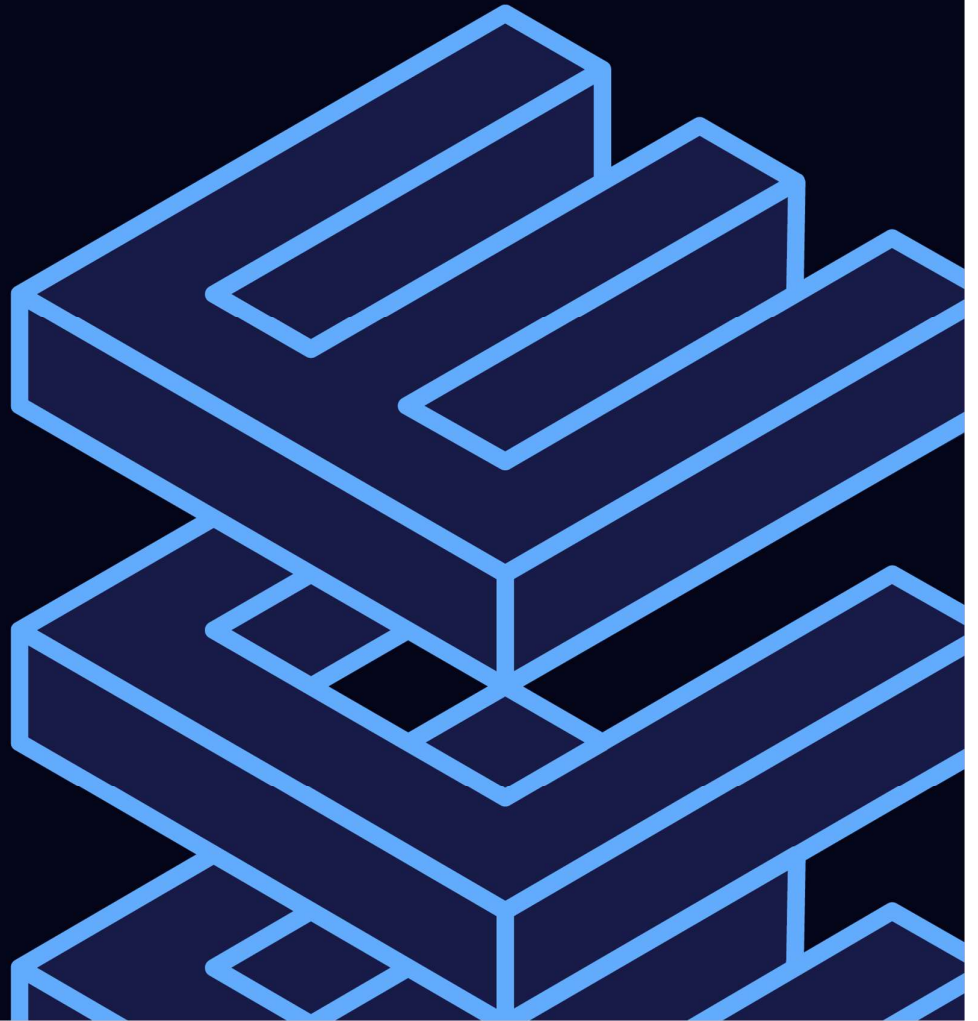


ECE Planning

Planning and Affordable Housing Statement

25-27 Perrymount Road –
P2269

March 2026



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Project Name: Perrymount Road

Location Land at the rear of Central House, 25-27
Perrymount Road, Haywards Heath, West
Sussex, RH16 3TP

Client: LTRO Perrymount Ltd

File Reference: P2269

Issue	Date	Author	Checked	Notes
PL1	12/02/2026	P Gallally	P Carnell	Initial Draft
PL2	10/03/2026	P Carnell	C Barker	Planning Issue

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1. Introduction

- 1.1. This Planning Statement is in support of a Full Planning Application for the erection of a 7-storey building comprising 30 flats (18 x 1 bed and 12 x 2 bed) with associated landscaping, parking and refuse stores.
- 1.2. This statement should be read in conjunction with the submitted existing and proposed plans. This statement provides information on the background to the site, relationship to surrounding buildings, planning policy at a national, and local level and an assessment of the proposal.
- 1.3. The statement has been prepared in full accordance with Government guidance, including DCLG Guidance on information requirements and validation for planning applications.
- 1.4. The application for Full Planning Permission should be considered with full regard to the suite of supporting documents, drawings and plans.

