



PLANNING STATEMENT

Detailed Application for a Detached Single Storey 3-Bedroom Dwelling

Location: Land at Highfields, Brighton Road, Warringlid, West Sussex, RH17 5SY

1. INTRODUCTION

1.1 This Planning Statement has been prepared on behalf of Mrs J Manthorpe, the applicant for the proposed development on land at:

10 Highfields, Brighton Road, Warringlid, West Sussex, RH17 5SY.

1.2 The application seeks planning permission for the erection of a single-storey detached three-bedroom dwelling on land that currently forms part of the rear garden/amenity land of 'The Lodge', 10 Highfields.

1.3 This Statement addresses:

- The principle of development and justification under Policy DP33 (Gypsies, Travellers and Travelling Show People)
- Compliance with all relevant development plan policies and material considerations
- Design quality and integration with the character of Highfields
- Landscape and visual impact on the High Weald Area of Outstanding Natural Beauty (AONB)
- Technical matters including drainage, highways, ecology and flood risk

1.4 This Statement should be read in conjunction with the submitted drawings, Design and Access Statement, Arboricultural Impact Assessment, Ecological Appraisal, Drainage Strategy, and all other supporting documentation.

2. THE SITE AND SURROUNDINGS

2.1 Site Description

The application site is approximately 0.25 hectares and is situated to the eastern boundary and rear of Highfields. It currently comprises level, grassed amenity land with no buildings or structures. The site is completely enclosed by established woodland and close-boarded fencing.

The site has previously formed part of 'The Lodge' at Highfields and is uncontaminated, undeveloped land with no ecological or heritage constraints.

2.2 Access and Location

Vehicular access to the site is via Brighton Road. The site benefits from an established right of way that is shared with other properties within the Highfields development. The route passes a number of existing two-storey houses, two recently constructed single-storey dwellings, and one replacement single-storey dwelling currently under construction.

The site is situated within a ribbon development pattern along Brighton Road and benefits from established vehicular and pedestrian access to local services and facilities.

2.3 Boundaries and Existing Features

North/West: Driveway with established woodland to neighbouring properties (Thorndean Drive) beyond

South: Rear garden with close-boarded fencing (1.8 metres high) to open fields beyond

East: Established woodland to open fields beyond

West: Close-boarded boundary fencing (1.8 metres high) to neighbouring property (9A Highfields)

2.4 Character and Context

Highfields demonstrates a varied architectural character comprising dwellings of differing ages, sizes and styles. This includes:

- Two-storey traditional style residential properties
- Recently constructed single-storey modern dwellings
- Contemporary single-storey replacement dwellings

The site lies within the designated High Weald Area of Outstanding Natural Beauty (AONB). However, Highfields itself is an established residential enclave characterised by substantial development that has substantially changed in recent years with the construction of multiple new dwellings.

The site is located within Flood Zone 1 (lowest flood risk) and is not subject to significant surface water flooding risk. A small isolated area of modelled surface water flooding has been assessed and does not constrain the development.

3. PLANNING HISTORY

The planning history of Highfields is significant and demonstrates the Council's acceptance of residential development for Gypsies & Travellers at this location, including single-storey dwellings:

Reference	Description	Status
DM/22/1136	Lawful Development Certificate (dwelling retention)	Refused

DM/22/2230	Lawful Development Certificate (dwelling retention)	Refused
DM/23/0218	Continued residential use	Approved
DM/25/1514	Replacement single-storey dwelling	Approved
DM/26/0261	Variation of Conditions (DM/25/1514)	Approved

This planning history establishes that:

- The site has been accepted for Gypsy & Traveller residential development
- Single-storey dwellings have been approved (DM/25/1514)
- The principle of Gypsy & Traveller new residential development at Highfields is already established

4. THE PROPOSED SCHEME

4.1 Overview

The application seeks planning permission for the erection of a single-storey detached three-bedroom dwelling. The scheme has been carefully designed with regard to:

- The planning history and established development patterns at Highfields
- The character and appearance of the locality
- The need for Gypsy and Traveller accommodation in Mid Sussex
- Environmental and sustainability considerations

4.2 Design Specification

The proposed dwelling will comprise:

- One kitchen/diner/family area
- One utility room
- One lounge/playroom
- One family bathroom
- Three bedrooms (one with en-suite accommodation)

The dwelling will have a gross internal floor area of 143 square metres, which complies with the nationally prescribed space standards (Policy D27) and exceeds the minimum requirements for a three-bedroom dwelling, providing generous and spacious accommodation for the applicant's growing family.

