



Design and Access Statement

Reserved Matters Application

at

Penland Farm House
Hanlye Lane, Cuckfield
Haywards Heath, RH16 1PJ

Originator: JT
Date: 20.11.2025
Revision: -



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Design and Access Statement

Penland Farm, Haywards Heath

Introduction

This Design and Access Statement accompanies the Reserved Matters application for the erection of **four 5-bed detached dwellings** on land currently occupied by a single large residential property. Outline planning permission was granted under **DM/23/0972**, with all matters reserved except the principle of development and the indicative access arrangements.

This DAS has been prepared in accordance with:

- **Town and Country Planning (Development Management Procedure) Order 2015**
- **National Planning Policy Framework (NPPF)**
- **Mid Sussex District Plan**
- **Mid Sussex Design Guide Supplementary Planning Document (SPD)**

The Reserved Matters being submitted are:

- **Layout**
- **Scale**
- **Appearance**
- **Landscaping**

This document explains how the development has been designed to meet planning policy, respond sensitively to the site's context, and deliver high-quality new homes.

Penland Farm is a domestic property on a large site, based in Cuckfield surrounded by the new Penlands Green development. The owner would like to confirm the proposals that would be supported by the local authority in order to bring the site back into the usable housing stock, providing modern sustainable family homes into an established residential area.

This statement should be read in conjunction with the submitted drawings and documentation as a whole and not in isolation.

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Site Location Plan

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Existing Plan and Buildings

The existing property is located set back some distance from Hanlye Lane and following the construction of the Housing Development known as Penland Green, the proposed entrance will be from the southern part of Timbergate Drive.

Historically, there were no immediate neighbours as the site was situated in the centre of farmland. Since the recent *Penlands Green* development has been constructed, the site is now positioned centrally with the new houses surrounded on all sides. The initial site access arrangement proposal has been applied for and approved by the Local Authority.

The application site is part of the land known as Penland Farm. A previous approved application has allowed for the division of the site and the subsequent Outline Application has set the parameters for development

The main house was historically three farmworkers' cottages. Subsequent alterations were historically made to amalgamate the houses into one larger dwelling. However, this created a difficult layout and internal changes of level. Although 'characterful', the house is not suited to modern living and the internal and external layout are somewhat restrictive. From an aesthetic perspective, the house has, in the majority, been either clad with tiles or received a brick or rendered finish. There is a large conservatory to the west and the gardens are substantial, established and well kept. The extensive garden is zoned creating different spaces, with small garden sheds positioned around the perimeter.

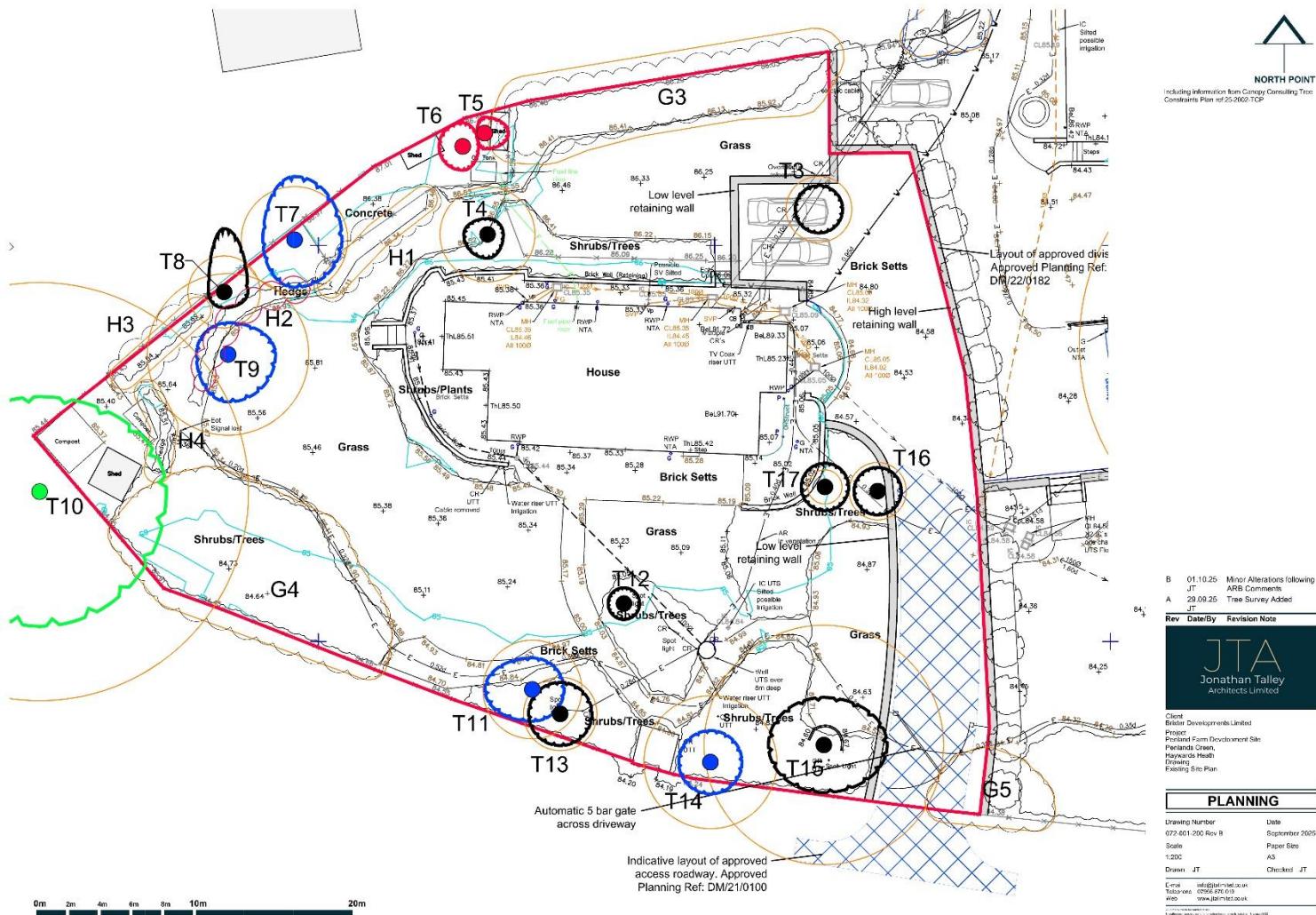
The proposed site is located within an Archaeological Notification of Area as designated by Mid Sussex District. A desktop-based assessment has identified that the Study Site has a moderate-high potential for archaeological evidence relating to the Bronze Age, Iron Age and Roman periods. The Study Site has a high potential for evidence of Medieval agricultural cultivation. The site has a known potential for evidence of post-Medieval Farmstead settlement. Any archaeological evidence present within the Site is most likely to be of low (local) significance only.