2. The Site

- 2.1. The site is located on the western side of Perrymount Road. It forms the former car park associated with the existing building, (25 – 27 Perrymount Road) which is one half of the modern office buildings on the stretch between The Broadway and Clair Road.

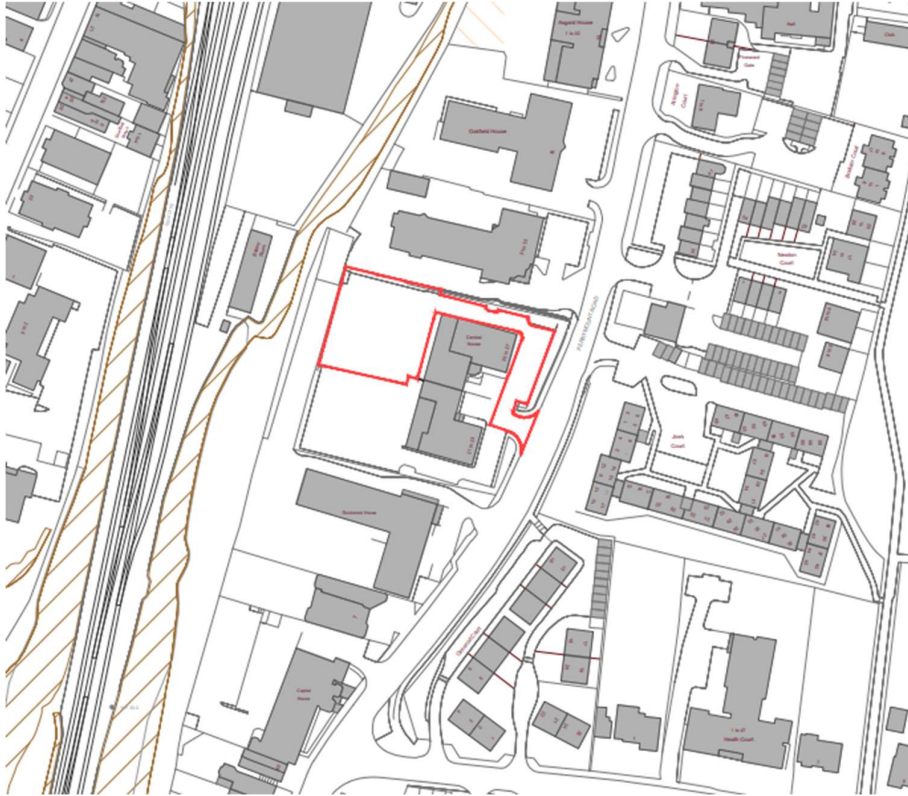


Figure 1 - Site Location Plan

- 2.2. Central House, the existing building to the front (east) of the site, has a total width of approximately 50m with wings on either end projecting towards Perrymount Road. The building contains 6 floors of offices, the top level being contained within a mansard roof, surmounted by a plant room.
- 2.3. The land slopes quite sharply downwards towards the north and the west. There is a floor difference in levels between the front and rear of the site.
- 2.4. Central House has a functional appearance. As noted above, the other half of this block (21-23) abuts the site to the south, beyond which are three modern office buildings which reach to The Broadway. A series of modern and converted office buildings are located to the north, reaching to Clair Road. Similarly, there are residential maisonettes which face the application site on the east side of Perrymount Road, from a raised setting.
- 2.5. To the rear, is a private access road, with vehicular parking, tree and vegetation screening beyond. Further to the west is railway land where there is a sharp drop between Perrymount Road and the railway tracks.
- 2.6. The site is highly sustainable, with immediate access to bus stops, Haywards Heath train station and centre of Haywards Heath.

