

Planning Statement

Sustainability

Flood Risk, Sustainable Drainage & Water Efficiency

Refuse and Recycling

Principles

Design & Access

Ecology & Biodiversity

Trees & Landscaping

Housing need

Natural Environment

Climate Change & Energy Efficiency

Parking, Servicing & Highway Safety

Housing Quality

Hollyrood House, Ardingly Road, Lindfield, RH16 2QY

November 2024

Prepared by

W. Pierson - BA (Hons), PGDip, MRTPI

PD Planning UK

for Town & Country Planning matters

www.pdplanninguk.com



RTPI

Chartered Town Planner

PD Planning UK Ltd: Registered in England No: 7648659

Contents

1. Introduction	2
2. The Site and Context	2
3. Relevant Planning History	4
4. The Proposal	4
5. The Planning Considerations	5
Loss of the existing Care Home (Class C2) Use	5
Principles of Residential Development, Housing Need and Housing Mix	6
Affordable Housing	8
Siting, Scale, Design and Appearance	8
Housing Quality, Standards and Accessibility	9
The Impact on Neighbouring Properties	9
Parking, Servicing and Highway Safety	10
Refuse and Recycling Strategy	10
Trees	11
Landscaping, Ecology and Biodiversity Net Gain	11
Flood Risk, Sustainable Drainage and Water Efficiency	12
Climate Change and Energy Efficiency	14
Infrastructure and Mitigation Measures	15
6. Conclusion	15

Figures

<i>Figure 1 - Aerial photographs and plans</i>	<i>2</i>
<i>Figure 2 - Bug hotels, bird and bat boxes and hedgehog friendly fencing</i>	<i>12</i>
<i>Figure 3 - Extent of flood risk from rivers</i>	<i>13</i>
<i>Figure 4 - Extent of flood risk from surface water</i>	<i>13</i>

1. Introduction

- 1.1. This Planning Statement is submitted to support and provide the background and rationale to the planning application. It incorporates a consideration of relevant matters to the proposal and demonstrates why the development is appropriate to the site and the surrounding area.
- 1.2. This Statement includes all relevant matters necessary for the validation and consideration of the application and it should be read in conjunction with the submitted drawings and other documents.

2. The Site and Context

- 2.1. Hollyrood House is a former care home located on the eastern side of the B2028 Ardingly Road, to the north of its junction with Park Lane, and approximately 1 mile north of Lindfield village centre.



Figure 1 - Aerial photographs and plans

- 2.2. The grounds of the former care home extend to 3.44 acres with the buildings providing approximately 1780 sq.m of floorspace in Class C2 (residential institution) use. The property has been vacant since 2022.

- 2.3. Formerly the Convent of the Holy Rood, the original Hollyrood House was built in the 1930's in the central part of the site. It has been extended and altered with a series of extensions, outbuildings and structures that now engulf and surround the original building. The main building comprises a part two-storey, part three-storey building of brick construction with a pitched, tiled roof. The substantial extensions to the north and east of the original building are somewhat monolithic in their appearance, being functional to their institutional use rather than aesthetic.
- 2.4. In 1998, the property was granted planning permission for use as a residential institution (Use Class C2) and it was last used as a care home for adults with learning disabilities and autistic spectrum conditions. It is now vacant. However, at the time of its closure the main building of "Hollyrood House" provided 19 residents bedrooms, 3 kitchens, 3 living rooms and 3 dining rooms, and a staff flat.
- 2.5. There are also additional buildings within the grounds, beyond the main building. "Oakwood" is a two-storey, L-shaped building dating from circa 2000. It is located to the north of the main house and is of brick construction with a pitched, tiled roof. It comprises four bedrooms, a kitchen, several day rooms, a sensory therapy room and a workshop.
- 2.6. The "Day Service Centre" is located to the east of the main house. It is a single storey brick building formerly used as a communal hobby room. To the rear of the building is a studio flat with a bedroom/living room with a kitchenette and shower room.
- 2.7. "Holy Rood Cottage" is also within the site, on its eastern boundary to Park Lane. It is a two storey building with a residential dwelling (Class C3) use. It is of brick construction with a pitched tiled roof, and is of a traditional 1930's cottage style.
- 2.8. The main access to the site is off the Ardingly Road, with a vehicular driveway leading to a parking forecourt in front of the main entrance. An internal access drive continues in an east-west direction alongside the north of the main building leading to another vehicular access and egress onto Park Lane. Various hardsurfaced areas throughout the site allow for the manouvering and parking of approximately 30 vehicles.
- 2.9. The buildings are set in a mature landscaped setting, within which there are outbuildings, structures and hardsurfaces associated with the former uses. Land levels within the site are undulating, with a noticeable slope down from the southern elevation of the building, and a gradual slope down either side of buildings to the east and west. Land levels rise to the north of the site.
- 2.10. Ardingly Road and Park Lane are two-way roads, with no pavements. Bus stops in each direction are located immediately adjacent to the Ardingly Road entrance.
- 2.11. The site is not within a Conservation Area or Article 4 area. It is not a Listed Building and there are no Listed Buildings in close proximity that would be affected by the proposal. Tree Preservation Order LR/01/TPO/00 protects a number of trees along the south-eastern

