



APPLICATIONS & APPEALS SERVICES

Erection of detached dwelling with attached
garage, associated parking and new access from
Ockley Lane
(Revision of application DM/23/2741)

Land at White Lodge, Ockley Lane,
Burgess Hill RH15 0BP

PLANNING, DESIGN AND ACCESS STATEMENT

November 2024



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1.0 INTRODUCTION & BACKGROUND

1.1 This application seeks planning permission for the construction of a detached dwelling located on the southern section of the plot currently occupied by White Lodge, Ockley Lane, Burgess Hill. It represents a revision of application number DM/23/2741, which was withdrawn in February 2024.

1.2 The proposal will be assessed under the following series of headings to demonstrate that it accords with relevant policies and is acceptable in all respects:

- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – the planning history of the site and broad policy requirements;
- **Use** – the purpose of the development;
- **Amount** – the extent of development on the site;
- **Scale** – details of the physical size of the proposed development;

- **Layout** – the location of the proposed development and its relationship to the existing building and any other properties;
- **Appearance** – details of materials, style and impact upon the surrounding buildings;
- **Landscaping** – details of proposed landscaping
- **Access** – access to the development and parking provision.

1.3 It is asked that this Planning, Design and Access Statement is taken into account in considering the proposal, together with the submitted drawings and supporting information.

2.0 PHYSICAL & PLANNING CONTEXT

(i) Physical Context

- 2.1 White Lodge is situated on the western side of Ockley Lane. The detached dwelling sits at the northern end of a substantial plot of around 1.6 acres. The site is served by an access off Ockley Lane at the northern end of the plot, which is used to access the house. The area is characterised by intermittent residential properties spread along both sides of the road, interspersed with wooded areas and fields. The site lies outside any defined built up area, and as such is designated as countryside under the District Plan.
- 2.2 The site lies between the settlements of Burgess Hill approximately 720m to the north, and Hassocks approximately 670m to the south. The larger town of Burgess Hill provides a full range of goods and services including schools, supermarkets and other shops, doctors and a railway stations. The railway provides direct

services to Brighton, Gatwick, London Victoria, London Bridge and beyond (Bedford , Cambridge).

- 2.3 The smaller town of Hassocks also provides local convenience stores and other shops, pubs restaurants, primary schools, doctors, sports centre and railway station on the same line as Burgess Hill. The two settlements are linked directly by Ockley Lane. A bus stop directly outside the application site serves buses which run along Ockley Lane to both Burgess Hill and Hassocks.
- 2.4 The proposed dwelling will be located on the southern section of the garden of White Lodge. This area is largely open, with an old tennis court area partially occupying the site. It is enclosed by hedges and mature trees and shrubs.
- 2.5 The following are images of the site of the proposed dwelling and the surrounding area.



Rear elevation of White Lodge



View looking south towards the application site



View across rear of White Lodge looking south-west



View west showing White Lodge garden



Garden of White Lodge



Proposed site looking west along new boundary



Conifer hedge marking boundary of application site



Site of proposed dwelling on former tennis court



Proposed plot looking south west



Eastern boundary



Eastern boundary of proposed plot



Proposed plot – south eastern corner

(ii) Planning Context

2.6 A search of the Council's online planning records has found applications for additions to White Lodge, and the following planning applications considered to be relevant to the current proposal:

- KY/023/74 - Erection of one detached house. Refused
- KY/066/78 - Outline application for house with integral garage. Refused
- DM/21/2518 - Proposed erection of an outbuilding to be used as a garden store and store room/hobbies/study room above. (Amended plans received 03.08.2021). Permission
- DM/22/0030 - Lawful development certificate for the continued use of an existing driveway. Refused
- DM/22/3607 - Closure of the existing secondary access and the creation of a new secondary access. Refused
- DM/23/2741 - Erection of detached 5 bed dwelling with new access from Ockley Lane and associated parking. (Further highways drawings received 05.12.2023. Updated Drainage Strategy Report received