3. Planning History

- 3.1. A search of the council's online register of planning applications has been undertaken, and the following below represents a summary of the most relevant planning history on site.
- 3.2. **CU/95/82** - Five storey office building of 2,869 sqm including covered parking plant parking and associated landscaping. APPROVED
- 3.3. **DM/20/1137** - Outline application to demolish the existing office building and the erection of a new office (B1 use) and a mixed use (commercial B1, D1, D2 use and residential) building comprising of up to 38 flats and up to 3,419 sqm of commercial floorspace together with the formation of a new access and associated car parking. All matters to be reserved except for access. APPROVED.
- 3.4. **DM/22/2880** - Erection of a 6 storey building comprising of 28 flats (15 x 1 bed and 13 x 2 bed) with associated landscaping, parking and refuse stores. APPROVED AT COMMITTEE SUBJECT TO SECTION 106. "The site falls within an area of coarse grain development where there is support for increasing density in town centre locations which can be achieved through taller development. Such a proposal seeks to optimise the use of the site which is supported in principles DG31 and DG32 of the Design Guide as well as Policy DP26 of the District Plan. The design of the building is considered to be of good quality and meet the design principles of the Design Guide.
- 3.5. **DM/22/2303** - Lloyds Bank 31 - 33 Perry Mount Road Haywards Heath West Sussex Proposed 9 storey extension to the western elevation of 31-33 Perry Mount Road, together with a 2 storey rooftop extension, a new rooftop amenity deck, parking, bin and bike stores and internal and external changes to the existing building to deliver a total of 98 dwellings and ancillary residential facilities (further to the approved change of use of the existing building for 38 units and its upward extension for 30 units under prior approval consents, therefore delivering an uplift of 30 dwellings on the site).
- 3.6. **DM/23/2259** - Land To The R/o Central House 25 Perry Mount Road Haywards Heath West Sussex Erection of an 8 storey building comprising of 38 flats 21 x 1 bed and 17 x 2 bed) with associated landscaping, parking and refuse stores.

Pre-Application

- 3.7. **DM/25/2912** - Pre-application advice was sought on the proposal to amend permission DM/23/2259 to reduce the height of the building by a single storey (seven storeys in total) and reduce the number of dwellings to 30.
- 3.8. MSDC advised that a new planning application is required to address the changes sought to the previously approved scheme.

4. The Proposal

- 4.1. The applicant is seeking planning permission for the erection of a 7-storey building comprising 30 flats (18 x 1 bed and 12 x 2 bed) with associated landscaping, parking and refuse stores.
- 4.2. The scheme is the same as that previously approved under planning consent DM/23/2259 apart from the reduction in height from eight to seven storeys and the corresponding reduction in unit numbers from 38 flats to 30.
- 4.3. The reduction in height and corresponding reduction in flats is a consequence of the Higher Risk Building Regulations and the significant additional costs compliance with this regime would impose on the project.

5. Policy Overview

5.1. Introduction

- 5.1.1. Section 38(6) of the Planning Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 38(3) states that the Development Plan includes the Regional Spatial Strategy and other Development Plan Documents.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The National Planning Policy Framework (NPPF) is an important material consideration in planning decisions. The NPPF sets out the Government's approach to sustainable development and core planning principles. A revised NPPF was published by the Government in February 2025.

- 5.2.2. The relevant sections of the NPPF in relation to this application are summarised below and explored in further detail later in this Statement.

Section 2 - Achieving sustainable development
Section 5 - Delivering a sufficient supply of homes
Section 7 - Ensuring the vitality of town centres
Section 8 - Promoting healthy and safe communities
Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment
Section 16 - Conserving and enhancing the historic environment

5.3. National Planning Practice Guidance (NPPG)

- 5.3.1. The PPG elaborates on the policies of the NPPF, and reaffirms the requirement for good design, and the presumption in favour of sustainable development. Relevant sections of the PPG have been fully considered as part of this proposal.

5.4. Strategic Planning Policy – Mid Sussex District Plan (2018)

- 5.4.1. The current local plan is the Mid Sussex District Council Plan (2018), and in this statement it has been thoroughly considered. The below sections are noted as the relevant policies relating to the proposed development:

Policy DP4 - Housing

Policy DP6 - Settlement Hierarchy

Policy DP20 - Securing Infrastructure

Policy DP21 – Transport

Policy DP26 - Character and Design

Policy DP27 - Dwelling Space Standards

Policy DP28 – Accessibility

Policy DP29 - Noise, Air and Light Pollution

Policy DP30 - Housing Mix

Policy DP31 - Affordable Housing

Policy DP34 - Listed Buildings and Other Heritage

Policy DP39 - Sustainable Design and Construction

Policy DP41 - Flood Risk and Drainage

5.5. Haywards Heath Neighbourhood Plan (2016)

5.5.1. In addition to the local and national plan, in this instance the Haywards Heath Neighbourhood Plan (2016) has also been considered. Below are the relevant policies related to the proposed development:

Policy E8 - Inappropriately Located Uses

Policy E9 - Developers must demonstrate how their proposal will protect and reinforce the local character within the locality of the site.