The building footprint will be 163 square metres, representing a modest increase of only 4 square metres over the previously approved replacement dwelling (DM/25/1514, 159 square metres), demonstrating design restraint and compliance with site constraints.

4.3 Parking and Vehicle Facilities

The scheme provides two off-street parking spaces to the front of the proposed dwelling, in line with Mid Sussex Design Guide standards. The parking area will be effectively screened from the road by the existing boundary fences, vegetation and built forms. A dedicated waste and recycling bin enclosure, plus cycle storage, will also be provided.

4.4 External Amenity Space

The site provides a minimum depth of 10 metres of private screened garden area to the east of the dwelling. This comfortably exceeds the Mid Sussex Design Guide recommendations for private amenity space and provides adequate outdoor recreation and growing space for the occupants.

The surrounding mature woodland and fencing provide natural screening and a high-quality residential environment.

4.5 Materials and Architectural Treatment

The Design and Access Statement sets out in detail the proposed materials and architectural approach. The dwelling will be designed with a traditional aesthetic incorporating stone and timber wood cladding, complemented by a modern standing seam aluminium roof. This design approach reflects the varied architectural styles present within Highfields whilst achieving a contemporary standard of energy efficiency and sustainability. Detailed materials and finishes will be subject to approval by condition.

5. PLANNING POLICY CONTEXT

5.1 The Planning and Compulsory Purchase Act 2004 requires that development proposals are determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 The Development Plan comprises the saved policies of the Mid Sussex Local Plan 2004 and the Mid Sussex District Plan 2014-2031 (adopted March 2018).

5.3 Mid Sussex District Plan 2014-2031 – Key Policies

The following policies are material to this application:

Policy	Topic
DP4	Housing
DP6	Settlement Hierarchy
DP12	Protection and Enhancement of Countryside
DP15	New Homes in the Countryside
DP16	High Weald Area of Outstanding Natural Beauty
DP21	Transport
DP26	Character and Design
DP27	Dwelling Space Standards

DP28	Accessibility
DP29	Noise, Air and Light Pollution
DP33	Gypsies, Travellers and Travelling Show People
DP37	Trees, Woodland and Hedgerows
DP38	Biodiversity
DP39	Sustainable Design and Construction
DP41	Flood Risk and Drainage
DP42	Water Infrastructure and the Water Environment

5.4 Mid Sussex Design Guide Supplementary Planning Document

The Council adopted the Mid Sussex Design Guide SPD on 4 November 2020. This provides detailed guidance on character, design, layout and place-making. The proposed scheme has been designed to accord with the principles and standards set out in this SPD.

5.5 Ansty and Staplefield Neighbourhood Plan

The Ansty and Staplefield Neighbourhood Plan was adopted on 2 February 2017. Policy AS3 relates to development within the High Weald AONB and requires that proposals accord with the aims and objectives of the AONB. This is addressed in Section 7.4 below.

5.6 National Planning Policy Framework (NPPF)

The NPPF (February 2019) sets out the Government's planning policies for England. Of particular relevance are:

- Paragraph 11: The presumption in favour of sustainable development
- Paragraph 118d: Promotion of development on under-utilised land, especially to meet housing needs
- Section 5: Housing – the role of planning in delivering a wide choice of homes
- Section 7: Good design as a key aspect of sustainable development
- Section 12 (paragraphs 119-132): Achieving well-designed places

The NPPF emphasises the importance of sustainable development and good design. The proposed dwelling will constitute sustainable development and represents a well-designed response to local context.

6. PLANNING ASSESSMENT

6.1 The Principle of Development

6.1.1 The site lies outside the designated built-up area boundary of Warringlid. This would ordinarily require justification for residential development under Policies DP12, DP15 and DP6. However, the proposed development is justified for the following reasons:

6.1.2 Gypsy and Traveller Accommodation – Policy DP33

Policy DP33 of the Mid Sussex District Plan specifically addresses the accommodation needs of Gypsies and Travellers. The policy supports residential development in appropriate locations where there is clear evidence of Gypsy and Traveller need.

Mrs Manthorpe is of Gypsy heritage and requires permanent settled accommodation for her growing family. The applicant meets the accommodation criteria for settled Gypsy family housing. Mid Sussex District Council has acknowledged a shortage of suitable Gypsy and Traveller accommodation, and this application contributes to addressing that identified need.

The proposed development therefore complies with Policy DP33 and represents an appropriate response to the identified need for Gypsy accommodation within the district.

6.1.3 Established Development Pattern and Previous Consents

The planning history of Highfields has established that residential development is acceptable at this location. The approved replacement dwelling (DM/25/1514) demonstrates that a new single-storey residential dwelling is compatible with the site and its surroundings.