boundary of the Park Lane frontage. The site is within the High Weald Area of Outstanding Natural Beauty and within the Ashdown Forest SPA/SAC 7km buffer zone.

3. Relevant Planning History

3.1. The most recent planning history precedes 2011, as detailed below:

- LR/003/89 - In 1989 planning permission was granted for a porch and improvements to the caretakers flat.
- LR038/97 - In 1997 planning permission was granted for the change of use from convent use (Sui-Generis) to residential institution use (Class C2).
- LR/022/98 - In 1998 planning permission was granted for the provision of a new fire escape stair and minor alterations to building openings.
- LR/040/98 - In 1998 planning permission was granted for the demolition of the existing building and the replacement with a two storey, 4-bed adult mental health unit, and provision of new car parking area.
- 04/02423 - In 2004 planning permission was granted to rebuild a store and maintenance workshop (subsequently amended by planning permission 05/01805/FUL).
- 00/01853/FUL - In 2000 planning permission was granted for alterations to the existing sewerage units and the addition of new sewage treatment plant.
- 11/02483/FUL - In 2012 planning permission was granted for the extension of the car park to provide six additional spaces and improve safety within the site.

3.2. In May 2024 under reference DM/24/0665, a favourable response to a pre-application request was received from Mid Sussex District Council with regards to the principle of a Class C3 residential use of the site.

3.3. In November 2024, a Certificate of Lawful Use (Existing) was granted under reference DM/24/2020 for the use of Holy Rood Cottage as a Class C3 dwellinghouse.

4. The Proposal

4.1. The application seeks planning permission for the removal of outbuildings and alterations to the existing buildings and hardsurfaces to allow for a change of use from Class C2 (residential institution) use to a Class C3 (dwellinghouse) use to provide 3 no.1-bed flats, 14 no. 2-bed flats, and 2 no. 3-bed two storey dwellings (and retaining Holy Rood Cottage as a 3-bed dwelling), together with 37 no. car parking spaces, private and communal amenity spaces, landscaping, bin and cycle stores.

4.2. Details are shown on the accompanying drawings and supporting documentation.

- 4.3. The proposal will achieve an overall reduction in the built form through the removal of outbuildings, structures and hard surfaces around the outer parts of the site. It includes the provision of modest alterations to the existing buildings, by means of a first floor extension on the flat roof of the northern wing of the building, and the incorporation of a pitched roof on the flat roof of the south-eastern wing.
- 4.4. The two existing pedestrian and vehicular access points will be retained to Ardingly Road and Park Lane, and the parking arrangements will be re-configured to provide 37 marked car parking spaces around the retained buildings within the central part of the site.
- 4.5. The proposal affords protection to the outer parts of the site to protect and enhance its countryside location, and to support the implementation of sustainable drainage measures and biodiversity net gain.