14.12.2023. Updated tree information received 15.12.2023). Withdrawn

National Planning Policy Framework (NPPF) December 2023

- 2.7 The presumption in favour of sustainable development remains at the heart of the revised National Planning Policy Framework. In Chapter 2 the NPPF restates at paragraph 7 that *'the purpose of the planning system is to contribute to the achievement of sustainable development.'* Paragraph 10 goes on to highlight that there is a **presumption in favour of sustainable development.**
- 2.8 Paragraph 8 of the NPPF sets out the following three dimensions to sustainable development:
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

2.9 Paragraph 9 states:

“These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”

2.10 Paragraph 11 states:

11. Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

*c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

2.11 Chapter 4 addresses decision making. Paragraph 38 states that *‘Local planning authorities should approach decisions on proposed development in a positive and creative way.’*

2.12 Paragraph 47 restates that *‘Planning law requires that applications for planning permission be determined in*

accordance with the development plan, unless material considerations indicate otherwise.'

2.13 Chapter 5 of the NPPF relates to the delivery of a sufficient supply of homes. Under the latest revisions to the NPPF local planning authorities are required to identify and update annually a supply of specific deliverable sites if the adopted Local Plan is less than 5 years old or the adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded (paragraph 76).

2.14 Paragraph 78 states:

Where the criteria in paragraph 76 are not met, a local planning authority may confirm the existence of a five-year supply of deliverable housing sites (with a 20% buffer if applicable) through an annual position statement which:

- a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and*
- b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.*

The NPPF includes a definition of 'deliverable' in the Glossary.

2.15 Paragraph 79 states that to maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. It states that :

Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequences should apply:

a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;

b) where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 77 of this framework, in addition to the requirement for an action plan.

c) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.

- 2.16 Paragraph 70 makes it clear 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.
- 2.17 It is widely publicised that the building of new homes at present rates is not enough to meet demand. The NPPF therefore takes a positive and proactive approach to increasing the supply of housing and confirms the need for local planning authorities to significantly boost the supply of housing land.
- 2.18 Paragraph 82 states:
In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 2.19 Paragraph 84 states:
Planning policies and decisions should avoid the development of isolated homes in the countryside unless certain circumstances apply.
- 2.20 Paragraph 108 requires transport issues to be considered at the early stages of plan-making and development

proposals. This is to ensure that (*inter alia*) the potential impacts of development on transport networks can be addressed.

- 2.21 Paragraph 109 acknowledges that ***'opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making'***.
- 2.22 Paragraph 111 states that if setting local parking standards for residential and non-residential development, policies should take into account the accessibility of the development, its type, mix and use, the availability of and opportunities for public transport, local car ownership levels and the need to ensure that adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or optimising the density of development in city and town centres and other locations that are well served by public transport (paragraph 112).

2.23 In assessing development proposals, paragraph 114 states that it should be ensured that there are appropriate opportunities to promote sustainable transport modes, that there is safe and suitable access to the site (for all road users) and that any significant impacts on the transport network or on highway safety terms can be cost effectively mitigated to an acceptable degree.

2.24 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'*.

2.25 Paragraph 123 of the Framework states 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'*.

2.26 In terms of design, Section 12 seeks to achieve well designed places sets out that the *'The creation of high*

quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities' (paragraph 131).

2.27 Paragraph 135 states:

"Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development

*(including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

- 2.28 Paragraph 139 states that *‘Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
 - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.’*

- 2.29 Paragraph 157 sets out that the planning system should support the transition to a low carbon future in a changing climate.
- 2.30 Chapter 15 relates to conserving and enhancing the natural environment. Paragraph 180 states that planning decisions should *“contribute to and enhance the natural and local environment”* by *inter alia* protecting and enhancing valued landscapes, sites of biodiversity value, recognising the intrinsic character and beauty of the countryside, and minimising impacts on and providing net gains for biodiversity.
- 2.31 Paragraph 185 relates to habitat sites, and states that plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species. Paragraph 186 states that when determining planning applications, local planning authorities should refuse planning permission if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts),

adequately mitigated, or, as a last resort, compensated for.

- 2.32 The Government published a consultation on possible updates to the NPPF in July 2024. Whilst not applicable to the current application, the proposed amendments indicate the government's intentions to increase the amount of housing being provided.