Archaeological evidence relating to the Bronze Age, Iron Age or Roman Periods could be of moderate (regional) significance in the context of features identified to the north of the Study Site during past archaeological investigations.

In view of the likely low (local) significance of any archaeological evidence present within the Site and the extent of the impacts of past, post-depositional activity such as the landscaping of modern domestic gardens, within the Site, it is considered that the proposed development is unlikely to have a significant archaeological impact. Through the assessment undertaken by RPS Consulting Services, the proposed site does not contribute to the significance of any designated built heritage asset. No potential impacts on any designated built heritage assets are identified. It is considered that as a result of the limited nature of the proposed development, an archaeological watching brief would be a proportionate response to the archaeological potential identified. It is considered that any such archaeological works could follow the granting of planning consent and be secured by an appropriately worded archaeological planning condition

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Existing Approved Site Plan

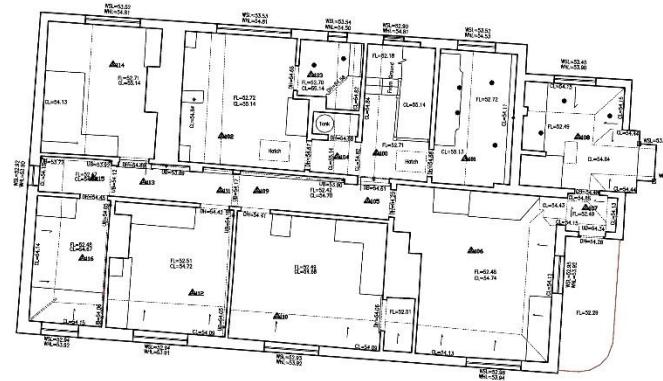


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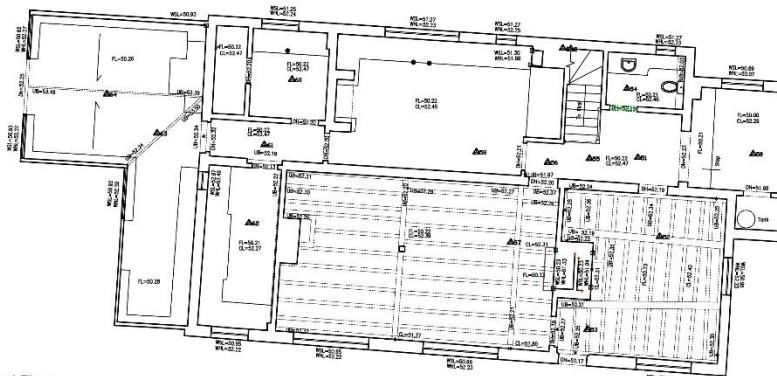
Penland Farm, Haywards Heath



NORTH POINT



First Floor



Ground Floor

0m 1m 2m 3m 4m 5m 10m

A 29.09.26 Minor amendments
JT

Rev Date/By Revision Note



Client
Project
Drawing
Drawing
Drawing
Drawing

PLANNING	
Drawing Number	Date
072-001-120 Rev A	September 2005
Scale	Paper Size
1:100	A3
Drawn	Checked
JT	JT
Approved by: [Signature]	
Title: [Signature]	
Tel: [Signature]	
Web: [Signature]	

Existing House Plans

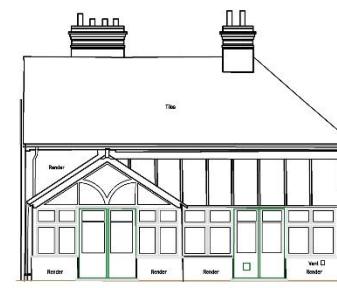


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North Elevation
Datum 49.00m



West Elevation
Datum 49.00m



South Elevation
Datum 49.00m



East Elevation
Datum 49.00m

0m 1m 2m 3m 4m 5m 10m

Existing House Elevations



Client
Project
Penland Farm Development Site
Haywards Heath
Drawing
Existing House Elevations

PLANNING

Drawing Number
072-001-300
Date
September 2005
Scale
1:100
Paper Size
A3
Drafter
JT
Checked
JT
Approved
JT
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Existing Tree Survey

Please refer to the submitted detailed documentation. It has been recorded that the existing property has 21 trees (including groups) or hedges on the site. Of these, it is considered that none of these trees is a 'Category A' tree with the majority being categorised as being 'B or C'. It is proposed that only some of the Category C or Category U trees are removed.

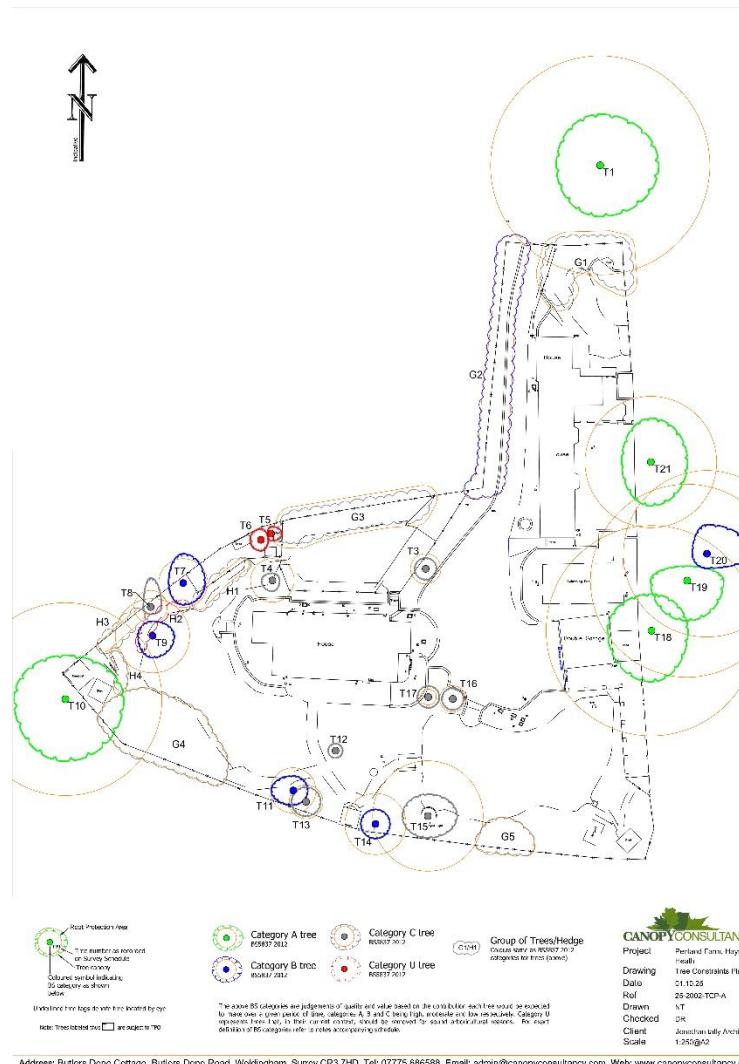
It has been noted that the Large Oak tree off the site is in close proximity to the proposed development. Care and subsequent alterations have been made to the layout of the development to ensure that the development is outside of the Root Protection Zone and thus of no impact to the existing trees.