5. The Planning Considerations

- 5.1. The main planning considerations are addressed below, in the context of planning policies within the 2023¹ National Planning Policy Framework (NPPF) and the 2014 Mid Sussex District Council Plan (MSDC). It is acknowledged that the policies in the emerging 2021-2039 District Plan carry some weight in the determination of planning applications.

Loss of the existing Care Home (Class C2) Use

- 5.2. The NPPF paragraph 63 supports the provision of local planning policies that establish the need, size, type and tenure of housing needed for different groups in the community. This includes the provision of care homes.
- 5.3. MSDC Policy DP25 relates to the loss of community facilities (that includes specialist accommodation and care homes). *"Where proposals involve the loss of a community facility, (including those facilities where the loss would reduce the community's ability to meet its day-to-day needs locally) evidence will need to be provided that demonstrates: that the use is no longer viable; or that there is an existing duplicate facility in the locality which can accommodate the impact of the loss of the facility; or that a replacement facility will be provided in the locality."*
- 5.4. The site is owned by The Disabilities Trust and was formerly occupied as a care home by the Trust. The site became vacant in 2022, with the Trust having identified that there were more appropriately located facilities elsewhere to meet local care home needs, in buildings that were inherently more suited to modern care home facilities compared with the "institutional" form of Hollyrood in a rural location. Since its closure in 2022, there has been no appreciable impact caused by the loss of the facility.

¹ NPPF as updated 19th December 2023 in response to the Levelling-up and Regeneration Bill, soon to be updated following consultation over the summer of 2024.

- 5.5. The application is accompanied by 2 no. Marketing Reports (Gerald Eve and Mansell McTaggart Estate Agents). Despite two extensive marketing campaigns between February 2021 and June 2024 it is evident that there is no demand for a continuation of the existing care home use. The lack of demand is mainly because of the rural location of the site and the difficulties in maintaining and updating the building to provide an acceptable level of accommodation suitable for modern day care facilities.
- 5.6. It is therefore demonstrated that there is no conflict with Policy DP25 in that there is no demand and no harm arising from the loss of the former C2 care home use on this site. As confirmed in the Council's pre-application response, a C3 residential use can be considered acceptable provided it meets the requirements of MSDC Policies DP12 and DP16 with regards to maintaining and enhancing the quality of the rural and landscape character and enhancing natural beauty.

Principles of Residential Development, Housing Need and Housing Mix

- 5.7. The NPPF continues to apply a presumption in favour of sustainable development. NPPF Paragraph 38 confirms that *"Decision-makers at every level should seek to approve applications for sustainable development where possible"* and NPPF paragraph 128 states that *"planning policies and decisions should support development that makes efficient use of land"*.
- 5.8. The provision of new homes is particularly supported with NPPF Paragraph 60 stating *"it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay"*. NPPF Paragraph 70 also acknowledges 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"*. LPA's are required (amongst other things) to support the development of windfall sites through their decisions, especially those that could help speed up the delivery of homes.
- 5.9. NPPF paragraphs 123 and 124 confirm that *"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions"*. Planning policies and decisions should (amongst other things) *"promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively"*.
- 5.10. MSDC Policy DP15 confirms that new homes in the countryside will be permitted where special justification exists and where the development could enhance its immediate setting and be sensitive to the character of the area. Policy DPC3 of the draft revised local plan states that new homes in the countryside will be permitted in specific circumstances, including where development would involve the subdivision of an existing residential

building. This proposal will improve upon the existing buildings and enhance their setting. The sub-division of the existing buildings will be sensitive to the character of the area.