New Homes Bonus

- 2.33 Part 6 of the Localism Act (enacted in January 2012) requires local planning authorities to have regard to local finance considerations (so far as material to the application) as well as the provisions of the Development Plan and any other material considerations. The New Homes Bonus started in April 2011 and will match fund the additional Council tax raised for new homes and empty properties brought back into use, with an additional amount for affordable homes. The New Homes Bonus is as such a consideration in determining this planning application.

Local Planning Policy

- 2.34 Local Planning policy is set out within the Development Plan which comprises the Mid Sussex District Plan 2014 - 2031 (MSDP) adopted in March 2018, and the Hassocks Neighbourhood Plan (HNP), made June 2020. The District Council is now in the process of reviewing and updating the District Plan. The new District Plan 2021 - 2039 will replace the current adopted District Plan. The draft District Plan 2021-2039 was published for public consultation on 7th November and the Regulation 19 Consultation period ran January/February 2024. The District Plan 2021 – 2039 was submitted for Examination on 8th July 2024. Stage 1 Hearings of the Mid Sussex District Plan Examination were held in October, with no date for subsequent hearings currently set. Limited weight can currently be given to the plan at this stage.
- 2.35 The relevant policies of the MSDP are set out as follows:
- DP4: Housing
 - DP6: Settlement Hierarchy

- DP12: Protection and enhancement of the countryside
- DP13: Preventing Coalescence
- DP15: New homes in the countryside
- DP20: Securing Infrastructure
- DP21: Transport
- DP26: Character and Design
- DP27: Dwelling Space Standards
- DP37: Trees, Woodland and Hedgerows
- DP38: Biodiversity
- DP39: Sustainable Design and Construction
- DP41: Flood Risk and Drainage

2.36 Policy DP4 sets out the District's housing requirements for the lifetime of the Plan. Policy DP6 allows for new development outside the defined boundaries of towns and villages, subject to certain criteria. Any redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP26: Character and Design). Burgess Hill is defined as a Category 1 Settlement, and Hassocks a Category 2 Settlement under the policy.

2.37 Policy DP12 states that 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. The impact of development proposals on the quality of rural and landscape character will be assessed using evidence such as Landscape Character Assessments.

2.38 Policy DP13 aims to retain the unique characteristics of each Settlement within the District.

2.39 Policy DP15 allows for new homes in the countryside subject to certain criteria.

2.40 Policy DP20 is intended to ensure that developers provide for, or contribute towards, the infrastructure and mitigation measures made necessary by their development proposals. This is to be done via the use of S106 legal agreements, Unilateral Undertakings and CIL payments. It is noted that MSDC have yet to adopt a CIL charging schedule.

- 2.41 Policy DP21 seeks to ensure that schemes are sustainably located to minimise the need for travel, and protect the safety of road users and pedestrians, and seeks to provide adequate parking in relation to development proposals.
- 2.42 Policy DP26 requires all development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside.
- 2.43 Policy DP27 confirms that all new dwellings should meet the minimum nationally described space standards.
- 2.44 Policy DP37 confirms that the District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected. Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/or that have landscape, historic or wildlife importance, will not normally be permitted.
- 2.45 Policy DP38 aims to protect and enhance biodiversity. Development proposals should be informed by local ecological and geological evidence and national guidance. Local ecological evidence should include protected and notable species as well as considering the potential effects of the development on habitats and species.
- 2.46 Policy DP39 requires all development proposals to seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location incorporate a variety of measures to ensure sustainable design and construction.
- 2.47 Policy DP41 aims to ensure that development is safe from flooding, and will not increase the risk of flooding elsewhere.

Hassocks Neighbourhood Plan

2.48 The Hassocks Neighbourhood Plan has been formally 'made' as of 24th June 2020. The most relevant policies in the HNP are considered to be:

- Policy 1: Local Gaps
- Policy 5: Enabling Zero Carbon
- Policy 9: Character and Design
- Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks

Mid Sussex Design Guide Supplementary Planning Document (SPD)

2.49 The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning

applications.

2.50 The merits of the proposal will be considered against relevant planning policies in the following sections of this Planning, Design & Access Statement.

