

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- 4.8 An air source heat pump and a solar water heating system form part of these proposals, making the proposed dwelling highly sustainable.
 - 4.9 The site would be accessed from St Edmunds Road, with a hardstanding to the north which can accommodate 2 cars, providing safe off-street parking. This provision should ensure that the addition of a single additional residential dwelling will not have any significant impact on traffic movements in the area.
 - 4.10 The promotion of sustainable transport forms part of these proposals, with the inclusion of a cycle store located next to the bin store.

5. Design and Impact on Visual Amenity

- 5.1 This overall design would be in keeping with that of the existing houses in the locality and characteristic of many houses in the Haywards Heath area. The elevations would be built from brick at ground floor level, with a composite door, as well as weatherboarding at first floor level and a tiled roof.
- 5.2 The dwellings immediately surrounding the site are all 2 storey and the proposed 2 storey dwelling would reflect the local building character more closely than the original approved 2 bedroom permitted chalet bungalow dwelling (DM/15/2914), whilst still remaining subservient to the host dwelling (6 Petlands Road) in order to minimise the scheme's visual impact.
- 5.3 The proposed scheme takes into account previous concerns regarding building height by keeping the proposed ridge height at the same level as that in the previously approved 3-bedroom dwelling scheme (DM/18/4292).
- 5.4 As already outlined, the design also incorporates well integrated vehicle parking and cycle storage that is off-street and therefore does not dominate the street environment and helps to optimise the potential of the site to accommodate much needed residential development.
- 5.5 Given this application is based on a previously approved scheme, the level of development is considered appropriate under current local planning policy. It would not have any significant impact on the surrounding environment or on the visual amenity of the surrounding buildings and residents in the locality, given it is located within a densely populated area.
- 5.6 This scheme's design does not cause significant harm to the amenities of existing nearby residents and future occupants of the proposed new dwelling and takes account of the impact it would have on privacy, outlook, daylight and sunlight, as well as noise, air and light pollution.
- 5.7 It should be noted that Haywards Heath Town Council (HHTC) and The Haywards Heath Society (HHS) both had no objections to the previously permitted proposal for a 3-bedroom dwelling (DM/18/4292).

6. Planning Policy Context

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, where the Local Development Plan contains relevant policies, an application for planning permission should be determined in accordance with the Local Development Plan, unless material considerations indicate otherwise.

6.2 The Development Plan for Mid Sussex comprises the MSDP, the Site Allocations District Plan (SADP) and the Haywards Heath Neighbourhood Plan (HHNP).

Mid Sussex District Plan

6.3 MSDP Policy DP4 sets out a housing requirement for the District of an average 876 dwellings per annum until 2023/24. It sets out how this target will be achieved and takes account of completions, strategic sites, allocations through Neighbourhood Plans and sites with planning permission.

6.4 MSDP Policy DP26 on *'Character and Design'* has a Strategic Objective *'To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence'*. An infill dwelling located to the south of 6 Petlands Road has already been deemed well located and conforms to the residential settlement pattern of the town and its unique distinctiveness. Policy DP26 goes on to outline how another over-arching objective is *'To protect valued characteristics of the built environment for their historical and visual qualities'*. In our view, the proposed development protects the character of this area of Haywards Heath.

6.5 MSDP Policy DP26 goes on to say, in reference to the Commission for Architecture and the Built Environment (CABE), 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'*. Given the residential character of the locality, the proposed development would meet this criterion.

6.6 Policy MSDP26 also refers to the requirement that development *'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'*. As already indicated, the scheme would not have a harmful and detrimental impact and *'contributes positively'* to the surrounding area.

Haywards Heath Neighbourhood Plan

- 6.7 The *Haywards Heath Neighbourhood Plan* (HHNP) was published on the 15th December, 2016, and is, therefore, a material consideration in the determination of this application.
- 6.8 HHNP Policy E9 indicates that development should protect and reinforce the local character within the locality of the site, whilst Policy E13 seeks to ensure residential development proposals include an appropriate amount of high quality private outdoor space. This scheme complies with these policies, as well as Policy T1, which requires that new major development proposals provide good pedestrian and cycle connections.
- 6.9 Lastly, HHNP Policy H8 indicates that applications for new housing within the BUAB, *'including infill development'*, will be acceptable subject to certain conditions, which this scheme meets.