- 5.11. MSDC Policy DP12 seeks the protection and enhancement of the countryside. Development will be permitted in the countryside, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and where it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan. This proposal will enhance the landscape character and is supported by Policy MSDC Policy DP15 and emerging MSDC Policy DPC3. The 2016 Lindfield and Lindfield Rural Neighbourhood Plan (LRNP) also gives support, in Policy 1, to the re-use of previously developed sites.
- 5.12. This site and the proposal accords with the objectives and criteria of the policies within the NPPF and the MSDC Local Plan and emerging Local Plan. The site is a previously developed site in the countryside, and it involves the subdivision of an existing Class C2 residential building. The unique and specific circumstances of the site allow for a special justification to allow the provision of Class C3 residential dwellings, whilst maintaining the quality of the rural and landscape character.
- 5.13. This proposal will enhance the quality of the rural and landscape character. There will be a reduction in the number and extent of outbuildings, structures and hardsurfaces with the site, particularly around its periphery. There will be an overall reduction in footprint of "made land" and an increase in natural planting to enhance the setting of the buildings and achieve biodiversity net gain. The stark, utilitarian appearance of the existing buildings will be removed through the external alterations proposed to the retained buildings, and the resultant appearance will be that of the Sussex vernacular. It will be a sustainable form of housing development that will make efficient use of the existing buildings and land.
- 5.14. MSDC Policy DP30 relates to housing mix: *"To support sustainable communities, housing development will: provide a mix of dwelling types and sizes from new development (including affordable housing) that reflects current and future local housing needs...."* The proposal will provide a mix of one, two and three bed dwellings of varying sizes and form suitable for the location, and within the constraints of the existing built form. All of the units will contribute to local housing needs.
- 5.15. MSDC Policy DP16 allows for development within the High Weald Area of Outstanding Natural Beauty, if it conserves or enhances its natural beauty. The High Weald AONB Management Plan confirms that particular regard should be given as to (amongst other things) character and local distinctiveness, settlement pattern, sense of place and the setting of the AONB. This proposal will improve upon the appearance of the existing utilitarian buildings, it will reduce the extent of hardsurfaces and periphery structures, and it will allow for a net gain in biodiversity. It will maintain local distinctiveness and the setting of the AONB.

Affordable Housing

- 5.16. The NPPF provides guidance on the delivery of Affordable Housing. MSDC Policy 31 seeks the provision of affordable housing on residential developments providing 11 dwellings or more. The policy confirms that an exception can be made if there is clear evidence that the site cannot support the required provision from a viability and deliverability perspective.
- 5.17. The application is accompanied by a Financial Viability Appraisal (S106 Management) to determine the level of Affordable Housing contribution that can be viably delivered on the proposed development. The FVA demonstrates the development cannot viably provide the targeted contribution of 30% on site affordable units. The Applicant would therefore welcome further discussion with the Council with regard to this matter.

Siting, Scale, Design and Appearance

- 5.18. NPPF Section 12 emphasises the need for high quality design which contributes positively to local character. Development should be of a high quality and be informed by the distinctive qualities, identity, topography and opportunities of their neighbourhood.
- 5.19. MSDC Policies DP12 and DP16 require proposals to maintain or where possible enhance the quality of the rural and landscape character of the District and conserve or enhance natural beauty. MSDC Policy DP26 requires new development to be well designed and reflect the distinctive character of the town and villages while being sensitive to the countryside. In the context of achieving good design MSDC Policy DP29 considers the impact of light pollution and requires artificial lighting to be minimised.
- 5.20. The accompanying Architectural Design & Access Statement (Sherwood Architects, August 2024) justifies the approach to the re-use of the existing building and the architectural detailing proposed to enhance its external appearance.
- 5.21. There are a number of existing unsympathetic buildings, structures and hard surfaces that will be removed, including sheds, greenhouses and the former activity hall. The current poorly designed flat roofed additions to the rear of the main building will be enhanced with a modest additional storey and a roof form that integrates into the more architectural detailed part of the original house.
- 5.22. The structures and hardsurfaced car parking area adjacent to the two houses and the Cottage will be removed, allowing for gardens to be created, that will provide good amenity spaces for future residents and enhance the natural landscape around the buildings. The spaces have been designed with natural boundary treatments such as hedges (rather than fences) so as to enhance biodiversity and wildlife.
- 5.23. The potential effects of light pollution arising from the residential use have been considered although the effect and needs for lighting compared with the former Class C2 use will be little different. Moreover, the development will allow for modern energy efficient and effective light fittings to be installed within the building and external light fittings can be

shielded and directed with motion sensors and dimming technologies to minimise light dispersion and pollution. Consideration will also be given to the benefits of the introduction of electrochromic glass in replacement or new windows to further comply with Government's "dark-skies" objectives.