It is noted that some of the trees and larger shrubs hold some potential for use by nesting birds therefore demolition of the buildings and any vegetation clearance should be undertaken outside the bird nesting period unless a nesting bird check is carried out by a suitably qualified ecologist immediately prior to the works.

Please refer to the Arboricultural Report by Canopy Consulting for more details.

In support of the development a planting scheme is proposed to plant new trees and new native hedging within the development area.

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Existing Tree Survey

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Planning Approvals

There have been three recent applications submitted and subsequently approved in regards to the application site.

The overall division of the site as a whole, has been agreed and approved under permission reference DM/22/0182. This includes for a wall to be provided across the site to split the current property in to Penland Farm and Penland Farm Cottage – both receiving their own access point into the surrounding Penland's Green development

The new entrance onto Timbergate Drive has been approved under Planning Reference DM/21/0100. It is not proposed to change the entrance arrangement from the site boundary to the road, with any changes only internal to the site to accommodate the proposed.

The most recent Application is for the Outline Approval of the development which was approved under the reference DM/23/0972. This established the provision of replacement houses on the development site with the details of the landscaping, scale, layout and appearance of the site to follow. This application is set to answer these Reserved Matters.

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Pre-Application Advice

The Pre-Application advice was provided by Joseph Swift at Mid Sussex District Council under the reference DM/22/3745. Mr Swift has attended site with Jonathan Talley of Jonathan Talley Architects Limited.

A summary of the advice can be described as

- Front parking is acceptable in this location due to the spacing and the areas of open space in front of the proposal, rather than side located parking
- Local support will be important and consultation should be encouraged
- The application site is designated within the Mid Sussex District Plan as being within the built-up area boundaries of Haywards Heath and within an Archaeological Notification Area
- As the proposed development is within the built up area of Haywards Heath, the principle of additional windfall housing development is acceptable under Policy DP6 of the District Plan
- Housing development within the Haywards Heath built-up area boundary, as defined, will be permitted including infill development and change of use or redevelopment to housing where it meets criteria
- The principle of development is therefore acceptable owing to the site's sustainable location and the proposal forming windfall development in the built-up area. It is however also necessary to consider other planning issues to determine the overall planning balance.
- as advised on site a rule of thumb for back-to-back distances is 21 metres and it is recommended that this is provided.

The application site is designated within the Mid Sussex District Plan as being within the built up area boundaries of Haywards Heath and within an Archaeological Notification Area. An application of this type would be assessed against the following Relevant Planning Policies:

Policy DP4: Housing

Policy DP6: Settlement Hierarchy

Policy DP17: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)

Policy DP21: Transport

Policy DP26: Character and Design

Policy DP27: Dwelling Space Standards

Policy DP39: Sustainable Design and Construction

Policy DP41: Flood Risk and Drainage

Policy DP42: Water Infrastructure and the Water Environment

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Pre-Application Advice continued

The proposal will also be assessed against the following Relevant Policies of the Haywards Heath Neighbourhood Plan

- Policy E8: Sustainable Development
- Policy E9: Local Character
- Policy E13: Private Amenity Space
- Policy H8: Housing Development

As the proposed development is within the built up area of Haywards Heath, the principle of additional windfall housing development is acceptable under Policy DP6 of the District Plan which states:

'Development will be permitted within towns and villages with defined built-up area boundaries. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP26: Character and Design), and not cause harm to the character and function of the settlement.'

In addition to the above, Haywards Heath is classed as category 1 settlement in the settlement hierarchy listed under MSDP policy DP6. As such, the application site can be considered to be a sustainable location for residential development.

Policy H8 of the Neighbourhood Plan states:

'Housing Development within the Built up Area Boundary - Housing development within the Haywards Heath built-up area boundary, as defined, will be permitted including infill development and change of use or redevelopment to housing where it meets the required criteria.'

The principle of development is therefore acceptable owing to the site's sustainable location and the proposal forming windfall development in the built up area. It is however also necessary to consider other planning issues to determine the overall planning balance including; Design and Character, Neighbouring Amenity, Highways, Sustainability, Space Standards and Impact on the Ashdown Forest.

Mr Swift concluded that; '*Subject to the detailed design and addressing the above-mentioned comments it is my informal opinion that the proposal would receive officer support at the application stage.*'

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Outline Application

Following the Pre-Application advice being received and interrogated, the subsequent Outline Application referenced DM/23/0972 was approved in October 2023 with the requirement for a Reserved Matters Application to establish the details of the landscaping, scale, layout and appearance of the site.

The previous Outline Application was subject to several objections from some of those within the surrounding community. Of these objections, the vast majority were deemed to be outside of the jurisdiction of the Planning Process or proven not to be a valid reason to restrict the development.

Although there were objections there were also several positive comments in support of the application. These included;

The plans look sensible and in keeping with the new estate. This will improve the area with no real impact to surrounding housing

Looks a sensible plan for development of a fairly large site for what is currently hosting a large but empty property. This also gives me comfort and certainty that the future development of this site is broadly in line with the existing 'new' housing rather than say the uncertainty instead of an undeveloped site and what future development further down the line could represent for existing residents.

We fully support this proposal which will be a positive enhancement to the area. The old farmhouse is derelict and needs replacing

We have been living on the development now for 4 years and have been aware of the large empty property on a substantial plot of land which is and has been unoccupied for quite a few years. We feel that it would be beneficial to build further properties on the proposed area which would then enable much needed living accommodation which appears to be in demand in this popular area. We do not feel that it would effect us in any way. In many ways we feel that it would enhance the existing area

Good to see an older property and land being used in this way to provide additional housing rather than green field sites

We don't believe the development will have any negative impact on us. Considering the current house has been unoccupied for a long time, it seems a sensible plan to make good use of the space.

Personally, I cannot see three extra houses and its additional traffic being a big issue. I think it can tie in nicely with the rest of the area and make it look more appealing. The farm has had its outlook changed on a 360 degree by the 200+ houses Redrow has built and obviously the additional traffic and noise so I think I would be a hypocrite to be offended by them wanting to develop their bit of land that sits in the middle of this development. I understand people may not like it but sometimes you just have to look at it from a different perspective, if I was the land owner I would be doing the same thing. I'm just grateful it's 3 houses and not a block of flats they are wanting to build.