NPPF and Sustainable Development

- 6.10 An important aspect of the NPPF is the presumption in favour of sustainable development, including the principle of approving development proposals that comply with a LPA's Development Plan without delay.
- 6.11 The NPPF also places an emphasis on development which supports economic growth and productivity, including employment opportunities and local business need. This proposal is helping to support economic growth, providing much needed housing in the Haywards Heath area. Section 8 of the NPPF, in Paragraph 92, outlines how *'Planning policies and decisions should aim to achieve healthy, inclusive and safe places'* and this application is in accordance with this policy.
- 6.12 Policy DP39 of the MSDP on *'The Nature and Quality of Development – Sustainable Resources'* requires that all new proposals maximise opportunities for the efficient use of energy, water, materials and use of natural drainage. The NPPF advises that LPAs should set local requirements for sustainable buildings and take into account the use of landform and layout to minimise energy use.
- 6.13 The scheme proposes a number of energy efficiency and sustainability measures as set out below:
- Rainwater will be recycled where possible to provide grey water supplies.
 - Water saving fittings will be used with flow regulators.
 - Low energy lighting will be used throughout the dwelling.
 - Solar thermal panels will be fitted to the roof of the dwelling to provide hot water.
 - Heating to be provided via an air source heat pump to remove the need for a gas service to the dwelling.

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- Washing machines/ dishwashers (where supplied) will be specified to minimise water usage.
 - The development will be built to comply with the Considerate Contractor Scheme.
 - Wherever possible materials will be specified from a sustainable source.
 - Local materials will be sourced wherever possible to reduce the need for transportation.
 - All timber on site will be sourced from FSC Accredited suppliers.
 - Wherever possible, labour will be sourced from the local area, thereby supporting the local economy and providing employment opportunities for local tradespeople and businesses.
 - Recycling will be encouraged with individual bins being provided for various waste.
 - Sufficient space within the dwelling is provided to offer opportunities for occupiers to work from home, thus reducing traffic movements.
 - The specification for insulation will ensure a good sustainability score.

6.14 The dwelling has been designed and orientated to provide good natural daylight. There is a garden area to the side and rear of the property providing private amenity space.

6.15 This proposal represents a sustainable development both in terms of its location and construction. As such, the proposed development is considered to be acceptable in principle.

6.16 In regard to the local Community Infrastructure Levy (CIL) policy, MSDC has not implemented CIL and instead uses Section 106 (S106) planning obligations.

7. Scheme Appraisal and Conclusions

7.1 This Planning and Sustainability Statement has been prepared in respect of a full planning application for a single detached no 3 bedroom 'infill' dwelling for up to 5 people, with access and parking on the land to the rear of 6 Petlands Road.

7.2 The application is a revision of the previously approved planning application DM/18/4292 and withdrawn applications DM/17/2998 and DM/16/2682, all of which featured a no 3 bedroom detached house.

7.3 Planning permission was also previously granted for a 2-bedroom dwelling on the site (DM/15/2914), establishing the principle of development, further reinforced by the subsequent grant of permission under DM/18/4292.

7.4 Since DM/15/2914, subsequent applications have included a larger plot in order to allow for an increase in the number of bedrooms, as well as an additional vehicle parking space and larger garden area, along with a

replacement of the 2.6m – 3m high brick boundary wall, with a 1.8m boundary fence. This application retains these changes. This proposal also incorporates further revisions agreed with the LPA during the consideration of previous applications, as summarised below:

- Gabled roof forms throughout, including to dormer windows.
- Roof pitch amended to match that of the neighbouring dwelling and lower the eaves height, thereby reducing the bulk/ massing without exceeding the ridge height of the permitted dwelling.
- Reduction in the height of the third bedroom/ family area of the building.
- Removal of dormer window to bedroom three and replacement with rooflight.
- Replacement of the 1.8m high boundary fence with a 1.8m high beech hedge inside a 1.2m high green nylon coated mesh fence. Furthermore, this boundary treatment is to be chamfered to preserve more spacing to the pavement.

- 7.5 These amendments enhance the overall appearance of the dwelling and ensure that it better reflects the character of the area and conforms to local and national policies. This application is very similar to approved application DM/18/4292. However, this revised scheme has a slightly larger GIA, with a larger bedroom 3, as well as being 0.5m closer to 6 Petlands Road.

