



PLANNING STATEMENT

Application for the Erection of a Detached Two-Bedroom Dwelling
Land to the Rear of 122 High Street, Hurstpierpoint, Hassocks BN6 9PX
(Napur Indian Restaurant)

Prepared on behalf of: Mr A. Choudhury
October 2025

1.0 Introduction

1.1 This Planning Statement has been prepared on behalf of the applicant in support of a full planning application for the erection of a detached two-bedroom dwelling to the rear of the existing commercial premises known as Napur Indian Restaurant, 122 High Street, Hurstpierpoint, located within the built-up area boundary of the settlement.

1.2 The purpose of this statement is to describe the proposed development, assess its planning merits, and demonstrate how it accords with both national and local planning policy frameworks, including the National Planning Policy Framework (NPPF, 2023) and the Mid Sussex District Plan (2014-2031). Reference is also made to the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990, and other relevant policy documents.

2.0 Site Context

2.1 The application site lies to the rear of 122 High Street, currently in mixed-use as a restaurant at ground floor with residential accommodation above. It is located on the southern side of the High Street in Hurstpierpoint, a category 2 settlement within the Mid Sussex Settlement Hierarchy, recognised as a sustainable location for infill development.

2.2 The site area measures approximately 1,093m² (0.109 ha) and is currently part of the amenity area and hardstanding associated with the restaurant. The site benefits from existing access via a private service road to the south, which serves a number of properties to the rear of the High Street.

2.3 The surrounding context is mixed-use and predominantly traditional in architectural character, comprising commercial premises, residential dwellings, and community facilities. The topography of the site is flat, and the area is not within a Flood Risk Zone 2 or 3, according to the Environment Agency's Flood Maps. As such, no Flood Risk Assessment is required.

2.4 The site lies within the Hurstpierpoint Conservation Area, and therefore careful consideration has been given to design, massing, and materials to ensure the proposal preserves and enhances the character and appearance of the area, in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.0 Planning History

3.1 A previous planning application for a similar two-bedroom detached dwelling on this site was refused under reference HP/04/00020/FUL.

3.2 This decision was successfully overturned on appeal by the Planning Inspectorate under reference APP/D3830/A/04/1152870, with permission granted on 25 January 2005. This appeal decision confirms the acceptability of residential development in principle on this site, and is a material planning consideration.

4.0 The Proposed Development

4.1 The proposal is for the erection of a modest, traditionally designed two-bedroom detached dwelling with a gross internal floor area of approximately 52m², inclusive of appropriate living accommodation and associated garden space.

4.2 The proposal includes one on-plot car parking space and will make use of the existing private rear access, avoiding disruption to the main High Street frontage and minimising highway impact.

4.3 The new dwelling is south-facing, in line with surrounding buildings, and has been designed with a traditional vernacular character, reflecting and complementing the surrounding built form within the Conservation Area. Traditional materials such as brickwork, clay tiles, and timber-framed windows will be used to ensure a high standard of design.

5.0 Policy Framework and Assessment

5.1 National Planning Policy Framework (NPPF, 2023)

5.1.1 The NPPF sets out the Government's planning policies and is a key material consideration. The proposal is consistent with the overarching objectives of the NPPF, particularly:

- Paragraph 11 – Presumption in favour of sustainable development. The site lies within a sustainable settlement and proposes a small-scale development making efficient use of previously developed land.
- Paragraph 60-62 – The need to significantly boost the supply of homes and support smaller-scale housing developments in sustainable locations.
- Paragraph 69 – Encourages the development of small and medium-sized windfall sites within or adjacent to existing settlements to diversify housing supply.
- Paragraph 119 – Supports the effective use of land, especially previously developed (brownfield) land.
- Paragraph 130-134 – Promotes high-quality, beautiful, and sustainable design. The proposal uses traditional materials and proportions that respect the character of the local area.

5.1.2 The proposal accords with the presumption in favour of sustainable development, as it contributes to housing delivery, makes efficient use of land, and causes no demonstrable harm.

5.2 Mid Sussex District Plan (2014-2031)

Relevant policies include:

- DP4: Housing – Supports new housing within settlement boundaries where it is appropriate in scale and design.
- DPG: Settlement Hierarchy – Hurstpierpoint is identified as a suitable location for modest residential infill.
- DP21: Transport – The proposal includes safe and suitable access and meets local parking requirements.
- DP26: Character and Design – The dwelling responds positively to local character and integrates sensitively with the surroundings.
- DP27: Dwelling Space Standards – The proposed dwelling meets the minimum national space standards.
- DP34 & DP35: Heritage Assets and Conservation Areas – The design has been carefully considered to preserve and enhance the character and setting of the Hurstpierpoint Conservation Area.
- DP41: Flood Risk and Drainage – The site is not in a flood risk zone; the proposal will not increase flood risk elsewhere.

5.3 Supplementary Planning Documents (SPDS) and Other Material Considerations

- Mid Sussex Design Guide SPD (2020) – Emphasises context-led, high-quality design. The proposed dwelling reflects the guidance on massing, materials, and the grain of development.
- Hurstpierpoint Conservation Area Appraisal – The proposal has taken into account the characteristics identified in the appraisal, with a design that reflects the local vernacular.

6.0 Key Planning Considerations

- Sustainable Location: The site is well connected to local services and public transport and lies within a defined settlement boundary.
- Efficient Use of Land: The proposal makes use of an underutilised garden plot, in line with NPPF guidance.
- Design and Heritage: Traditional design, appropriate materials, and sensitive siting ensure compliance with conservation policy.
- Access and Parking: The proposal includes safe vehicular access and adequate parking provision, in line with DP21.
- Precedent: The appeal decision from 2005 confirms that residential development on this site is acceptable in principle.

7.0 Conclusion

7.1 The proposed development represents a sustainable, high-quality addition to the local housing supply and is entirely in accordance with the NPPF (2023) and the Mid Sussex District Plan (2014-2031).

7.2 The proposal is consistent with national guidance encouraging small-scale infill housing development on previously developed land within settlement boundaries, particularly in locations such as Hurstpierpoint which are well-served by amenities and public transport.

7.3 The design respects and reflects the historic and architectural context of the Hurstpierpoint Conservation Area, while delivering a modest, well-proportioned home in a way that enhances the quality and character of the built environment.

7.4 There are no technical or environmental constraints that would prevent development. The planning history, including a previously successful appeal for a similar proposal, further supports the site's suitability.

7.5 In light of the above, the local planning authority is respectfully urged to grant full planning permission for the proposed development.