3.0 DETAILS OF THE PROPOSAL: USE & AMOUNT OF DEVELOPMENT

- 3.1 This application seeks planning permission for the erection of a detached two storey dwelling on land to the south of White Lodge. A new access from Ockley Lane would be created to serve the new property and parking space provided. The proposal represents a revision of application DM/23/2741 which was withdrawn.
- 3.2 The main two storey element of the dwelling would measure approximately 15m by 10.3m. The garage and utility room would form a single storey projection on the southern end of the property (6.86m x 7.5m), whilst the dining area would be accommodated within a single storey rear projection (5m x 6.54m). The first floor accommodation would provide 4 bedrooms and a family bathroom.
- 3.3 The dwelling would be of a traditional design, with two gable features front and rear, and a pitched tiled roof. The garage would also have a ridged tiled roof over, whilst the

small single storey rear projection would have a flat roof. Elevations would be a mix of timber cladding and brick finishes.

- 3.4 As before, the unit would be located on the old tennis court area. However, the current proposal sees the new dwelling located on the position of the garden store building approved under application DM/21/2581. This building was intended to provide the garaging and an additional home office space and hobbies room at first floor level under the previous application. The garage building has been abandoned under the current proposal and will not be built.
- 3.5 The dwelling will be set back some 27m from the front fence, approximately 30m from the road frontage. It will be a minimum of approximately 24m from White Lodge, with trees and hedges between the two properties. It will be 15m from the southern boundary of the plot, with the neighbouring property 'Ockley Wood' some 17m further south with dense woodland between the two properties.

- 3.6 The dwelling will be provided with a substantial amenity area with the greater proportion to the rear of the property. The proposed plot would measure approximately 41.5m by 69m.
- 3.7 Access will be via a new driveway directly off Ockley Lane. A single garage will be attached to the southern end of the house, in place of the previously-approved garden store being utilised for garaging purposes. In addition, a parking area with associated turning space will be provided to the front of the dwelling.
- 3.8 In response to previous concerns about the size of the dwelling proposed, it can be seen that the current proposal is for a much smaller scale form of development. The total gross floor area for the proposal has been reduced from approximately 455.5m² to approximately 322.6m². The ridge height of the dwelling has been reduced from 8.4m to 7.4m. The proportion of two storey form has been reduced. The previous proposal had a width of 16.1m at first floor level, whilst the current proposal has reduced this to 15m. Similarly, the depth of two storey development is reduced from 11.8m to 10.3m.

Previous proposal



FRONT ELEVATION

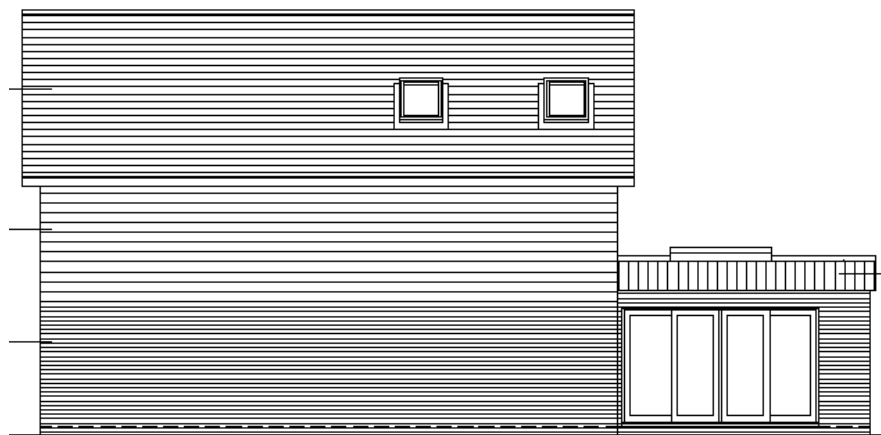


SIDE ELEVATION

Current proposal



FRONT ELEVATION – EAST



SIDE ELEVATION – NORTH

3.9 The site lies just 670m outside the Built Up area of Hassocks, where a good range of facilities are available, including shops and transport links. The site lies approximately 720m south of the Built Up area of Burgess Hill with a greater range of shops and services. Bus stops serving both these towns lie just outside the application site. The buses connect to the rail stations serving both these towns, which provide train services to Brighton, Littlehampton and the south coast, Gatwick, main line London stations including London Bridge and Victoria, as well as direct services through London to Bedford and Cambridge on the Thameslink services.

