

PLANNING STATEMENT

In relation to:

'Approval of Reserved Matters following Outline consent DM/23/0972 relating to appearance, layout, scale and landscaping details for the construction of four dwelling houses'

**Penland Farm House, Hanlye Lane, Cuckfield,
Haywards Heath, RH17 5HR**

January 2026

PLANNING STATEMENT:

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

1. INTRODUCTION

1.1 Outline planning permission was granted under reference **ref: DM/23/0972** on 23rd October 2023 for '*outline permission for the demolition of the existing property at Penland Farm and the construction of four dwelling houses with all matters reserved except for access. Access to be from the South from Timbergate Drive*'. Evidently the Outline consent considered the quantum of development (4 dwellings) and access, with all other matters being reserved.

1.2 Condition 1 of the Outline planning permission **DM/23/0972** states that:

"1. Approval of the details of the landscaping, scale, layout and appearance of the site (hereinafter called the 'reserved matters') shall be obtained from the Local Planning Authority, prior to the commencement of development on site.

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990".

1.3 In accordance with the requirements of Condition 1, Rodway Planning Consultancy has been instructed to prepare a Planning Statement in support of the Reserved Matters application for the provision 4 No. detached dwellings on land currently

occupied by a single large residential property at Penland Farm, Haywards Heath. **Submission is being made ahead of the expiration of the 3-year period (i.e. before 23rd October 2026).**

1.4 National Planning Policy Guidance (NPPG) sets out that *“Reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application, (ie they can be ‘reserved’ for later determination). These are defined in article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as:*

- *‘Access’ – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.*
- *‘Appearance’ – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.*
- *‘Landscaping’ – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;*
- *‘Layout’ – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.*

- *'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.*

Paragraph: 006 Reference ID: 14-006-20140306

Revision date: 06 03 2014"

- 1.5 In addition, under section 92 of the Town and Country Planning Act 1990, applications for approval of reserved matters must be made within a specified time-limit, normally 3 years from the date outline planning permission was granted.
- 1.6 This statement sets out the consideration that has been given to the details of the proposal in respect of the character of the area, the planning history of the site, the development plan and other related aspects such as neighbouring amenity.
- 1.7 In addition to the documentation provided at the Outline stage, this Reserved Matters application is supported by detailed drawings (prepared by Jonathan Talley Architects) and other additional supporting documents, as set out below:
 - Design and Access Statement, prepared by Joathan Talley Architects.
 - Biodiversity Net Gain Assessment, prepared by Animal Ecology and Wildlife Consultants.
 - Arboricultural Implications Assessment and Method Statement, prepared by Canopy Consultancy.
 - Tree Constraints Plan, Tree Protection Plan and Tree Schedule.
 - Drainage Technical Report, prepared by gta Civils and Transport.
 - Soil Infiltration Testing Report, prepared by iplant contracting.
 - Part O Dynamic Thermal Modelling Report, prepared by Elmhurst Energy.

2. SITE CONTEXT

2.1 The site that is the subject of this reserved matters planning application, comprises an existing detached residential dwelling house, known as Penland Farmhouse.

2.2 The site surrounded by the new Penland's Green development. The accompanying DAS confirms that *"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"*.

2.3 The application site is located to the north of Timbergate Drive, with Penland Farm Cottage to the northeast, and residential dwellings No. 17, 19, 21, 23 and 57 to the north/ northwest.

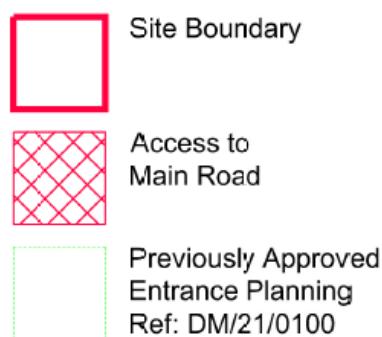


Fig 1. Extract from submitted Location Plan

2.4 This planning proposal follows outline approval on the site for '*the demolition of the existing property at Penland Farm and the construction of four dwelling houses with all matters reserved except for access. Access to be from the South from Timbergate Drive*' (ref: DM/23/0972). All Matters were reserved, aside from access.