Principle of Development and Housing Land Supply

- 7.6 The site is within the BUAB of Haywards Heath and is surrounded by existing residential development. It is close to local facilities and has excellent transport links. The site's redevelopment to provide an additional detached dwelling would be in keeping with the adjacent use of the land (residential) and would make more effective use of the land overall in a highly sustainable location. Furthermore, the proposal would make a small contribution to the Council's housing land supply and to the local economy.

- 7.7 The proposed dwelling is considered to be of a sympathetic design which is respectful of adjoining properties. The proposed dwelling would not have a significant impact on neighbouring amenity or on traffic generation.

- 7.8 Given the above, it is considered that the main material considerations in the determination of this planning application are:

- Principle of Development.
- Sustainability.
- Impact on Character of the Area.
- Impact on Neighbouring Amenity.
- Traffic/ Transport and Site Access.

- 7.9 The principle of the development is considered to be acceptable as demonstrated by previous permissions for a 2-bedroom and 3-bedroom dwelling on the site. It is noted that since the original planning permission was

granted, MSDC have adopted the MSDP, referred to in this Statement. With the publication of its Site Allocations Development Plan (SADP) on the 29th June, 2022, MSDC can also demonstrate an adequate 5 year housing land supply, with this application being in addition to this supply. The MSDP and SADP support appropriate development within the BUAB and it is considered that an additional infill dwelling will make a small but important contribution to overall housing supply.

- 7.10 The proposed scheme takes into account previous concerns regarding building height by keeping the proposed ridge height at the same level as that in the previously approved 3-bedroom dwelling scheme (DM/18/4292).
- 7.11 It should be noted that HHTC and The HHS both had no objections to the previously permitted proposal for a 3-bedroom dwelling (DM/18/4292)
- 7.12 The extension of the application site to the south and north (in comparison to the application site for permitted dwelling DM/15/2914) allows for an increase in the size of the dwelling from 2-bedroom to 3-bedroom, whilst retaining sufficient outdoor amenity space including; parking, bin storage, cycle storage and a garden.

Sustainability

- 7.13 The NPPF, the MSDP and The HHNP all include a presumption in favour of sustainable development. This site has good transport links. It is accessible by the more sustainable modes of travel including by foot, cycle and public transport, and benefits from a range of facilities situated within walking distance.
- 7.14 The scheme will have a social benefit by providing a unit of family accommodation and a small economic benefit by creating employment opportunities in construction. Consequently, it is considered that the proposal is sustainable and as such, the principle of development should be supported.
- 7.15 The proposal represents a very modest scheme on a small site and as such Paragraph 69 of the NPPF (2012) is considered particularly relevant. This states that *'Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly'*.
- 7.16 This part of the NPPF demonstrates the importance of small sites, such as the application site, and it indicates that LPAs and decision makers should take a positive approach to smaller scale development. The application site is a small site located within the existing settlement boundary of Haywards Heath and is, therefore, considered to comply with this part of the NPPF.
- 7.17 The site is available, easily developable and would be capable of delivering the proposed dwelling quickly. It is considered that the importance that Paragraph

69 of NPPF places on such small windfall sites is a strong factor in favour of the scheme, and should hold significant weight in the determination of the application.

- 7.18 The proposal meets the NPPF policy of being a comprehensive scheme which constitutes sustainable development; economically, socially and environmentally.

Economic Role

- 7.19 The proposed development would result in the creation of construction jobs during the build period. The additional, albeit limited, population would also help generate more local spending in the community, supporting the provision of infrastructure and services. The dwellings inhabitants will also generate additional Council Tax receipts. The proposal satisfies the economic dimension of sustainable development as outlined in the NPPF.

Environmental Role

- 7.20 The proposed development is on land that is free from national designations, i.e. AONB or National Park. There is an overriding need to ensure that the intrinsic character and beauty of the countryside is recognised and that development should contribute to protecting and enhancing the natural environment. This proposal will help to achieve this by delivering housing on an infill site within an existing residential area.
- 7.21 The proposal is inherently sustainable and as such, the principle of development is considered acceptable in relation to the UK Government's objectives for sustainable development, as set out in the NPPF.