Policy H8 - Nursing and Residential Care Homes

Policy T1 - Road Building

Policy T2 - A23 Improvements

Policy T3 - Heavy Goods Vehicles

5.6. Additional Supplementary Planning Guidance

5.6.1. Further considerations have also been drawn from the Site Allocations Development Plan Document, the following policies are relevant:

Policy SA34 - Existing Employment Sites

Policy SA38 - Safeguarding of Land for Strategic Highway Improvements

6. Planning Appraisal

6.1. Introduction

- 6.1.1. This section of the statement details how the proposed development will comply with the policies set out in the National and Local plans.

6.2. Principle of Development

- 6.2.1. The proposed development is located within the built-up area of Haywards Heath where the principle of additional windfall housing is acceptable under Policy DP6 of the Local Plan which states *"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."*
- 6.2.2. Haywards Heath is a defined Category 1 settlement in the settlement hierarchy under Policy DP6. As such, the site is considered to be a sustainable location for residential development.
- 6.2.3. Policy H8 of the Neighbourhood Plan also considers housing development in this location acceptable provided it complies with other policies within the plan.
- 6.2.4. The Planning Officer's Report relating to the previously approved scheme (reference DM/23/2259) notes that Central House "has been subject to various permitted development prior approval consents for the change of use from offices to residential which is being implemented." Further, it states that "whilst the loss of the commercial use of the site is regrettable, in light of the recent approvals for the building to be used for residential purposes, it is considered that the principle of the redevelopment of the former car park site within this location is appropriate and is supported by the District Plan policy (DP26) and Governments requirement to optimise development on sites and promote development on _ previously developed and _ under-utilised land."
- 6.2.5. The proposed application is identical apart from the loss of a single storey of residential accommodation and therefore remains acceptable in principle.

6.3. Design, Form and Appearance

- 6.3.1. The Planning Officer's Report relating to the approved scheme states that *"The site is situated within an area characterised by large commercial buildings and residential development. The commercial buildings are at varying levels due to the sloping nature of the land."* Further, *"The application site is situated within the coarse grain urban area identified for site optimisation. As such the site is identified as being a suitable for intensification of development of a higher density."*
- 6.3.2. The principle of a large building on this site was previously approved under planning reference DM/20/1137, and again under the previous consent reference DM/23/2259. The building subject to this planning application is of a lower height to Central House to the east of the site and compared to the previous consents.
- 6.3.3. It would form a contemporary designed building with the top floor set in from the main building and finished with a different material.
- 6.3.4. The proposed development would optimise the use of the site which is supported in principles DG31 and DG32 of the Design Guide as well as Policy DP26 of the District Plan. The proposal seeks to do this through creating a building which maximises the use of the existing brownfield site and removing the large area of hardstanding.

- 6.3.5. Due to the rearward position of the building, the relationship with the neighbouring tall buildings, and the proposed design the prominence of the building would be minimised. In addition, the proposed front elevation provides articulation which reduces the apparent scale of the building with the top floor set back with a different material to minimise its prominence. As such it is considered that the proposal would sit comfortably within the site and its surrounding context.
- 6.3.6. The general siting, position and arrangement of the access/parking areas remains consistent with that already approved. This ensures that there remains opportunity for planting and landscaping to provide suitable defensible space and to respond positively to its neighbours.
- 6.3.7. The design has also considered the approved external appearance, with some of the agreed principles included within this revised design. In particular, the top floor continues to be recessed, successfully breaking up the mass of the building, whilst also adding some visual interest.
- 6.3.8. The design is very similar to that previously approved and therefore should be considered acceptable.