3.10 It is acknowledged that paragraph 84 of the NPPF advises that the development of isolated homes in the countryside should be avoided. However, in the light of the proximity of the site to the Category 1 settlement of Burgess Hill and the Category 2 settlement of Hassocks, as well as the availability of transport links, it is not considered that the proposal constitutes an isolated site. With a range of facilities easily accessible and good transport links, it is considered that the proposal is in a sustainable location.

3.11 Under Policy DP6 of the MSDP, development is permitted within areas outside defined built-up area boundaries. The Policy states:

"Outside defined built-up area boundaries, the expansion of settlements will be supported where: 1. The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings; and

2. The site is contiguous with an existing built up area of the settlement; and

3. The development is demonstrated to be sustainable, including by reference to the settlement hierarchy."

The application site lies just outside the boundaries of both a Category 1 and a Category 2 settlement. It is set within a loose band of residential development that runs sporadically between the two settlements. It is therefore considered to be contiguous with the existing built up area of these settlements. The proposal is for less than 10 dwellings. The site is considered to be sustainable given the proximity to the large Category 1 settlement, providing

a range of services and amenities, as well as the Category 2 settlement, and close to transport links. The proposal meets the requirements of Policy DP6.

3.12 Policy DP 12 states:

Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

• it is necessary for the purposes of agriculture; or • it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

3.13 In this respect, Policy DP15 states that new homes in the countryside will be permitted where special justification exists, such as where the design of the dwelling is of exceptional quality and it enhances its immediate setting and is sensitive to the character of the area, or where the proposed development meets the requirements of Policy DP6: Settlement Hierarchy.

3.14 As the proposal meets the requirements of Policy DP6, it is considered that the proposal complies with policy DP15, and as such meets the requirements of DP12.

3.15 Furthermore, it is considered that the proposal maintains the landscape character of this part of the District. Whilst the proposed dwelling would be located within a wooded setting, it is not considered that there will be any harm to the character or appearance of the area. The house itself will be located on the existing open tennis court area, but all boundary planting will remain, the dwelling is set a significant distance from the frontage, and the dwelling is located within an area where there is a clearing amongst the trees.

3.16 Whilst the site lies within an established ribbon of development, it will not result in the coalescence of Hassocks and Burgess Hill. The site is well screened from the road. The property is to be sited on the existing hard surface of the tennis court. Planning permission has previously been granted for a large outbuilding in the same location. This provided two large areas for the storage of

garden machinery, with a home office and separate hobby room above. The new dwelling will be separated from neighbouring properties with significant distances in between. The mature trees between the new dwelling and the existing property to the south will remain. It will not result in the perception of openness being unacceptably eroded, nor will it contribute to isolated development outside the built up area. The proposal complies with DP6, and therefore complies with Policy therefore complies with Policy 1 and Policy 14 of the HNP. The proposal is acceptable in principle.

4.0 LAYOUT, SCALE & DESIGN

- 4.1 Section 12 of the NPPF refers to design and in particular paragraph 131 advises:

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

- 4.2 The NPPF is clear that good design should be sought in all developments and that it can make buildings more usable, durable and adaptable.
- 4.3 The proposed dwelling is of a traditional, high quality design that responds appropriately to the context of the site. The local area is characterised primarily by traditionally designed dwellings, but of a mixed character and appearance. They comprise primarily two storey detached properties.

- 4.4 District Plan policy DP26 is a general design policy relating to all new development. It states:

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*

- 4.5 The proposed dwelling is of a traditional style, utilising a traditional palette of materials which are representative of the local vernacular. The site is located within an area of residential development, and the proposal will have no impact on the countryside. It should be remembered that the site already comprises a residential curtilage. However, the site will be landscaped in a manner appropriate to the residential use, with as much of the existing landscaping as possible being retained. The proposal has been revised since the previous application to ensure the retention and protection of trees on the site.

- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*

4.6 All of the existing screening along the frontage is to be retained, along with numerous trees within the site, as well as other boundary screening. The development will be well screened, and the mature planting will create an attractive frontage to Ockley Lane. The development is small in scale and no public space is to be included.

- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*

4.7 The proposed development is of a scale appropriate to the character and scale of neighbouring development. As a result of discussions with the case officer, the scale of the dwelling has been significantly reduced since the previous application. The traditional style of the property

will ensure that the development blends in with the existing urban fabric and layout. The plot size is commensurable with others in the area, and appropriate for the size of the dwelling proposed. White Lodge will retain a suitably sized curtilage.

- *protects open spaces, trees and gardens that contribute to the character of the area;*

4.8 Whilst the development is located on part of the existing garden of White Lodge, the new dwelling and White Lodge will be provided with ample amenity areas commensurate with the scale of the properties, and the character of the site will be retained. The whole site will be landscaped in a manner appropriate to the use of the land as residential garden areas, whilst retaining the character of the site. Following on from the withdrawal of the previous application, the house and access have been carefully re-sited with regard to existing trees on site, and with tree protection measures in place during construction, no harm will be caused to existing trees. A full Arboricultural Implications Report & Method Statement accompanies the application.

• protects valued townscapes and the separate identity and character of towns and villages;

4.9 The site does not lie within an area designated for any special character or historic value. The traditional style of the dwelling will blend in with the general residential character of the immediate vicinity of the site, although it will not be easily visible from public viewpoints. It is not considered that such a small-scale proposal would result in the coalescence of the nearby settlements of Hassocks and Burgess Hill, and the individual characteristics of those settlements will be retained.

• does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);

4.10 Given the separation distances involved, and the retention of the significant number of mature trees and hedges on the site, it is considered that there will be no significant

levels of overlooking arising. There will be no impact on outlook, daylight or sunlight. The provision of a single dwelling is unlikely to result in any material harm in terms of noise or general disturbance. There will be no air or light pollution.

• creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;

4.11 Pedestrian access within the development is appropriate for the modest scale of the proposal.

• incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;

4.12 To reduce the scale of the proposal, the current scheme is to be located on the site of the previously-approved outbuilding which was to provide parking under the original application. The parking arrangements no involve the provision of a single integral garage, along with an open gravel area to accommodate any additional parking requirements. Turning space within the site is available.

The parking provision will not be easily visible from outside the site and will not dominate the street scene.

- *positively addresses sustainability considerations in the layout and the building design;*

- 4.13 The use of the site to provide additional housing ensures the efficient use of land. The dwelling will be built to the latest Building Regulations and will incorporate measures to ensure energy and water efficiency. Sustainable building methods will be employed. Details are contained within the accompanying Energy Report, compiled by Scandia Hus. In this regard, it is considered that the proposal meets the requirements of Policy DP39 and HNP Policy 5.

- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300 unit) schemes will also normally be expected to incorporate a mixed use element;*

- 4.14 Given the small scale of the current proposal, this criterion is not considered to be relevant.

- *optimises the potential of the site to accommodate development.*

- 4.15 The use of part of the garden of White Lodge, which is itself located on a substantial plot, is considered to make efficient use of the site.

- 4.16 It is considered that the proposal meets all the requirements of policy DP26. Furthermore, the proposal also meets the aims of HNP Policy 9: Character and Design. In addition, it is considered that the proposal meets the requirements of the Mid Sussex Design Guide Supplementary Planning Document (SPD).

5.0 LANDSCAPE & NATURE CONSERVATION

Landscaping

- 5.1 The application site currently comprises a small portion of the curtilage of White Lodge. The proposed development would allow for the creation of an additional residential curtilage, which would be landscaped in a way to retain the existing character and appearance of the site.
- 5.2 The proposed dwelling is to be located within a clearing of a wooded part of the curtilage of White Lodge, with the dwelling actually constructed on the old hard surfaced tennis court. Accompanying this application is an Arboricultural Survey, an implications report and method statement and tree protection proposals. The report notes that there are no trees subject to a TPO within the site. It also notes that the narrow strip of land along the Ockley Lane frontage of the site, leading from the southeast corner of the property by the gated access, calor gas tank and dilapidated garage building, extending northwards to the southern edge of the existing main driveway entrance

to White Lodge, is identified as ancient semi-natural woodland ('ASNW') within the January 2010 Revision of the Ancient Woodland Inventory for West Sussex.