3. PLANNING DESIGNATIONS

3.1 The site sits within the administrative area of Mid Sussex District Council. It is located within the defined built-up area boundary of Haywards Heath. The site is also within an Archaeological Notification Area.

3.2 It is understood that the site falls within the Haywards Heath Neighbourhood Plan area.

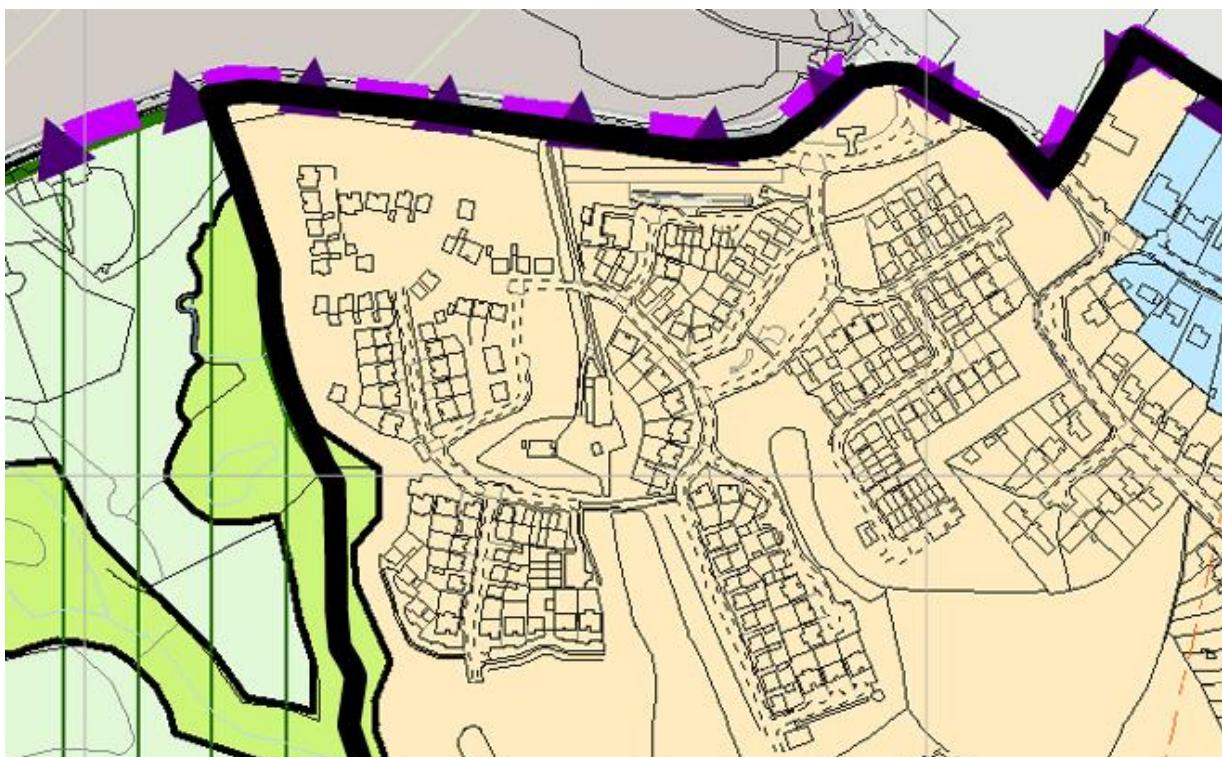


Fig 2. Extract from Mid Sussex District Plan (2018) Inset Map 13: Haywards Heath

4. THE PROPOSAL

- 4.1 As outlined above, this application seeks Reserved Matters approval pursuant to Condition 1 of Outline Approval **DM/23/0972** for the appearance, landscaping, layout and scale of 4 No. new dwellings.
- 4.2 As such, the principle of providing 4 No. new dwellings and associated access at this site been established in planning terms.
- 4.3 All Matters, aside from the means of access, were reserved at the time of the outline approval, with the following detailed matters being the subject for consideration at this stage: -
 - Layout.
 - Appearance.
 - Scale; and
 - Landscaping.
- 4.4 The development proposals closely follow the illustrative plans that accompanied the original Outline application. Specifically, they provide a total of 4 No. new detached dwellings as detailed on the submitted site plan (**fig's 3 and 4 refer**).