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Access

As indicated via the approved scheme, access will be via Timbergate drive to the south. This road continues around the site providing access for emergency services and refuse collections in no different way to the rest of the estate. The access has been designed so as to provide a turning head and allow access.

The approved entrance maintains suitable vision splays in either direction so as to provide safe entrance and egress from the site with the internal layout of the site allowing the cars to move in a forward direction, thus ensuring safety is maintained.

As the access is already approved the development is not seen as having a detrimental effect on the approved or current site. It is proposed that the access route is slightly altered to the approved once on the site to allow for the proposed layout.



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Services

The existing property is currently not connected to the mains sewerage; however, work has been undertaken to provide future access to the mains sewerage system via the connection provided within the extents of the Cottage, owned by the previous applicant to the Outline Permission. The cottage (under ownership of the applicant) on the plot neighbouring the application site has been connected to the mains sewerage system that is newly installed in the wider development area. This connection replaces the shared on-site tanked sewerage system and allowance has been made for this development's connection to the system. As part of these works and the construction of the approved dividing wall, a means of connection to the application site can be provided under/through the wall construction and has been adequately sized to provide a shared connection to the mains system for the proposed number of dwellings on the development site.

In terms of gas and electric provision, the surrounding development has enabled a potential for connecting gas to the site and electricity can be taken from the road outside of the site to the south – subject to the relevant applications being made. It is proposed that connections would be made via the new driveway.

The provision of services is not seen as being restrictive to the development taking place.

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Surrounding Development

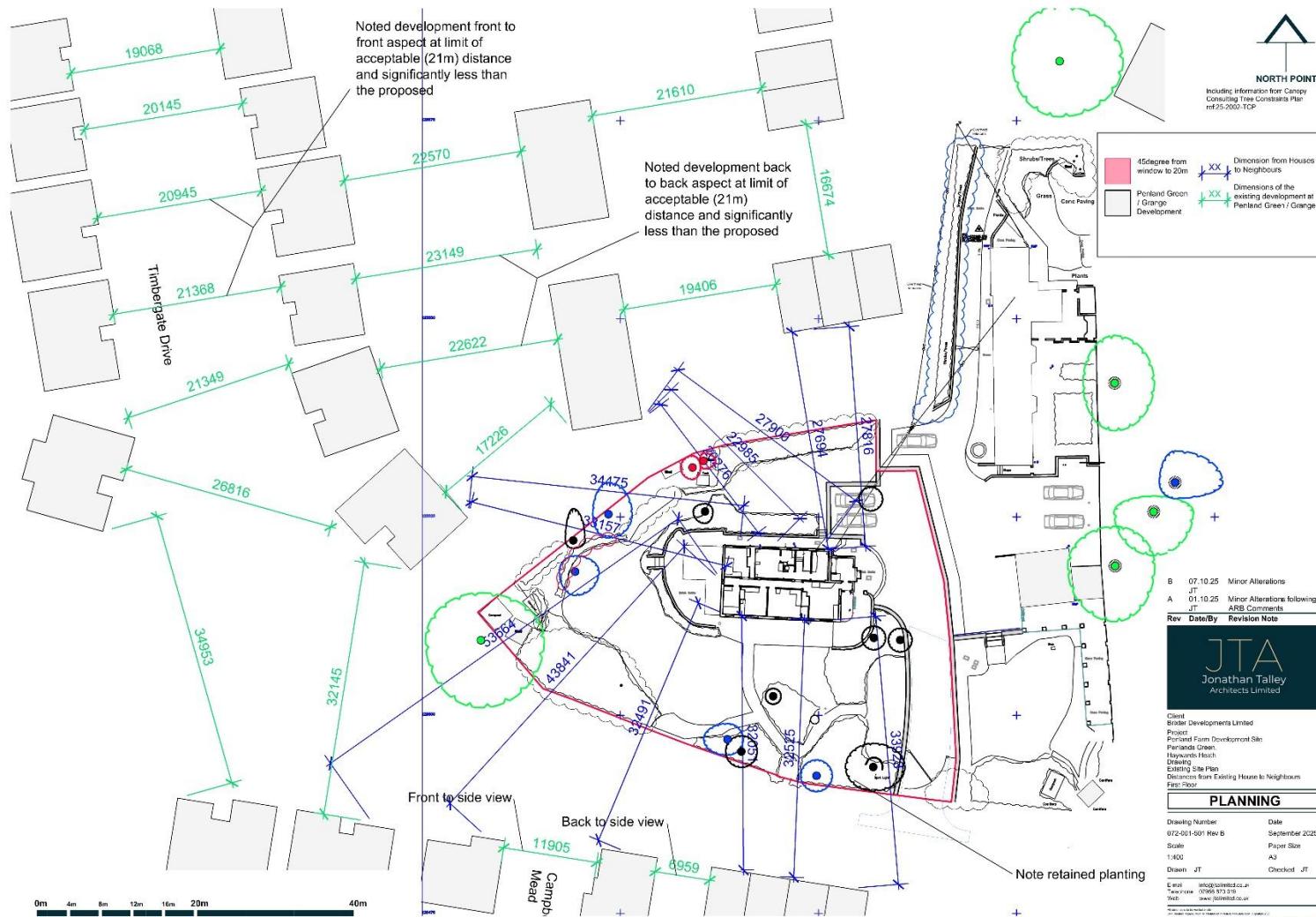
The existing property is situated centrally within the recently completed Penlands Green development. This development offers a community that the current property is visually relatively excluded from. The existing property is surrounded by fencing and lacks the integration that a house in its position within the housing development deserves.

The existing property has been significantly impacted by the new development with the previous views from the house over the fields to the woodland behind, considerably impacted. The views from the upper windows looking north and south are now houses so the existing property has lost some of its charm and attractiveness. Thus, the value has reduced and from conversations with local agents, the saleability has diminished as people wanting to purchase the house would be put off by its now surrounded location. Conversely a small new development would fit within the setting of the recent development.

The recent development is well laid out and allows for appropriate spacing between the properties. There are several areas of green space and links from one part to another. There are also several areas that create small 'closes' offering a little additional privacy to the main areas of the development.