6.4. Access and Parking

- 6.4.1. The Planning Officer's Report relating to the most recent consent stated "*The site lies close to Haywards Heath town centre. Continuous walking routes and suitable crossing points are available to meet likely travel demand. Haywards Heath train station is a short walk to the north.*" The site is therefore in a highly sustainable location.
- 6.4.2. The proposed development includes the provision of eight car parking spaces. This was considered acceptable to support the previous scheme of 38 flats given the sustainable location of the site. Paragraph 12.47 of the committee report notes "*Overall the Highways Authority consider that the proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network.*"
- 6.4.3. The proposed development has eight fewer dwellings (30 total) and therefore any level of impact (already considered to be acceptable) would be less than the previously approved scheme. The provision of 8 car parking spaces with the current application must therefore continue to be acceptable.
- 6.4.4. The number of proposed cycle spaces remains 33 and in excess of WSCC requirements.
- 6.4.5. We have provided the same technical information which supported the previous scheme given the conclusions remain valid as the overall impact of this smaller scheme is reduced.

6.5. Residential Amenity

- 6.5.1. The floor plans for the proposed development show that the windows on the front elevation facing Central House are to serve bedrooms, en-suites as well as the entrance and stairwell of the building. This will ensure that there will not be any adverse impact in terms of an overbearing impact, loss of privacy or a loss of light to future occupiers.
- 6.5.2. The previous scheme was supported by a revised Daylight and Sunlight Report which outlines the results of an assessment of the impact of the proposed development on surrounding properties in accordance with the BRE guidelines.
- 6.5.3. The analysis reconfirms that the impacts to the recently consented schemes at 31-33 Perrymount Road and Central House are negligible and that all rooms would remain appropriately daylit and sunlit with the proposed development in place.

- 6.5.4. The conclusions of this report remain valid given the only alteration to the scale of the proposed building is a reduction in height by a single storey. The daylight sunlight report is therefore submitted again in support of this application for completeness.
- 6.5.5. An Environmental Noise Survey and Noise Impact Assessment Report is submitted which confirms that appropriate target internal noise levels would be achievable using conventional mitigation measures with the report concluding that subject to the incorporation of these measures, the site is suitable for residential development in terms of noise.
- 6.5.6. Given this, it is considered that the revised scheme remains consistent and compliant with local and national policy referring to residential amenity.

6.6. Archaeology

- 6.6.1. Planning permission DM/22/2880 was granted on 03/08/2023 for the erection of a 6-storey building comprising of 28 flats (15 x 1 bed and 13 x 2 bed) with associated landscaping, parking and refuse stores. This consent was granted on the same footprint as the development proposed in this application.
- 6.6.2. The consent was subject to the following Condition 6:
- i. No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a Written Scheme of Investigation which has been submitted by the applicant, and approved in writing by the local planning authority.*
 - ii. No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological evaluation identified in the Written Scheme of Investigation defined in Part 1 and confirmed by the local authority archaeological advisors.*
 - iii. A mitigation strategy detailing the excavation / preservation strategy shall be submitted to the local planning authority following the completion of the archaeological evaluation.*
 - iv. No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, a detailed in the mitigation strategy, and which has been approved in writing by the local planning authority.*
 - v. The applicant will submit to the local planning authority a post excavation assessment (to be submitted within six months of the completion of the fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.*
- 6.6.3. This Condition was discharged on 8th May 2024. The information provided in support of the application to discharge conditions together with the relevant documents from the Council is provided in support of this application.
- 6.6.4. Heritage matters are therefore addressed on this site and there is no requirement to address archaeology any further.

6.7. Trees

- 6.7.1. We note the following comments from the Planning Officer's Report relating to planning permission DM/22/2880:

"An Arboricultural Impact Assessment and Method Statement has been submitted as part of the application. It identifies that there are a number of trees to the north and south of the site close to the existing boundaries. There are to be no trees to be removed as part of the proposal, however, T10 would have a hung up branch removed and it is identified that some of the trees would have their crowns reduced to clear any part of the proposed building. In addition, the report notes that the trees would have ground protection to ensure that they are protected from the building works. The report notes that there would be some incursion into part of the Root Protection Area (RPA) of T13 through the building, however, it is acknowledged that the current ground surface around the RPA is hardstanding which has been used for car parking. The trees are to be retained and protected during construction works. These trees are not however subject to a Tree Preservation Order."

- 6.7.2. This was also considered acceptable under planning permission DM/23/2259.
- 6.7.3. This aspect remains the same as already considered acceptable under the three previous planning permissions. Given this, it is considered that the revised scheme remains consistent and compliant with local and national policy regarding trees.