- 5.24. The application submission demonstrates that the design and appearance of the resultant development will be entirely acceptable and appropriate to its context. It will be a high quality, sustainable development that will contribute positively to the local character and be sensitive to the surrounding countryside.

Housing Quality, Standards and Accessibility

- 5.25. NPPF Section 12 seeks high quality design and adequately sized rooms with comfortable and functional layouts. MSDC Policies DP27 and DP28 set out key qualitative aspects in the design of new dwellings, requiring adherence to minimum nationally described space standards, and high standards of accessibility to dwellings.
- 5.26. All dwellings will exceed the nationally described space standards ² and at least 5 dwellings will be accessible dwellings in accordance with Building Regulations Housing Technical Standards M4 (1) and M4(2) (accessible and adaptable dwellings).
- 5.27. The quality of build and the fit-out specifications will be to a high standard, constructed in a sustainable and energy efficient manner. The size, layout and orientation of habitable rooms are such that they will all receive good levels of light, outlook and aspect, and maintain adequate levels of privacy between units.
- 5.28. Private and communal amenity spaces will be provided throughout the development to allow for a good standard of amenity space for future residents.
- 5.29. The dwellings will all have allocated car parking and there will be additional communal and visitor spaces. The parking spaces will be adequately served by electric vehicle charging points (EVCP's).
- 5.30. Covered waste and recycling bin stores, and cycle storage provision will be available for all properties as detailed on the drawings.
- 5.31. The proposal will therefore provide a high standard of amenity for existing and future residents in accordance with national and local planning policies.

The Impact on Neighbouring Properties

- 5.32. NPPF paragraph 191 states that new development should be appropriate for its location and take into account the likely effects of pollution on health and living conditions. MSDC Policies seeks to protect the amenity of the occupiers of adjoining buildings, and to not

² Room sizes and floor to ceiling heights as set out in the DCLG's "Technical Housing Standards" (March 2015)

result in direct overlooking of habitable rooms or private outdoor space, or result in any significant loss of sunlight or daylight.

- 5.33. There are no neighbouring properties that will be affected by this development, and the conversion will ensure that all dwellings will exhibit a satisfactory relationship with each other to ensure adequate levels of daylight, sunlight and outlook. The positioning and form of windows will ensure that there will be no adverse impacts on the amenities of the other dwellings in relation to overlooking or loss of privacy.

Parking, Servicing and Highway Safety

- 5.34. NPPF paragraph 115 states that *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”*.
- 5.35. MSDC Policies DP21 and DP22 are in alignment with the 2011-2026 West Sussex Transport Plan to provide a resilient, high quality, sustainable transport network. West Sussex County Council's 2020 *“Guidance on Parking at New Developments”* outlines the Highways Authority's approach to car and cycle parking in new developments.
- 5.36. The accompanying Transport Statement (Vision Transport Planning, 3rd October 2024) demonstrates that the proposal will result in a reduction in traffic attraction and a degree of betterment in respect to access and conditions within the adjoining public highway, and that the proposal will provide car and cycle parking in accordance with adopted standards.
- 5.37. The proposal will retain the existing access arrangements with minor improvements to the Ardingly Road access and the Park Lane access to provide minimum 5m width carriageways where they join the public highway.
- 5.38. The redeveloped site will be provided with 37 car parking spaces, secure cycle parking and electric vehicle charging points (EVCP's) in accordance with West Sussex County Council's Guidance for Parking at New Developments.
- 5.39. Dedicated refuse and recycling storage areas will be provided within the site, allowing for all refuse collection to be carried out within the site and in accordance with the maximum refuse carry distances for residents and refuse collection operatives.
- 5.40. Accordingly, it is demonstrated that this proposal can be accommodated without detriment to the operation of the local highway network. As confirmed by the NPPF, there is no reason why the proposal should be resisted for any reason relating to highways or transport impact.