The current proposal is for a dwelling of almost identical size (163 m² vs 159 m² approved footprint) and thus represents a natural continuation of established planning decisions at the site. The principle of new residential development is accordingly established.

6.1.4 Sustainability and NPPF Presumption in Favour

The site is sustainably located within an established ribbon development pattern along Brighton Road with existing vehicular and pedestrian access. The development contributes to housing delivery targets and does not conflict with the presumption in favour of sustainable development set out in NPPF paragraph 11.

6.1.5 Conclusion on Principle

The principle of development is appropriate and justified on the grounds of (i) Policy DP33 Gypsy accommodation need; (ii) established planning precedent; and (iii) compliance with NPPF sustainable development principles.

6.2 Design, Character and Landscape Impact

6.2.1 Local Character Context

Policy DP26 requires that development is of high quality design that does not cause significant harm to the character and amenities of nearby residents. The Mid Sussex Design Guide similarly emphasises the importance of quality and appropriateness of design.

Highfields displays a distinctive and varied character, comprising:

- Transitional two-storey period residential properties
- Contemporary single-storey modern dwellings (recently constructed)

- Approved replacement single-storey structures

This mixed character provides flexibility for the design approach. The proposed dwelling responds to the contemporary single-storey developments that have recently been approved and constructed within Highfields, representing an appropriate evolution of the site's character rather than an incongruous departure from it.

The Design and Access Statement sets out detailed justification of the architectural approach, materiality, scale and massing. The proposed dwelling will be well integrated with the existing landscape and screening, minimising visual prominence.

6.2.2 High Weald AONB Impact

The site is located within the High Weald Area of Outstanding Natural Beauty. Policy DP16 and NPPF paragraph 172 require that great weight is given to conserving and enhancing AONB character.

The site benefits from substantial existing screening by mature woodland and established close-boarded fencing. The proposed single-storey dwelling will be substantially screened from public views and will not materially alter the landscape character of the wider AONB. The dwelling will be:

- Set back from public highways and screened by intervening vegetation
- Modest in scale (single storey, 163 m² footprint)
- Designed with materials and detailing respectful of local character
- Consistent in scale with the recently approved replacement dwelling (DM/25/1514)

Highfields itself represents an established settlement within the AONB where residential development has been comprehensively assessed and approved. The cumulative impact of the current proposal is minimal – a single additional dwelling of the scale and character already approved at the site.

The proposal therefore complies with Policies DP16 and DP26 and represents an appropriate response to its AONB location.

6.2.3 Trees and Woodland

Policy DP37 requires that development protects and enhances trees, woodland and hedgerows. An Arboricultural Impact Assessment has been prepared which:

- Surveys all trees and woodland on and adjacent to the site
- Assesses their landscape and amenity value
- Identifies any trees of ecological or heritage significance
- Sets out the layout and design approach to avoid impacts
- Proposes mitigation and enhancement planting where necessary

The development has been carefully positioned to avoid disturbance to the mature woodland and tree cover that provides the site's distinctive character and screen. The scheme complies with Policy DP37.

6.3 Highways and Transport

6.3.1 Policy DP21 requires that development is sustainably located and provides opportunities for alternative means of transport. The site benefits from:

- Existing established access via Brighton Road
- Integration within an existing ribbon development pattern
- Proximity to local bus services
- Potential for pedestrian and cycle links to services and facilities

6.3.2 The single additional dwelling will generate minimal additional vehicular traffic (estimated at less than five vehicle movements per day in peak hours). The established access arrangements are adequate to accommodate this additional demand without detriment to highway safety or capacity.

6.3.3 The scheme provides two off-street parking spaces and internal maneuvering space in accordance with Mid Sussex Design Guide standards. Visibility splays are maintained in accordance with Manual for Streets standards.

The proposal accords with Policy DP21 and presents no highway safety concerns.

6.4 Residential Amenity

6.4.1 Policy DP26 requires that development does not cause significant harm to the amenities of nearby residents. The scheme has been designed to minimise impacts on neighbouring properties through:

- Siting the building within the site with distance and screening from neighbours
- Limiting windows on the north-west (side) elevation facing 9A Highfields
- Maintaining the 1.8 metre high boundary fence which screens views between properties
- Ensuring the single-storey design limits overshadowing potential
- Retaining and enhancing boundary screening planting

6.4.2 The proposed dwelling will operate as a single family residence for the applicant's household. There are no external lights, machinery, plant or processes that would generate noise, pollution or disturbance. Day-to-day residential use is a normal and established land use within the locality.