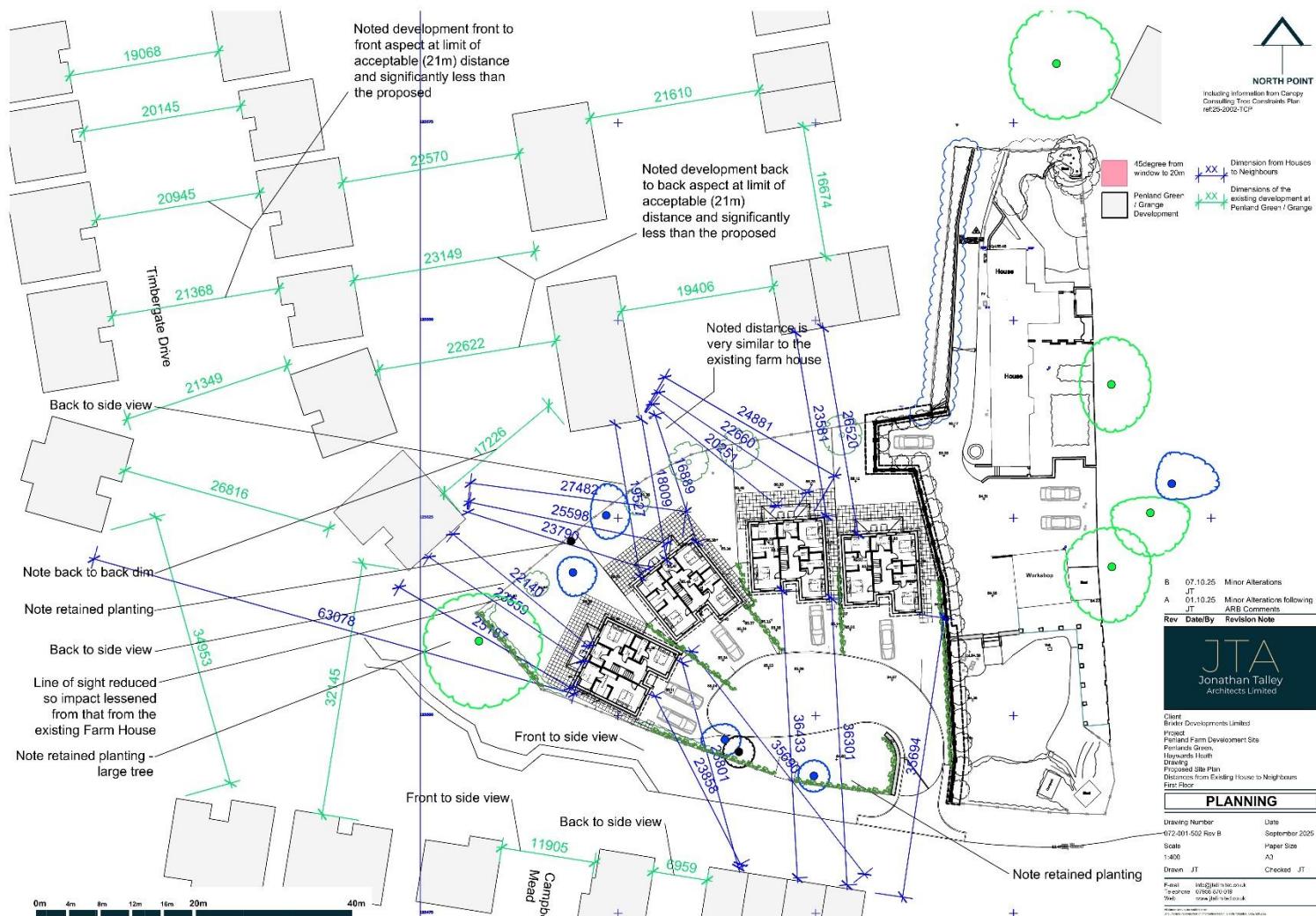
A study has been undertaken showing the distances from the existing house and the proposed development to the surrounding houses

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Existing Distances to Neighbours Plan

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Existing Distances to Neighbours Plan

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Surrounding Site Plan

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Proposal

It is proposed that the existing property is demolished and four new 3-storey five-bedroom houses constructed. It is proposed that these will meet and where possible exceed Building Regulations requirements in terms of sustainability. It is also proposed that these are in keeping with the surrounding development so as to ensure they integrate within the community and do not stand out as being different.

It is proposed that the houses are proposed to be generously sized detached properties that can accommodate modern family living. The typical proposed layout indicates that there is sufficient space on site for each home to have a driveway and parking for two cars on the drive and an integrated garage. Each property would include an electric charging point in an appropriate position so that cars on either side of the drive can charge.

It is important to the applicant that as few trees as possible are removed and instead supplemented to maintain levels of shading and screening. As such along the north boundary it is proposed to introduce an increased amount of planting. Along the shared southern elevation, it is proposed that open Sussex style fencing is used along with hedge planting to provide a link to the surrounding development. To the west and north it is proposed that the gardens will have a solid standard height fence for privacy. In terms of garden space, it is proposed that the houses have both front and rear gardens of a good size to allow for entertaining and for children to play. It is not though appropriate for any shared play space for the four houses, but there is an element of shared green space to the front of the houses to create a buffer to the boundary line. There are several play spaces within a few minutes' walk within the Penlands Green development and the local woodland is even closer. It is not thought that the proposal would have any impact on the neighbouring amenity and would form part of the overall local development. The shown layout indicates that the positioning of the houses can ensure that the distance back-to-back to neighbouring properties can be maintained as being over 21m as advised.

In terms of aesthetic, the applicant has taken into account previous discussions and consultation from the neighbouring development and proposed an aesthetic that is in keeping with the local housing stock. It is proposed that although the plans are to match there are two differing house types to maintain the aesthetic variation as seen around the site. This includes the use of traditional brick facing elevations with elements of render on one house type and using just brick on the other. and the use of traditional red and grey tiles for the roof. In terms of the roof finish, to enable use of the second floor for accommodation, dormers are provided to the rear elevations and rooflights integrated with the solar PV to the front elevation. In terms of sustainability, it is proposed that the proposal should use a 'fabric-first' approach which are then supported via additional methods such as Solar PV and air-source heat pumps for power and heating.

