



PLANNING STATEMENT

PROPOSED DEVELOPMENT: Four dwellings on additional plot
ADDRESS: Hollytree Court, Cuckfield Road, Burgess Hill, RH15 8RE

February 2025

INTRODUCTION

This statement is submitted in support of planning application for four dwellings on additional plot at Hollytree House, Cuckfield Road, Burgess Hill, RH15 8RE. This full planning application is submitted by Jones Projects Architectural, and the application is accompanied by the following documents;

- Tree survey and Arboricultural Impact Assessment by Broad Oak Tree Consultants
- Surface Water Drainage Strategy by Monson Consultant Engineers
- Transport Statement by Monson
- Planning statement by Jones Projects Architectural

The site falls within Mid Sussex Council, wherein the principle of development is acceptable, providing given policy criteria are met.

THE SITE

The application site is situated within the town of Burgess Hill. Cuckfield Road is a mixture of residential properties, domestic in character.

The plot is bordered to the north, south and east by agricultural fields. These fields form part of the urban extension DP9 of the District Plan. The Homes England 'Northern Arc' urban extension (DM/18/5114) surrounds the application site on all sides. District Plan Policy DP9 allocates the Arc for 3,040 dwellings, new roads, and community uses.

A separate development of apartments and houses is currently being built at Bridge Hall, 100m to the south of the plot.

Planning Officers at MSDC have confirmed that the plot lies within the built-up area as defined in the Mid Sussex District Plan (MSDP), and any planning application on the site will be assessed within the Northern Arc and covered by DC9, in accordance with this designation. The principle of residential development is therefore acceptable, subject to conformity with the other Plan policies.

The existing vehicle access off Cuckfield Road will be widened and improved to allow safe access.

The four dwellings will have steeply pitched, incorporating solar panels and veluxs. Plain clay tile will be used with high level glazed gable end top.

All properties will have roof top PV solar panels and ground source heat pumps built in, to provide onsite electricity generation.



The external materials palette for all dwellings will comprise of multistock brick and plain clay tile roofs. Window and door frames will be colour coated black.

PLANNING HISTORY

09/03378/FUL - single storey side extension (lobby) and replacement detached garage (revised siting). Approved 09/12/2009.

09/01563/FUL - single storey side extension (lobby) and replacement detached garage (revised siting). Approved 08/07/2009.

PLANNING POLICY CONTEXT

The local development plan for the area comprises the Mid Sussex District Plan 2014-2031. All the land around the site is part of Strategic Allocation DP9, Northen Arc.

Mid Sussex District Plan (DP) policies:

- DP4 Housing
- DP6 Settlement Hierarchy
- DP7 General Principles for Strategic Development at Burgess Hill
- DP9 Strategic Allocation to the north and north-west of Burgess Hill
- DP21 Transport
- DP26 Character and Design
- DP27 Dwelling Space Standards
- DP28 Accessibility
- DP29 Noise, Air and Light Pollution
- DP37 Trees, Woodlands and Hedgerows
- DP39 Sustainable Design and Construction
- DP41 Flood Risk and Drainage

Supplementary Planning Documents:

- Development Infrastructure and Contributions Supplementary Planning Document (SPD)
- Development Viability Supplementary Planning Document (SPD)
- Mid Sussex Design Guide Supplementary Planning Document (SPD)
- Technical Housing Standards Nationally Described Space Standards (NDSS)
- Northan Arc Masterplan (2018)
- Northern Arc Infrastructure Delivery Plan and Phasing Strategy (2018)
- Northen Arc Design Guide (2019)

National Planning Policy Framework (NPPF):

Chapter 5: Delivering a sufficient supply of homes, in particular 69, small and medium sized sites; Chapter 11: Making effective use of land, in particular 124 maintaining prevailing character; Chapter 12: Achieving well designed places including 131 trees in developments; Paragraph 11, presumption in favour of sustainable development.

CONSIDERATION OF PLANNING POLICIES

The site falls within the built up area boundary for Burgess Hill where the principle of additional windfall housing is acceptable under DP6, subject to conformity with other Plan policies. DP6 states that proposals for infill and redevelopment must be of an appropriate nature and scale (with particular regard to DP26, Character and



Design), and not cause harm to the character and function of settlements. The site is within Strategic Allocation DP9 and is surrounded by the Northern Arc development approval.