Refuse and Recycling Strategy

- 5.41. British Standard BS5906:2005 provides a Code of Practice with regards to waste management in buildings. MSDC Policy 39 seeks to ensure that development is designed with good waste and recycling waste collection facilities to minimise waste and maximise recycling. Waste and recycling facilities must be adequate, flexible, and easily

accessible to support the separate collection of general (residual) waste, recycling waste (card, paper, mixed plastics, metals, glass) and food waste.

- 5.42. The waste and recycling collection facilities will be provided within an enclosed and secure bin store alongside the access adjacent to the north of the building. The store will allow for a capacity (per dwelling) of 130-150 litres for general waste, 128 litres for dry recycling and 9.6 litres for food recycling. The storage and collection facilities will be managed by the managing company responsible for the building and grounds maintenance, and it is envisaged that collection facilities will be provided by the Local Authority in alignment with the collection services provided to other properties in the area.
- 5.43. The store and collection facilities will be sufficiently flexible enough to accommodate the waste requirements of the occupants, and allow for changes to the waste receptacles should the need arise. The separation of recycling materials will also be encouraged through the provision of facilities within each dwelling to enable users to separate recyclable materials from other waste. This will ensure safe and efficient collection of waste and recycling materials.
- 5.44. The details of the bin storage and collection arrangements can be secured by means of a condition on the planning permission to ensure that waste is minimised, recycled and collected efficiently.

Trees

- 5.45. NPPF Section 15 requires planning policies and decisions to contribute to and enhance the natural and local environment. MSDC Policy DP37 supports the protection and enhancement of trees, woodland and hedgerows and encourages new planting.
- 5.46. The Arboricultural Report (WJK Arboricultural Consultants, HH.06.24) incorporates a tree survey, tree constraints plan and tree protection plan to demonstrate that all existing trees can be satisfactorily retained across the site. Trees to be retained will be protected during the course of construction, and incorporated into the proposed landscaping scheme.
- 5.47. The tree protection measures identified in the Arboricultural Assessment can be secured by means of planning conditions. This will ensure the retention and longevity of the trees and the mature landscape setting for development, maintaining and enhancing biodiversity and wildlife habitats.

Landscaping, Ecology and Biodiversity Net Gain

- 5.48. NPPF Section 15 requires development to contribute to and enhance the natural and local environment, and is supported by the Biodiversity Code of Practice BS 42020:2013. MSDC Policies DP37 and DP38 consider trees and biodiversity, to protect valued landscapes for their visual, historical and biodiversity qualities. The strategic objective is to create and maintain easily accessible green infrastructure and spaces that support wildlife and improve, enhance, manage and restore biodiversity.

- 5.49. Schedule 14 of the Environment Act 2021 introduces Schedule 7A to Town and Country Planning Act 1990 to ensure that most developments deliver a 10% Biodiversity Net Gain (BNG) to provide more or better quality natural habitats than there was before development. Applicable developments will normally be subject to the national biodiversity net gain condition to secure the 10% increase.
- 5.50. The application is accompanied by a Preliminary Ecological Appraisal, Biodiversity Net Gain Assessment and Statutory Biodiversity Metric Calculation Tool (Ecology and Land Management). It is demonstrated that where there may be some potential presence of protected species on site, then specific mitigation and enhancement can be secured by means of a planning condition. Biodiversity off-setting has been used to inform the habitat retention, restoration creation and enhancement proposals to ensure a net gain for habitat biodiversity units and an increase in linear features, thereby ensuring compliance with the Environment Act 2021 and the national biodiversity condition.
- 5.51. The general landscaping of the site will retain existing trees and shrubs, and will include the planting of additional native plants appropriate to the soil conditions. It will incorporate bat, bird and bug boxes. It will avoid the use of solid structures such as close boarded fences that can obstruct wildlife. All new external hard surfaces will be constructed using permeable materials and in accordance with sustainable urban drainage principles, and any external lighting will be designed to minimise light spillage and pollution.



Figure 2 - Bug hotels, bird and bat boxes and hedgehog friendly fencing

- 5.52. The 10% BNG, habitat enhancement and creation is capable of being accommodated within the site, and will be secured by the imposition of the national biodiversity condition. Similarly the details of the general hard and soft landscaping can be secured by means of an appropriate landscaping condition.