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Proposed Site Layout

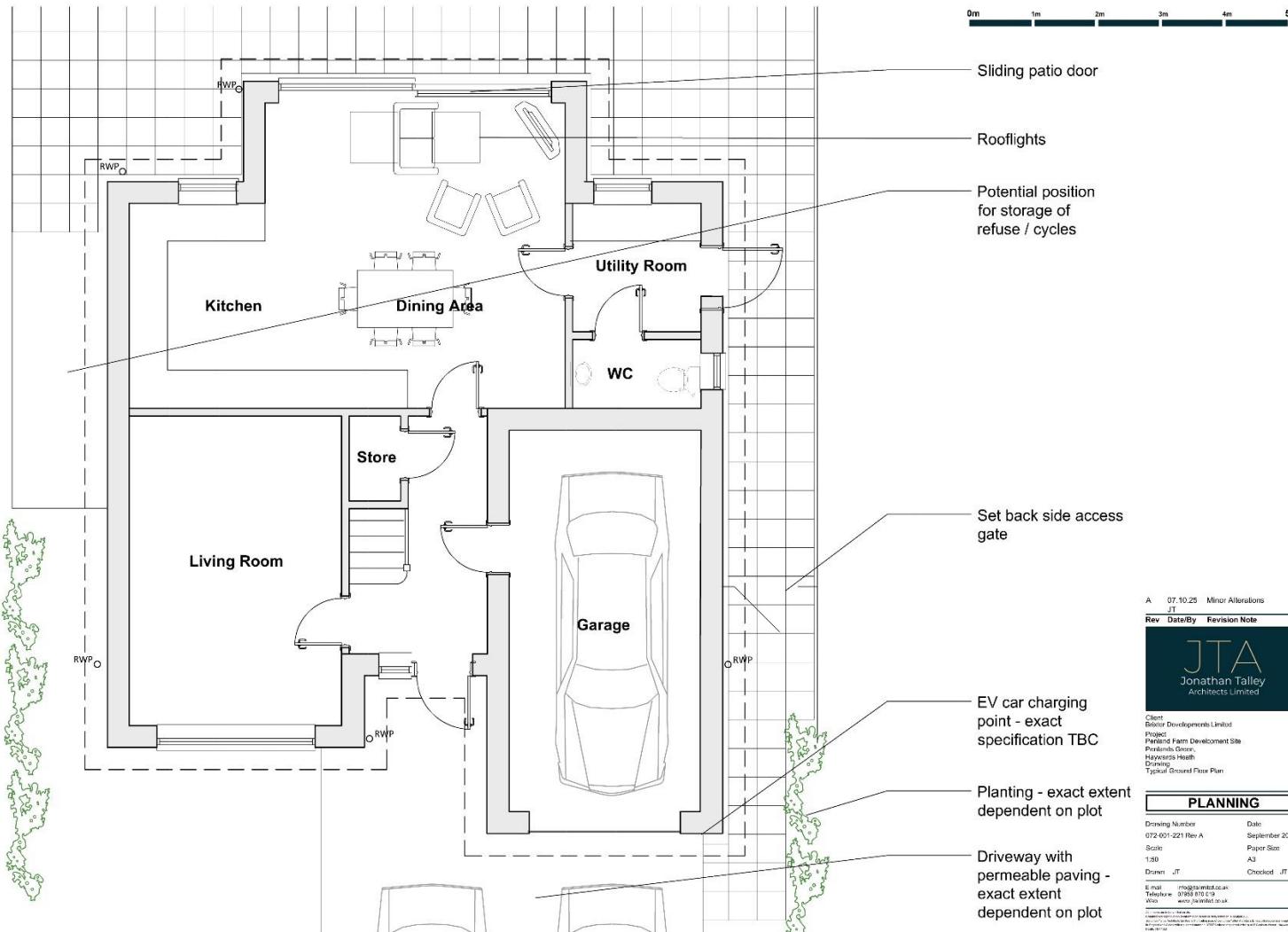
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Proposed Site layout

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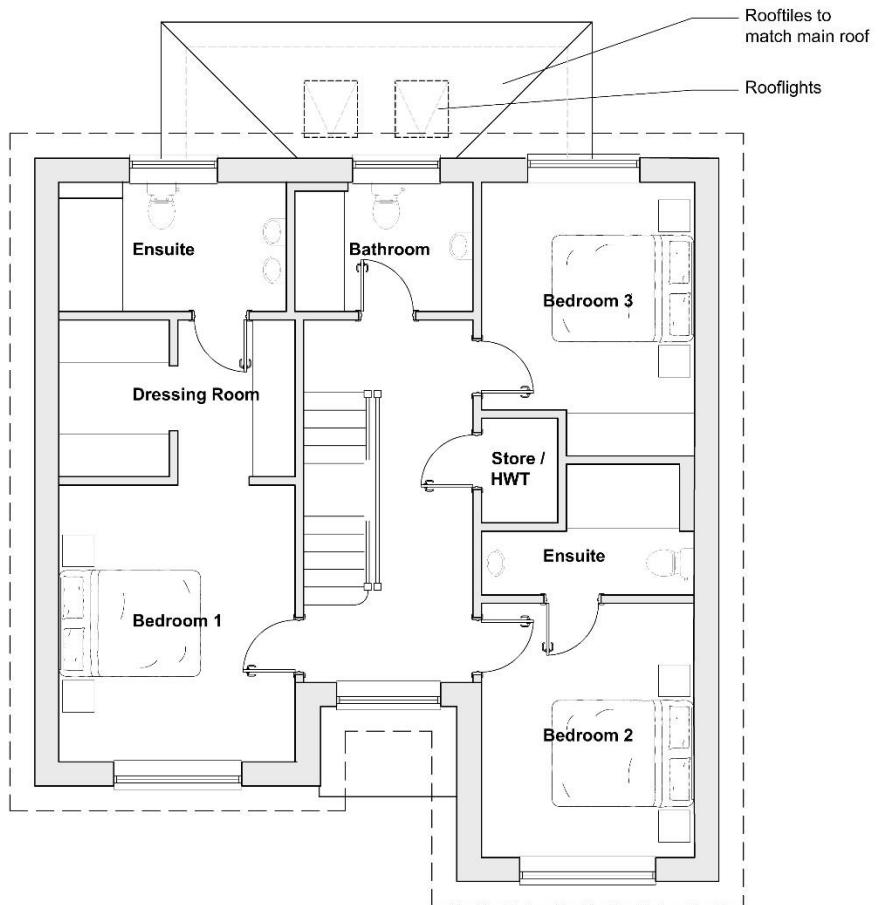


Proposed Ground Floor

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0m 1m 2m 3m 4m 5m



A 07.10.25 Minor Alterations
JT

Rev Date/By Revision Note



Client
Broker Developments Limited
Project
Penland Farm Development Site
Penlands Green,
Haywards Heath
Drawing
Typical First Floor Plan

PLANNING

Drawing Number	Date
072-001-222 Rev A	September 2005
Scale	Paper Size
1:50	A3
Drawn	Checked
JT	JT
Postage: 10g (1st class) 20g (2nd class) 30g (3rd class)	