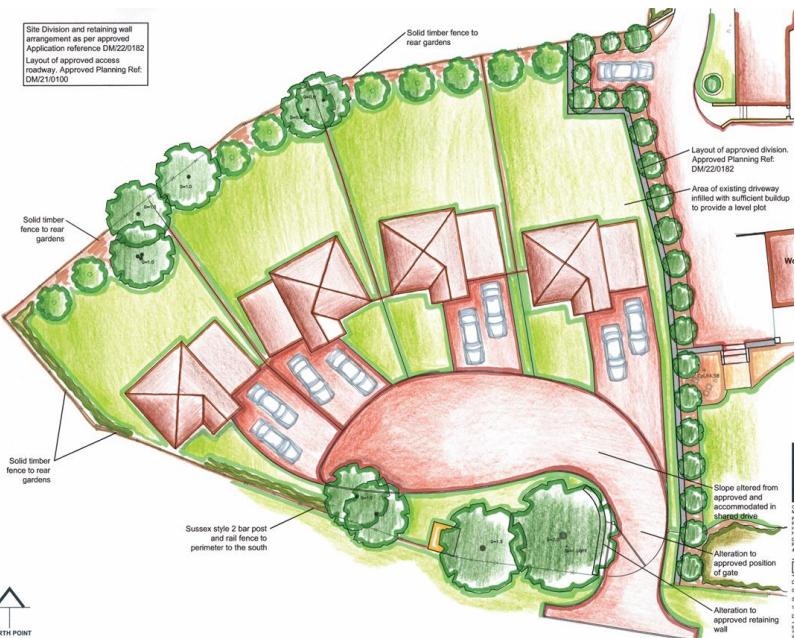


Fig 3. Outline Approval – Indicative Site Plan



Fig 4. Current Reserved Matters Application – Proposed Site Plan



Fig 5. House Type 1 – front and rear elevations



Fig 6. House Type 2 – front and rear elevations

4.5 Design details are outlined in full within the accompanying Design and Access Statement. Specifically, the DAS sets out that great care and consideration has been paid to the appearance of the proposed dwellings, with due consideration being paid to previous discussions and consultation from the neighbouring development; *“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".

4.6 The access arrangements for each plot have been approved under the previous Outline permission (application ref: DM/23/0972). Access will be via Timbergate drive to the south. The accompanying DAS confirms that *"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".*

4.7 We can confirm that there is ample space to the side of each property to accommodate secure cycle parking and bin storage as part of the development (refer to submitted plans). Further, each of the properties will be wholly compliant with the Governments Space Standards and Part M of the Building Regulations.

4.8 With regard to landscaping, the DAS states that 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".

5. PLANNING POLICY CONTEXT

a. Legislation

5.1 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 Specifically, Section 70(2) of the Town and Country Planning Act 1990 states:
"In dealing with such an application the authority shall have regard to:
a) The provisions of the development plan, so far as material to application,
b) Any local finance considerations, so far as material to the application, and
c) Any other material considerations".

5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides:
"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

5.4 Under Section 38(5) of the Planning and Compulsory Purchase Act 2004, if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.

b. National Planning Policy

(i) National Planning Policy Framework (NPPF)

5.5 The National Planning Policy Framework (NPPF) was originally published in 2012 and has been subject to a number of revisions subsequently, with the most recent version being published on 12th December 2024.

5.6 The NPPF confirms that planning law, as set out at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.7 The focus of the revised NPPF continues to be achieving sustainable development. The NPPF clarifies that *“at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”* (taken from Resolution 42/187 of the United Nations). However, at paragraph 8 the Framework sets out that in planning terms, and to achieve sustainable development there are *“three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)”*. These objectives are economic, social and environmental, which *“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”* (paragraph 9).

5.8 Paragraph 11 is an important element of the NPPF. It states that: *“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 strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination".