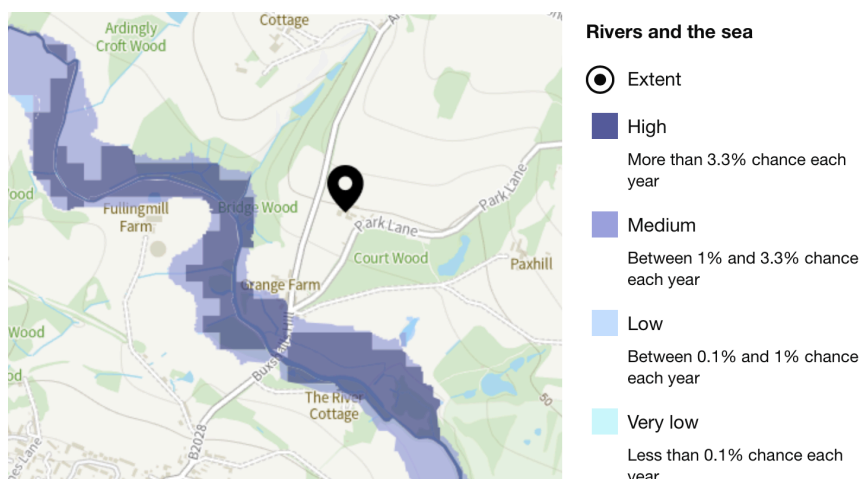
Flood Risk, Sustainable Drainage and Water Efficiency

- 5.53. The 2023 National Planning Policy Framework ³ (NPPF) refers to flood risk and the need to ensure development is not placed in areas at risk of flooding, and that new development does not increase flood risk elsewhere. The 2012 Technical Guidance to the NPPF provides additional guidance on development in areas at risk of flooding.
- 5.54. MSDC Policies DP41 and DP42 seek to ensure that new developments reduce flood risk and minimise the impact of flooding through the use of sustainable drainage systems, and

³ NPPF as updated 19th December 2023 in response to the Levelling-up and Regeneration Bill, soon to be updated following consultation over the summer of 2024.

encourage a reduction in water consumption. The 2024 Mid Sussex Strategic Flood Risk Assessment (SFRA) is also of relevance.

- 5.55. The site is within the Adur and Ouse Catchment Area, and as indicated on the Environment Agency's Flood Risk Maps ⁴, it is within a Flood Zone 1 area with a very low probability of flooding and a less than a 1 in 1000 annual probability of flooding occurring from the sea or any rivers. A site within a Flood Zone 1 area is suitable for residential use and residential intensification.



*Figure 3 - Extent of flood risk from rivers
(Environment Agency Flood Risk Mapping)*

- 5.56. The Environment Agency's Surface Water Flood (SWF) Map assesses flooding scenarios as a result of rainfall and the chance of flooding from surface water occurring in any given year. The SWF Map confirms that the site is unlikely to be affected by flooding from surface water, not surprising given the elevated position of the site on the hillside. The surrounding highway network can be susceptible to some surface water flooding, but this appears to be short-lived and insignificant.



*Figure 4 - Extent of flood risk from surface water
(Environment Agency Flood Risk Mapping)*