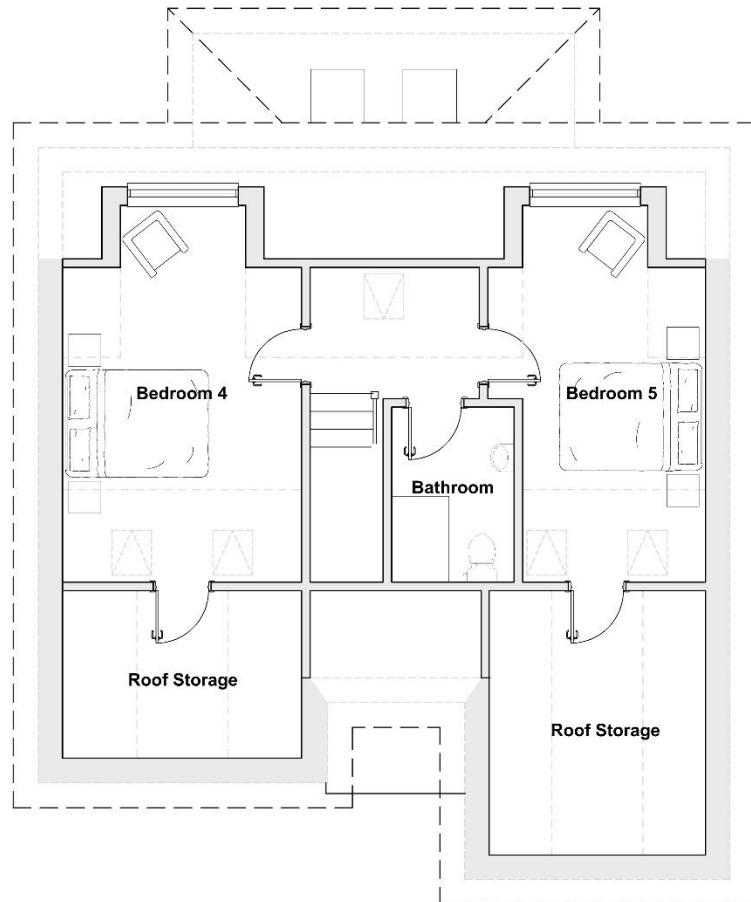
Proposed First Floor



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0m 1m 2m 3m 4m 5m



Proposed Second Floor



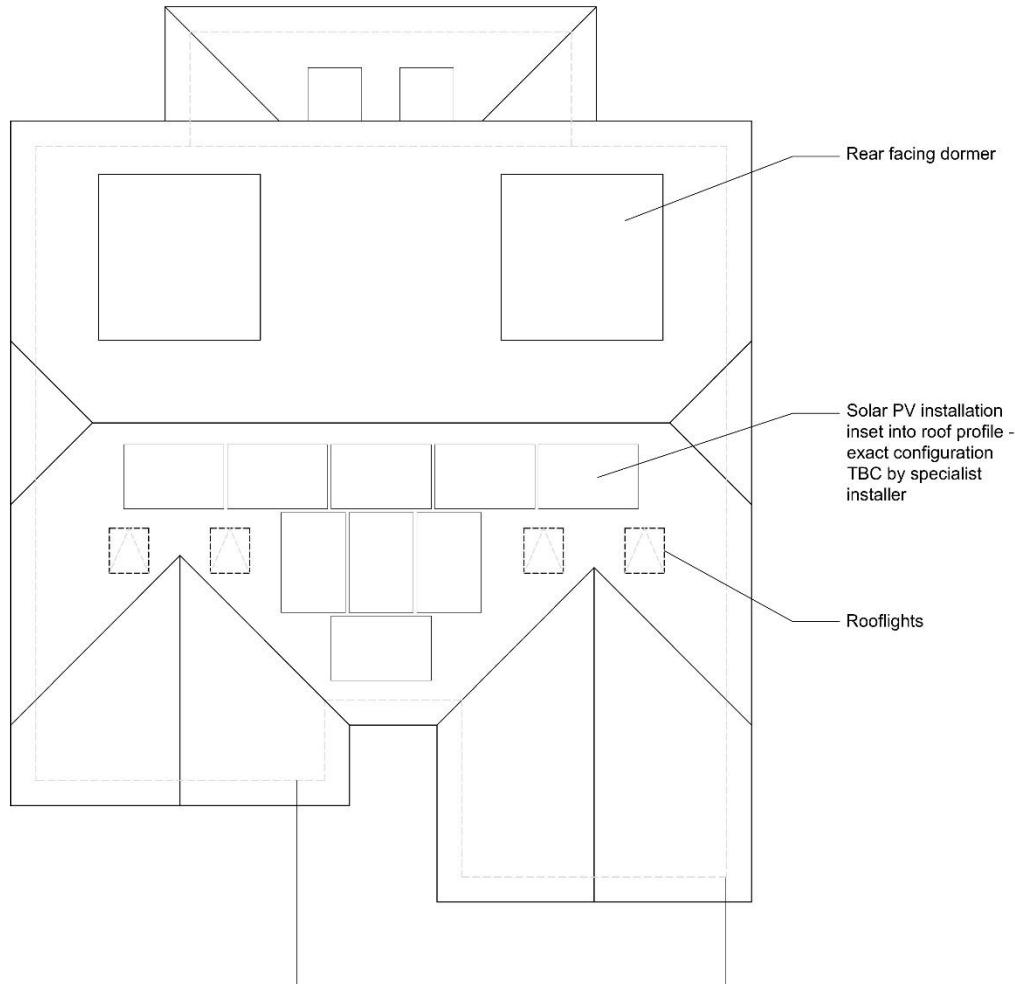
A 07.10.25 Minor Alterations
 J1 Rev Date By Revision Note

 Client: Brister Developments Limited
 Project: Penland Farm Development Site
 Penlands Green,
 Haywards Heath
 Drawing: Typical Second Floor Plan
 PLANNING
 Drawing Number: 072-001-223 Rev A Date: September 2025
 Scale: 1:50 Paper Size: A3
 Drawn: JT Checked: JT
 Email: info@jtalley.co.uk
 Tel: [01444 455555](tel:01444 455555)
 Web: www.jtalley.co.uk

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0m 1m 2m 3m 4m 5m

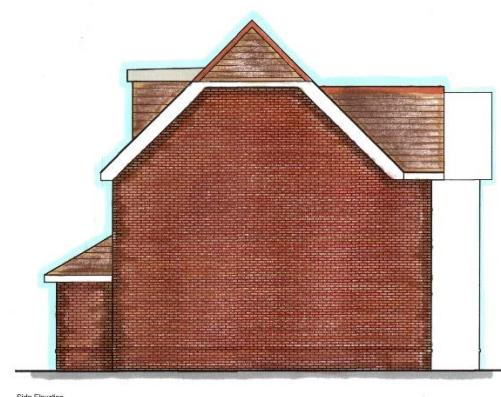


Proposed Roof Plan

A	07.10.25	Minor Alterations
Rev	Date	By
JTA		
Jonathan Talley Architects Limited		
Client: Brioder Developments Limited Project: Penland Farm Development Site Penlance Green, Haywards Heath Drawing: Typical Roof Plan		
PLANNING		
Drawing Number	Date	
072-001-224 Rev A	September 2025	
Scale:	Paper Size	
1:50	A3	
Drawn:	Checked:	
JT	JT	
Email: info@jtalley.co.uk		
Telephone: 01444 481111		
Web: www.jtalley.co.uk		