5.9 Paragraph 12 confirms that "*the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed*".

5.10 Paragraph 14 is relevant in this case. It states "*In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:*

- a) *the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
- b) *the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70);*

5.11 Section 4 of the Plan refers to Decision Making. At paragraph 39 of the Framework, it sets out that "*Local planning authorities should approach decisions on proposed*

development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible”.

5.12 The Framework also sets out that there are only limited circumstances where decision-makers should give weight to policies in emerging plans, and generally *“refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan”* (paragraph 51).

5.13 Section 5 relates to delivering a sufficient supply of homes. It reiterates at paragraph 61 that the Government’s objective is to significantly boost the supply of new homes. Paragraph 65 confirms that the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

5.14 Paragraph 72 states that *“strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of: a) specific, deliverable sites for five years following the intended date of adoption; and*

b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period".

5.15 Paragraph 73 continues "*Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;*
- b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing;*
- c) use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;*
- d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and*
- e) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes".*

5.16 With regard to housing supply, paragraph 78 states that "*Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.³⁹ The supply of specific*

deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 20% where there has been significant under delivery⁴⁰ of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework⁴¹, and whose annual average housing requirement⁴² is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance".*

5.17 Section 9 discusses promoting sustainable transport, including the need to support opportunities, and give priority to walking, cycling and public transport, in addition to creating places that are safe, accessible, address the needs of people with disabilities, and are designed to enable charging of plug-in and other ultra-low emission vehicles.

5.18 At paragraph 110 the Framework confirms that "*Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, 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*".

5.19 Paragraph 113 sets out that "*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 for*

optimising the density of development in city and town centres and other locations that are well served by public transport".

5.20 Paragraph 115 confirms that the main considerations in transport terms when determining specific planning applications is that proposals should provide:

"(a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;

(b) safe and suitable access to the site can be achieved for all users;

(c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code⁴⁸; and

(d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach".

5.21 At paragraph 116, the framework also confirms 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, following mitigation, would be severe, taking into account all reasonable future scenarios".*

5.22 Section 11 is entitled 'Making effective use of land'. Paragraph 119 confirms 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".*

5.23 Paragraph 125 sets out that decision makers are required to give regard to benefits of development, including environmental gains, and should *"(c) give substantial weight to the value of using suitable brownfield land within settlements for homes ...[and] (d) promote and support the development of under-utilised land and*

buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively...”.

5.24 Paragraph 127 states that “*decisions need to reflect changes in the demand for land.... applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area*”.

5.25 Paragraph 129 discusses the need to achieve appropriate densities. Account needs to be given to the identified need for different types of housing and the availability of land suitable for accommodating it, local market conditions, sustainability, existing character and setting, and “*the importance of securing well-designed, attractive and healthy places*.”

5.26 Section 12 refers to achieving well-designed and beautiful places. Paragraph 131 states “*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...*”.

5.27 Paragraph 135 sets out that “*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 users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience".

5.28 Paragraph 139 confirms 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 which use visual tools such as design guides and codes".

5.29 Further parts of the Framework that are of particular note include Section 14, which relates to meeting the challenge of climate change, flooding and coastal change.

c. Local Planning Policy

▪ The Mid Sussex District Plan, 2018

5.30 On 28th March 2018 Mid Sussex District Council adopted the Mid Sussex District Plan. This plan replaces the saved policies contained within the Mid Sussex Local Plan, 2004. The District Plan sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs for the District.

5.31 In addition to the District Plan, the Council have recently adopted (July 2018) three Supplementary Planning Documents (SPDs), which will be used to inform developer contributions in Mid Sussex.

- Development Infrastructure and Contributions SPD
- Affordable Housing SPD
- Development Viability SPD

5.32 The Council's Proposals Map (refer to **Fig 6**), shows the application site as lying within the built-up area boundary for Haywards Heath.