- 5.3 The Arboricultural Survey identified 25 individual trees, two tree groups, one of which is a row of Leyland Cypress, and a further Leyland Cypress hedge marking the northern edge of the former tennis court. The Report states:

Of the 25 individual trees surveyed, the majority (7) are Common Ash, approximately half of which are seriously affected by Ash Dieback Disease (Hymenoscyphus fraxineus). Four Sycamore and four English Oaks are present, two of the latter being off-site to the south of the property. The two English Elm recorded are both dead, as a result of Dutch Elm Disease (Ophiostoma novo-ulmi). The remaining trees comprise Field Maple (2), Holly (2), and one each of Hawthorn and Hazel.

Three of the individual trees recorded are assessed under the BS 5837 categorisation system as category 'U' trees, that is to say trees with less than 10 years' remaining useful life, and which should therefore be removed irrespective of any proposed development. These include the two dead Elms. Only one tree is of sufficient quality to warrant a category 'A' grading, this being tree 23, the English Oak off-

site to the south of the property. Five trees are recorded as being of moderate quality (category 'B'), whilst the remaining 16 trees are assessed as being of low quality and value (category 'C'), with anticipated remaining useful lifespans of 10 to 20 years only.

- 5.4 The Impact Assessment found that the proposals will result in the loss of two sycamore trees (Category C), and various trees within identified group G2, a small group of self-sown saplings with extensive ivy cover (all Category C). The Report concludes that:

In view of their locations, sizes and condition, in our opinion the removal of the trees identified will not have any significant impact on the site's appearance from external viewpoints, or on the overall character of the area. None of the trees to be removed are within the strip of land designated as ASNW, and there are no trees within this area that require removal in order to enable the proposals to proceed.

- 5.5 The Arboricultural Implications Assessment and Tree Protection Plan set out requirements to be in place during construction works to ensure the retention of the trees.

These measures can be enforced by way of a planning condition.

- 5.6 As a result of the amendments to the proposal since the withdrawal of the first application, the Assessment identifies only two cases where the proposed development will encroach into the RPAs of the retained trees (the previous application involved five instances). It is concluded that:

In all two cases, the encroachments identified are fractional, involving less than 2% of the RPA of any of the relevant trees, all of which benefit from having ample available compensatory soil rooting volumes in other directions away from the encroachments, which are not impinged upon or affected by the proposals. For this reason, the very minor encroachments involved are very unlikely to have any significant impact on the respective trees' health or vitality, subject to the protective measures identified and further detailed in the AMS section of this report.

- 5.7 With regard to the relationship of future occupiers with the trees on site, the Report concludes:

The proposed dwelling will be located at a minimum distance of approximately 18m to the nearest of the retained trees within the belt along the eastern site boundary, a distance which in our opinion will be easily sufficient to prevent perceptions on the part of future occupiers that the trees are too close or oppressive, and therefore to allay any potential safety apprehensions which might arise as a consequence.

And:

the relationship of the proposed amenity spaces to the retained trees allows for satisfactory extents of unshaded space for the new dwelling. On this basis, we consider it very unlikely that the proposal will give rise to future irresistible occupier pressure for the removal of any of the retained trees on the grounds of excessive garden shading.

5.8 In summary:

As assessed and detailed above, the proposal will therefore not have any significant impacts on trees of importance to the amenity of the locality, or on the quality of the local landscape. Subject to the measures identified on the TPP and specified in the AMS below, all other trees identified within the survey are either unaffected by the proposal, or can be successfully protected during the construction period.

The implementation of these measures, and adherence to them during the construction period, can be satisfactorily ensured by means of an appropriate condition, on the grant of planning permission.