Impact on Character of the Area

- 7.22 The proposed dwelling is of a scale similar to that of neighbouring properties and the exterior design and materials are appropriate to the character of the locality.

The area of land associated with 7 St Edmund's Road, which is proposed to be incorporated into the curtilage of the new dwelling is only approximately 3.5m wide along the site frontage. It is not considered that the extension of the property boundary and the associated boundary treatment by such a relatively small distance in comparison to the permitted scheme will significantly impact on the character of the area.

Impact on Neighbouring Amenities

- 7.23 The proposal has been sensitively designed in terms of the layout, footprint, scale and materials. It respects the character and appearance of the locality and neighbouring dwellings.

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- 7.24 The positioning of the dwelling maintains good separation distances between it and neighbouring properties in order to ensure that it does not appear overbearing. The distance from the rear elevation of 6 Petlands Road and the flank elevation of the proposed new dwelling is approximately 12m. The distance from the corner of the rear elevation of the proposed new dwelling to the corner of the front elevation of 7 St Edmunds Road is approximately 15.5m.
- 7.25 The scale and design of the proposal provides a much-needed family dwelling whilst avoiding overlooking into neighbouring properties or producing an overbearing effect through proximity to boundaries. Furthermore, the proposed dwelling is of a scale and plot density similar to that of neighbouring properties and the exterior design and materials are appropriate to the character of the locality.
- 7.26 In the Delegated Report for the previously permitted 2-bedroom dwelling on the site (DM/15/2914), the Planning Officer deciding the application stated:
- ‘The proposed dwelling would be at a level significantly below neighbouring nos. 6 and 8 to the north and east. Due to this change in levels, the distance of the proposal to neighbouring building lines and the absence of any significant potential overlooking or loss of privacy concerns (rear elevation roof light at a sufficiently high level and not directly facing rear elevations of neighbours, side gable window to be conditioned to be obscure glazed), it is considered that the amenities of these and all other surrounding occupiers will be satisfactorily safeguarded’.*
- 7.27 Furthermore, it should be noted that no objections were submitted from neighbouring residents in relation to the previously withdrawn schemes (DM/17/2998 and DM/16/2682) for a 3-bedroom dwelling, or the permitted scheme for a 3-bedroom dwelling (DM/18/4292)
- Traffic/ Transport and Site Access***
- 7.28 The dwelling benefits from off street-car parking for 2 vehicles along with secure cycle storage. This is an improvement over the permitted and withdrawn schemes which provided only a single vehicle parking space.
- 7.29 It is not considered that a single additional residential dwelling would result in any significant number of additional traffic movements in this locality.
- 7.30 West Sussex County Council (WSSCC) Highways previously raised no objection to the permitted application for a 3-bedroom dwelling on the site (DM/18/4292).
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Conclusions

- 7.31 The addition of a single dwelling on this site would not extend the BUAB further in any direction. Indeed, this is an infill site and is surrounded by existing residential development and is of an appropriate size for its purpose.
- 7.32 The development of this site provides an additional dwelling to the local community and would be in keeping with the adjacent use of the land (residential), making a more effective use of the site and increasing housing supply within the District.
- 7.33 The proposal would create a family dwelling with a floor space of 133.80m², far greater than the national minimum standard of 93m², which is set out in the *Technical Housing Standards – Nationally Described Space* standard document.
- 7.34 The materials and design of the dwelling is standard and unobtrusive, whilst the level of development is considered appropriate under current local planning policy and would not have any significant impact on the surrounding environment or the amenity of the surrounding residents.
- 7.35 We conclude that the planning balance assessment outlined within this document demonstrates that the proposals are fully in accordance with the Local Development Plan and should therefore be approved without delay.
- 7.36 The development is considered to be in accordance with the three dimensions of sustainable development (economic, social and environmental) as defined by the NPPF given that it is helping to support a local housing need in Haywards Heath.
- 7.37 This proposal complies with Section 38(6) of the Planning and Compulsory Purchase Act 2004, requiring that, where the Development Plan contains relevant policies, an application for planning permission should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 7.38 Given the above, it is thus respectfully requested that permission be granted for a single detached no 3-bedroom 'infill' dwelling for up to 5 people, with access and parking on the land to the rear of 6 Petlands Road.