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Proposed House Type 1

27



Rev	Date/By	Revision Note
 Jonathan Talley Architects Limited		
Client Binx Developments Limited		
Project Project Farm Development Site Pendarls Green, Heywood Heath Didsbury Proposed House Elevation House Type 1 - Rendered		
PLANNING		
Drawing Number	Date	
072-001-322	October 2005	
Scale	Paper Size	
1:100	A3	
Drawn JT	Checked JT	
E-mail jt@jtalley.co.uk Telephone 07856 010 000 Fax 07856 010 001		

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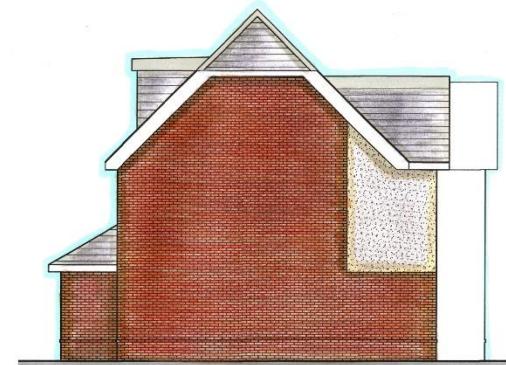
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

0m 1m 2m 3m 4m 5m 10m



Client:
Broder Developments Limited
Project:
Penland Farm Development Site
Penlands Green,
Haywards Heath,
West Sussex
Proposed House Developments
House Type 2 - Rendered

PLANNING

Drawing Number	Date
072-001-323	October 2025
Scale	Paper Size
1:100	A3
Drawn	Checked
JT	JT
E-mail: jta@jtalley.co.uk	
Telephone: 07959 873 219	
Fax: 01444 412 222	
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Proposed House Type 2



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Proposed Landscaping

It is proposed that the site is sympathetically landscaped to blend with the surrounding development, this includes permeable block paving to the shared and private driveways and also laying the gardens to lawn with an area of patio attached to each house. Boundary treatments are proposed to be close boarded fencing to the private gardens and then Sussex style fencing to the more open link to the surrounding. Included with the landscaping is a selection of planting of both native trees and hedging as per the ecologists recommendations.



Proposed Landscaping Plan

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Justification

The applicant would like to establish support of the proposed Outline application for the provision of 4 new houses into the general housing stock. It is not believed that affordable housing will be required as part of this proposal as confirmed in the Pre-Application enquiry and subsequent Outline Approval. These well-proportioned family homes are in a similar size, scale and aesthetic to those in the surrounding development.

Efforts have been made to establish a safe and suitable access from the site onto Timbergate drive to the south of the site which has already been approved. This will create a 'close' similar to elements of Penlands Green. It is not thought that this would cause any impact to the surrounding development nor the wider community.

The intent is to integrate the new houses within the thriving community that has quickly established at Penlands Green and it is not intended to create a 'separate' entity. This integration will be via the use of the open Sussex style fencing that is common throughout the surrounding development to the 'public' facing areas of the development, while also ensuring a sense of ownership.

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Ecology

Please refer to the submitted documentation for further specialist detail. This report details the results of the survey, which was carried out on the 20th February 2023 by Brigitte de Coriolis of AEWC, Natural England licensed bat ecologist, to assess the site for the potential presence of any protected species or species of conservation concern and identify habitats of conservation importance.

The house was identified to contain a confirmed bat roost within the roof void due to the presence of bat droppings, in addition to high potential for crevice-dwelling species within the batten spaces of the roof and hanging tiles. As the house is a confirmed roost, sufficient surveys are required in order to confirm species and characterise all roosts in order to inform the licence application and associated mitigation strategy as part of the reserved matters stage. The site is considered to hold very limited potential for GCN and common reptile species; no further surveys are considered necessary however a precautionary approach to site clearance works should be adopted. No Habitats of Principle Importance were found on or near the site. Subsequent bat Surveys have been procured and a licence application will follow in due course once a suitable construction programme has been established

The site is subject to a requirement for BNG improvements. AEWC have undertaken a BNG assessment which can be summarised as; The development includes the loss of vegetated garden as well as the ornamental palm tree in the north of the site, replaced with new areas of developed land; sealed surface for the new dwellings and smaller areas of vegetated gardens. A new area of modified grassland and ornamental hedgerow will be created in the south of the site.

The scope for ecological enhancements within the site is limited due to most of the vegetated area being within private gardens. Ecological enhancements built into the small area of communal land in the south of the site include the planting of a species-rich lawn mix, equating to good condition modified grassland, and the planting of a short length of ornamental hedgerow bordering the access road. However, these are not sufficient to offset the loss of the baseline habitats on the site. The results indicate that there is an estimated net loss of 21.29% for habitat units. Although there is an estimated increase of 0.04 hedgerow units.

In England BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

There is currently a deficit of 0.40 units to reach a 10% gain. It is proposed that off-site units or credits will be purchased to offset the losses with agreement from the local planning authority.

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Photos



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Photos of the Current Outlook From the Main House Upper Windows



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Penland Farm, Haywards Heath

Conclusion

Following the construction of the Penland Green development, the existing dwelling has lost much of the rural context that historically informed its character. Its outlook is now dominated by adjacent housing, giving it an estate-like setting rather than the former open countryside views. As a result, the appeal and value of the existing house have been significantly diminished.

The overall subdivision of the wider site has already been agreed and approved under planning permission **DM/22/0182**, together with the new access from Timbergate Drive to the south, approved under **DM/21/0100**, which provides suitable access arrangements for the proposed development of the main house.

This Reserved Matters proposal represents a high-quality residential development that:

- Maximises the efficient use of land
- Responds sensitively to local character
- Provides four well-designed family homes
- Enhances the visual value of the site
- Maintains safe and inclusive access
- Complies fully with outline permission DM/23/0972 and relevant planning policies

The scheme will deliver a sustainable and attractive addition to the local area, and approval is therefore respectfully sought.

This Reserved Matters application seeks approval for the detailed design, layout, scale, landscaping, and appearance of four high-quality five-bedroom homes to replace the existing dilapidated building on the site. The proposals sit comfortably within the broader Penland Green development and fully accord with the parameters established under outline consent **DM/23/0972**.

Overall, the development represents a positive addition to the Penland Green neighbourhood and is consistent with local and national planning policy objectives.

We would welcome and encourage a site visit as part of this enquiry, to allow a full appreciation of the site and its context. To arrange a visit, please contact Jonathan Talley Architects directly. We look forward to receiving your comments and, in due course, a favourable determination. Please do not hesitate to get in touch should you require any further information or wish to discuss any aspect of the proposal.

Design and Access Statement
Penland Farm, Haywards Heath