Policy DP7 on principles for development in Burgess Hill also applies, however as a small site the majority of DP7 criteria are not applicable to this scheme. The proposals at Holly Tree Court should identify and respond to environmental, landscape and ecological constraints and deliver opportunities to enhance local biodiversity and contribute to the delivery of green infrastructure (see section 6.4, Biodiversity and Trees)

Being fewer than five dwellings, the Development Infrastructure and Contributions SPD does not apply to this proposal.

The site is sustainably located and with the roll out of the Northern Arc will be in close proximity to a range of community and day to day services. The principle of residential development on this site therefore accords with the development plan.

The Northern Arc

The Council considers the allocation to the north and north-west of Burgess Hill ('The Northern Arc') as a single strategic development (MSDP, p. 42). Where there are multiple planning applications, they should be led by, and accord with, an allocation wide masterplan.

The Council has published a Northern Arc Masterplan (2018) to guide development in the area. Policy SDP6, 'Housing Mix, Density and Capacity', advises that a range of housing densities will be achieved in the Northern Arc, with highest densities near the neighbourhood centres, with decreasing densities out towards the edges of the Arc.

Following the masterplan, the latest submitted Homes England plans (DM/23/0474) designate the fields immediately surrounding Holly Tree Court for residential development, of 2 / 2.5 to 3 residential storeys high, and of a density between 35 to 50 dph (dwgs. 60578790/002, /005 and /006).

Holly Tree Court is towards the southern edge of the masterplan area, where a lower density of development would be appropriate.

As the Council can demonstrate a 5YHLS (currently standing at 5.59 years, as of June 2023), there is less pressure to maximise site densities on windfall housing sites such as Holly Tree Court that contribute additional housing over and above the 5YHLS, as there is no shortage of housing land in the district. The Framework states that is especially important that planning decisions avoid homes being built at low densities only where there is an existing or anticipated shortage of land for meeting identified housing needs (NPPF, 125).

Paragraph 124 lists the criteria to be taken into account when determining the appropriate density for development. These include the identified need for housing and availability of land (that is, the 5YHLS position), and the desirability of maintaining an area's prevailing character and setting, including residential gardens (my emphasis). Protecting the character of residential gardens is reiterated at paragraph 71, which resists inappropriate development of gardens, for example where development would cause harm to the local area.

The application site's open character, with generously sized domestic curtilage and lawned garden, dwellings set back into the plot behind a large forecourt, and the mature boundary trees and hedgerows, would be preserved under this development of four dwellings. This ensures that the site's prevailing character is maintained, in accordance with paragraphs 71 and 124 of the NPPF.



In light of the above, and with housing needs currently met, the principle of a low density development of four dwellings is considered acceptable on this site.

Design and Character of the Area

DP26 requires all development to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. The policy includes a number of criteria for good design, including high quality design and layout, landscaping and green space, clearly defined public and private realm, creating a sense of place, protecting trees, and no significant harm to the amenities of nearby residents.

The design approach for the four dwellings takes what is a predominant roof form in the district, the steep, double pitched with gable ends, covered in plain clay tiles. This will give the dwellings an eye-catching and contemporary appearance, which will sit well against the rustic hues of the prominent plain clay tile roofs and the multistock brick finish. Together the clay tile and stock brick will create a contemporary aesthetic that blends old and new.

The Mid Sussex Design Guide notes, “Designers are encouraged to be inventive and innovative ... Contemporary solutions of high architectural quality that deliver outstanding places are welcomed and encouraged”.

The bringing together of old and new elements into the design reflects local distinctiveness whilst simultaneously creating something new and innovative. In so doing, the scheme achieves the aspirations of policy DP26, which is to be well-designed and reflect the particular character of an area.

Transport and Highways

The site is sustainably located in terms of accessibility, as the whole of the Northern Arc area is within the settlement boundary for Burgess Hill. 6.5.2 The application proposes the formation of a second access out of the site onto Cuckfield Road. A Transport Statement has been prepared by Monson (please see attached report).

CONCLUSIONS

The application proposes a development of four, 3-bedroom, semi-detached residential dwellings at Holly Tree Court, Cuckfield Road, Burgess Hill.

The site falls within the Northern Arc, a strategic allocation of 3,400 dwellings and mixed use development (DP9 of the District Plan).

The proposal retains important trees and hedgerows, and will demonstrate net biodiversity gain through a landscape planting scheme that includes species-rich wildflower meadow, bird and bat boxes.

In light of the above, it is respectfully requested that planning permission is approved.