6.4.3 The scheme provides excellent private amenity space for the occupants. The 10 metre deep rear garden provides secure external space for children's play, leisure and growing. This exceeds Mid Sussex Design Guide standards.

The proposal complies with Policy DP26 and will not cause harm to neighbouring amenity.

6.5 Housing Standards and Accessibility

6.5.1 Policy DP27 requires that dwellings comply with nationally described space standards. The proposed three-bedroom dwelling will have a total gross internal floor area of [INSERT] square metres, which exceeds the minimum standard of [INSERT] square metres for a three-bed dwelling, providing generous internal space.

6.5.2 The layout provides adequate storage for the bedrooms, kitchen/dining area and utility room. The internal organisation provides flexibility for family life and working from home.

6.5.3 Policy DP28 requires that development meets high accessibility standards. The dwelling will be designed to be fully accessible, with:

- Level access to the main entrance
- Wide doorways to main rooms
- Accessible bathroom provision
- Future adaptability for changing needs

The proposal accords with Policies DP27 and DP28.

6.6 Drainage and Flood Risk

6.6.1 Policy DP41 requires that development makes adequate provision for flood risk management and surface water drainage. A detailed Drainage Strategy has been prepared which demonstrates that:

- The site is within Flood Zone 1 (lowest flood risk)
- Surface water will be managed through sustainable drainage systems (SuDS) measures
- Foul drainage will connect to the public mains sewer system
- Water consumption targets of 110 litres per person per day can be achieved (Policy DP42)
- No adverse flood risk impacts on the site or neighbouring properties

The proposal accords with Policies DP41 and DP42.

6.7 Ecology and Biodiversity

6.7.1 Policy DP38 requires protection of protected species and biodiversity. An Ecological Appraisal has been prepared which demonstrates that:

- The site contains no features of significant ecological value
- No protected species have been recorded on the site
- Habitat enhancement measures will be incorporated
- Biodiversity net gain targets will be met through planting and enhancement

The proposal accords with Policy DP38.

6.8 Sustainability and Climate Change

6.8.1 Policy DP39 requires sustainable design and construction. The proposed dwelling will incorporate:

- Thermal insulation to exceed Building Regulations standards
- Low-energy heating systems and hot water provision
- Natural ventilation and daylighting strategies
- Potential for renewable energy integration (solar panels)
- Water consumption reduction measures

The dwelling will contribute to climate change mitigation and adaptation objectives, as set out in the Design and Access Statement.

6.9 Policy Compliance Summary

The proposed development accords with all relevant development plan policies. There are no material considerations that would indicate a decision contrary to the development plan.

7. CONCLUSIONS

7.1 This Planning Statement has demonstrated that the proposed detached single-storey three-bedroom dwelling:

- Is justified on grounds of Gypsy and Traveller accommodation need (Policy DP33)
- Benefits from established planning precedent at the site
- Is of high quality design appropriate to its location
- Will not materially harm the character of Highfields or the High Weald AONB
- Will not cause harm to neighbouring residential amenity
- Presents no highway safety concerns
- Complies with all technical requirements (drainage, flooding, ecology, trees)
- Represents sustainable development in accordance with the NPPF
- Accords with all relevant development plan policies

7.2 The application should be approved for the following material reasons:

1. The need for Gypsy and Traveller accommodation in Mid Sussex is significant and identified by the Council. This application directly addresses that identified need through the provision of permanent settled accommodation for a family of Gypsy heritage.
2. The principle of residential development at the site is established through the approval of the replacement dwelling (DM/25/1514) and other consents. The current proposal involves a dwelling of almost identical scale and represents a natural continuation of previous planning decisions.
3. The site benefits from excellent existing screening from established woodland and boundary fencing. The proposed single-storey design will be substantially invisible from public vantage points and will not materially affect the character of Highfields or the High Weald AONB landscape.
4. The scheme has been carefully designed to minimise impacts on neighbouring properties through siting, window placement and retention of screening. No significant amenity impacts are predicted.
5. The proposal is sustainable, accessible, meets all housing space standards, and complies with all technical requirements including drainage, flood risk, ecology and trees. The development represents best-practice residential design and will contribute positively to housing delivery within the district.

7.3 It is respectfully submitted that the application should be approved without condition relating to principle or design, subject to such conditions as may be reasonable and necessary to secure:

- Arboricultural working methods and tree protection
- Drainage and surface water management strategy
- Ecological mitigation and biodiversity net gain
- Construction management and environmental protocols

The application merits approval and will make a positive contribution to the provision of affordable, sustainable family housing and to addressing the identified shortage of Gypsy and Traveller accommodation in Mid Sussex.

GRM/2125.C02/May 2026