6.8. Housing Mix & Affordable Housing

- 6.8.1. A viability report prepared by Turner Morum is submitted with this application considering the provision of affordable dwellings as part of this scheme.
- 6.8.2. The assessment considers the following modelled scenarios:
 - Provision of 30% affordable housing as part of the proposed scheme
 - Provision of 0% affordable housing as part of the proposed scheme
 - Current viability of the previously consented scheme (DM/23/2259.)
- 6.8.3. In each case a deficit is recorded rendering the proposal non-viable.
- 6.8.4. Turner Morum has also undertaken sensitivity testing to further consider the impact of revenue and cost variations on the viability of the scheme. This work demonstrates that some small adjustments to revenue and costs can convert the deficit into a surplus to the extent that the scheme could be viable. The applicant will proceed with the development if consented.
- 6.8.5. Further details are set out in the Turner Morum report.
- 6.8.6. The proposed housing mix is 30 flats comprised of 18 x 1 bed (60%) and 12 x 2 bed (40%). This is a very similar mix compared to the previously consented schemes (55% 1-bed units and 45% 2-bed units in 23/2259; 16% studio, 58% 1 bed and 26% 2 bed in the outline DM/20/1137; and 53% 1-bed units and 47% 2-bed units in scheme reference DM/22/2880).
- 6.8.7. The mix is in keeping with previously approved schemes and should be considered acceptable for the proposed application.

6.9. Dwelling Space Standards

- 6.9.1. The submitted plans show that the proposed flats would meet and, in some cases, exceed the National Dwelling Space Standards.
- 6.9.2. Level access is provided to the flats as the entrance and there would be a lift to allow residents to access all levels. They are designed to be capable of complying with Part M4(2).

Given this, it is considered that the revised scheme remains consistent and compliant with local and national policy referring to the dwelling space standards.

6.10. Flood Risk and Drainage

- 6.10.1. The site is in Flood Zone 1 and at a low risk of flooding from all sources.
- 6.10.2. The surface water drainage scheme which was submitted and approved as part of the previous application is proposed to support this application. This is considered a robust approach given there are no changes proposed to the layout or areas of permeable or impermeable surfaces.
- 6.10.3. In summary, sustainable drainage measures are proposed in relation to surface water management. The surface water from the site will drain via permeable paving and, together with runoff from the footpaths and roof, will drain via a new soakaway as shown on drawing P261-1100-C-DR-0100 in the submitted FRA.

6.11. Ecology and Biodiversity Net Gain

- 6.11.1. The proposed development site has low ecological value within a local context given it comprises locally common habitats supporting locally abundant species typical of the wider landscape.
- 6.11.2. The biodiversity value of the total site area is largely attributed to the following factors:
 - The poor diversity of species and sward heights within the habitats on site when compared to the wider landscape;
 - Poor vegetative structure and connectivity within the development boundary; and
 - The ease with which biodiversity enhancement measures can be implemented within the overall site boundary without compromising amenity value.
- 6.11.3. Standard mitigation measures are recommended in the ecology report provided in support of this application.
- 6.11.4. The BNG metric calculation indicates that 0.18 grassland units of low distinctiveness will need to be secured to provide the mandatory 10% net gain. This can be secured through condition and / or legal agreement.

7. Conclusion

- 7.1. This Planning Statement is in support of a Full Planning Application for the erection of a 7-storey building comprising of 30 flats with associated landscaping, parking and refuse stores.
- 7.2. Many of the principles have already been agreed by way of the Planning History, with the differences focussing on mix, height and design.
- 7.3. The mix is comparable with the recently approved applications. A viability report considers the provision of affordable dwellings. This will be considered during the determination period in discussion with the Council appointed district valuer.
- 7.4. The loss of 8 flats from the previously approved scheme is regrettable but a consequence of the significant increase in build costs that compliance with the High Risk Buildings register would impose on a building of this size.
- 7.5. The proposed scheme would be 3.8m lower than the previous permission and retains a similar design.
- 7.6. The proposed development makes an efficient use of vacant brownfield land and does not harm the significance of any heritage assets.
- 7.7. The proposals continue to comply with national and local plan policy, and should therefore be supported.