⁴ Environment Agency Flood Map for Planning 2024

- 5.57. Both the existing care home use and the residential dwellings use are classified as “more vulnerable” uses in NPPF Annex 3 and Table 2 of the NPPF Technical Guidance. Table 3 of the Technical Guidance confirms that these uses are entirely appropriate in a Flood Zone 1 area.
- 5.58. NPPF Guidance ⁵ also confirms that developments are unlikely to raise significant flood risk issues unless they would:
- 💧 have an adverse effect on a watercourse, floodplain or its flood defences;
 - 💧 would impede access to flood defence and management facilities; or
 - 💧 where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.
- 5.59. Being a conversion of existing buildings that are central to the otherwise landscaped site, the proposal will not have an effect on any watercourse or flood management measures and it will not have an adverse effect on local flood storage capacity or flood flows. Moreover there will be a reduction in the extent of non-permeable hard surfaces and an opportunity to improve the out-dated drainage mechanisms. The conversion works will comply with Part H of the Building Regulations (Drainage and Waste Disposal) and the Surface Water Drainage Strategy will satisfy sustainable urban drainage system principles (SuDS) to manage surface water runoff as close to its source as possible. This will ensure compliance with the SuDS Hierarchy and the national Non-Statutory Technical Standards for SuDS ⁶.
- 5.60. The dwellings will be fitted with water meters and water-efficient sanitary ware and white goods to comply with the upper level of performance of Part G2 of Building Regulation 36(2)(b). These measures will assist in reducing water consumption to a maximum of 110 litres of water per person per day.
- 5.61. These measures can be secured by planning conditions to ensure that the development will comply with the NPPF and MSDC policies with regard to flood risk, sustainable drainage and water efficiency.

Climate Change and Energy Efficiency

- 5.62. NPPF paragraphs 158-164 support the transition to a low carbon future. MSDC Policies DP39 and DP40 re-enforce the Council's similar approach to sustainable design and construction and the use of renewable energy.
- 5.63. In order to mitigate the effects of climate change, the conversion of the existing buildings will allow for the installation of energy efficiency measures, low carbon methods of construction and renewable technologies. As set out in the Sustainability & Energy Conservation Statement (Sherwood Architects), building materials and construction works will be used with sustainable construction techniques and circular economy principles.

⁵ NPPF Planning Practice Guidance on Flood Risk and Coastal Change, paragraph 047, 15/04/2015.

⁶ DEFRA Non-statutory technical standards for sustainable drainage systems (March 2015)

- 5.64. These measures can be secured by means of planning conditions to mitigate against climate change and ensure a sustainable and energy efficient development.

Infrastructure and Mitigation Measures

- 5.65. NPPF paragraphs 55 and 56 confirm that the use of conditions or planning obligations can be used where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Planning obligations must be necessary and fairly and reasonably related in scale and kind to the development.
- 5.66. In the absence of any Community Infrastructure Levy (CIL) within the District, it is acknowledged that the development will require obligations to be provided in accordance with Mid Sussex District Council SPD's ⁷ and West Sussex County Council requirements ⁸. The Applicant acknowledges the prescribed method for calculating necessary contributions, and welcomes further discussion with the Council to agree the terms of the Legal Agreement necessary to secure the required obligations.
- 5.67. Furthermore, it is acknowledged that the site falls within the 7km zone of the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC) to which MSDC Policy DP17 applies. The residential development is therefore required to mitigate the effects of any increase in visitors to Ashdown Forest and assessed for its potential traffic impacts on the Ashdown Forest Special Area of Conservation ⁹.
- 5.68. The Applicant therefore acknowledges the requirement for payments towards Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM), in accordance with the tariff applicable at the time of determination of the application.

6. Conclusion

- 6.1. The site is in a sustainable location and the principle of a Class C3 residential use is acceptable in principle and supported by the NPPF and MSDC Policies.
- 6.2. The residential use is entirely appropriate to this site. It will allow for the enhancement of the existing buildings and an improvement in their appearance with alterations sympathetic to the architectural style of the original main building. The development will maintain and respect the openness of the countryside around it. A high standard of residential accommodation will be provide to meet the lifetime need of future occupants. Biodiversity, ecological and sustainability objectives are protected and enhanced.

⁷ <https://www.midsussex.gov.uk/media/3614/development-infrastructure-and-contributions-spd.pdf>

⁸ <https://www.westsussex.gov.uk/media/1787/spginfrastructure.pdf>

⁹ <https://www.midsussex.gov.uk/planning-building/protecting-ashdown-forest/>

- 6.3. There will be no impact on the amenities of any neighbouring properties and there will be no harmful effects on parking or highway safety. There are no other material planning considerations that will be adversely affected by, or affect, the proposal. Planning conditions will ensure a high quality, sustainable development that will have a positive impact on the built and natural environment and provide housing suitable for local people.
- 6.4. It is therefore respectfully requested that planning permission be granted.

end.