5.9 The Report also considers the impact of the proposal on the area of Ancient Woodland in detail. The Report examines the status of the identified ancient woodland area at section 3. Paragraph 3.1.6 summarises:

It is clear from the above that for the reasons which are identified and acknowledged within the study itself, the designation of any particular woodland parcel on the Ancient Woodland Inventory should be regarded as provisional, and not necessarily definitive. Indeed, at national level, Natural England refers to the inventory as a whole as the "Provisional Inventory of Ancient Woodland" for this exact reason. The West Sussex Ancient Woodland revision report does not list the woodlands or locations which were actually visited or subject to ground survey in order to verify the indications of the deskbased study. In cases where, as here, where these parcels of woodland have very likely not been subject to ground survey as part of the revision exercise, and has long formed part of domestic gardens, the validity and robustness of the designation as 'ancient woodland' must therefore be open to critical question.

The implications of this background for the consideration of proposed development

- 5.10 The Report goes on to consider the implications of the new access in the light of this background, partly through reference to a recent Appeal decision involving a similar situation. It concludes:

For these reasons, we conclude that subject to implementation of the protective measures specified in the AMS which follows below, and adherence to them for the duration of the construction period, the proposed development will not result in the loss of any area of ASNW which can reasonably be considered to be of any significance, in terms of either its extent as a proportion of the mapped area within the grounds of White Lodge, or of any value it retains as potential biodiversity habitat. Likewise, the proposal will not result in any further or additional deterioration of the remaining areas to the north and south of the new access, given the extent to which these have already been affected by the long-standing domestic residential context and its associated usage and activities.

- 5.11 The Arboricultural Method Statement sets out a variety of measures recommended to be implemented prior to, and

during construction, in order to protect the trees on site. These can all be required by way of planning conditions.

- 5.12 The applicant would welcome conditions on any forthcoming planning permission requiring the submission of full details prior to development commencing in this regard. It is considered that the proposal meets the requirements of Policy DP37.
- 5.13 Similarly, conditions relating to the landscaping of the site can be imposed on any forthcoming planning permission. Such conditions could cover eg schemes for additional planting etc.
- 5.14 A full Ecological Appraisal also accompanies the application.

6.0 ACCESS & PARKING

- 6.1 Development Plan policy DP21 refers to the sustainability requirements and traffic generation for all new development.
- 6.2 The site is located close to two large settlements, in a sustainable location with good public transport links available. As such, the site is not positioned within an isolated rural or unsustainable location.
- 6.3 The proposal includes ample space for the provision of parking spaces to meet the required standards, as well as including parking for bicycles if required.
- 6.4 As before, new access is proposed to serve the new dwelling. Following discussions with the Highway Authority over the course of the previous application, the Highway Authority accepted the demonstrated visibility for the proposed access point. as shown on the revised plans. It was requested in addition that maximum achievable visibility splays be provided from an 'x' distance of 2.4m.

The proposed splays can be secured via planning condition. This will result in the front boundary treatments being no greater than 0.6 metres in height to ensure that maximum achievable visibility for pedestrians and vehicles is achieved. This approach is acceptable to the applicant.

- 6.5 The Highway Authority concluded:

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

There seems to be no reason for this view to have altered. The applicant has no objections to the conditions previously requested.

- 6.6 It is considered that the current proposal meets the requirements of Policy DP21.

7.0 CONCLUSIONS

- 7.1 Planning permission is sought for the construction of a detached dwelling located on garden land to the south of White Lodge, Ockley Lane, Hassocks. The scheme has been amended since the withdrawal of the previous application. The dwelling has been relocated to better protect the trees on the site. It has also been reduced in scale, with the previously approved outbuilding no longer forming part of the proposal and ultimately being relinquished, as well as the bulk and form of the proposed dwelling being significantly reduced.
- 7.2 Whilst the site is located within an area of countryside restraint, it lies within close proximity of the boundary of the Category 1 settlement of Burgess Hill and the Category 2 settlement of Hassocks and is close to public transport links. As such, it is considered that the proposal is acceptable.
- 7.3 The proposed development is entirely in keeping with the character and appearance of the area and other nearby properties. It will not result in the coalescence of

neighbouring settlements and it will not result in any detriment to the amenities of adjoining properties. Adequate parking is provided, and access is acceptable.

- 7.4 The proposal for a new dwelling will make a minor but positive contribution to the Council's housing requirements.
- 7.6 The information and analysis in this statement demonstrates how the proposal accords with all relevant national and local planning policy. It is hoped that the Council will be able to view the application favourably and grant planning permission for the proposal.