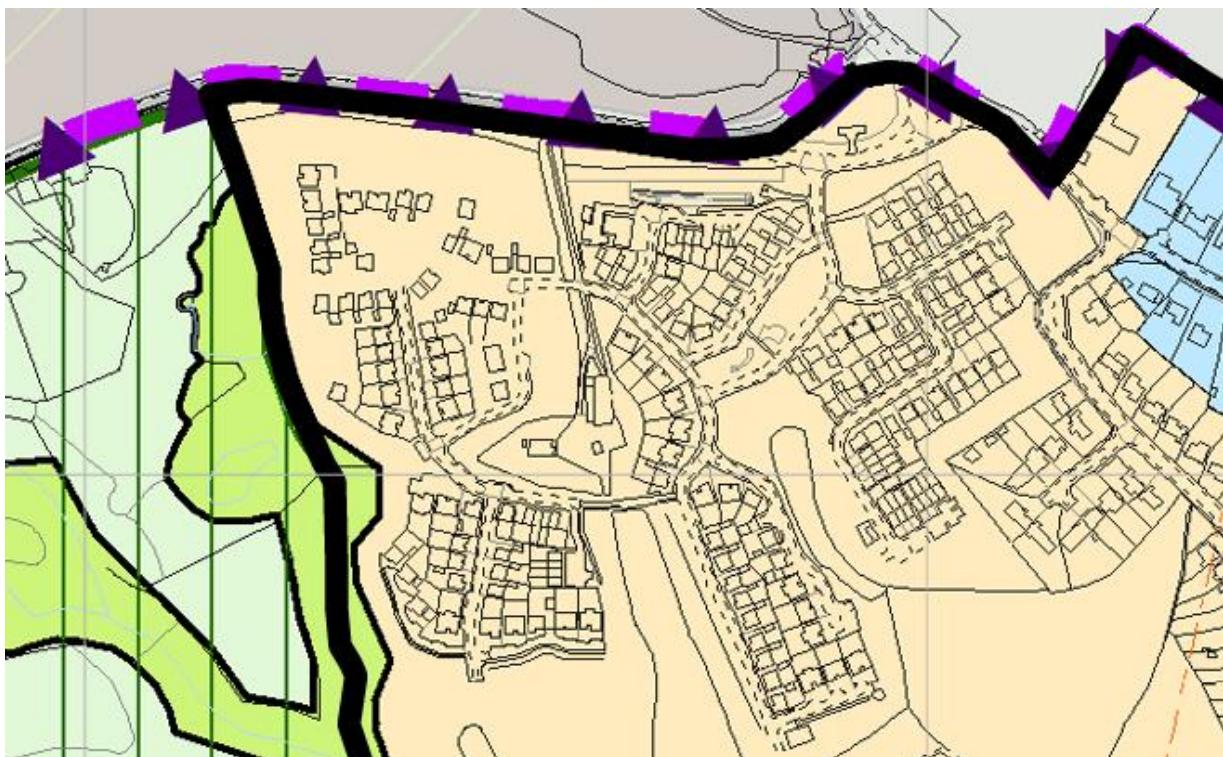


Fig 7. Extract from Mid Sussex District Plan (2018) Inset Map 13: Haywards Heath

5.33 **Policy DP4** is the Council's general housing policy. It states that "*There is a minimum District housing requirement of 16,390 dwellings between 2014 – 2031...*"

5.34 **Policy DP6** refers to Settlement Hierarchy. This policy states that "*the growth of settlements will be supported where this meets identified local housing, employment and community needs.*" It encourages development within defined built-up area boundaries, but is also permissive of the expansion of settlements in some circumstances. The policy requires that "*The proposal does not represent an underdevelopment of the site with regard to Policy DP26: Character and Design...*"

5.35 Haywards Heath is classified as being a Category 1 Settlement, which is described as a “settlement with a comprehensive range of employment, retail, health, education leisure services and facilities. These settlements will also benefit from good public transport provision and will act as a main service centre for the smaller settlements”.

5.36 **Policy DP26** relates to Character and Design states that “*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;*
- *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;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *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);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*

- *positively addresses sustainability considerations in the layout and the building design;*
- *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;*
- *optimises the potential of the site to accommodate development".*

5.37 The following policies are also considered to be of relevance: -

- **Policy DP17:** Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).
- **Policy DP21:** Transport.
- **Policy DP27:** Dwelling Space Standards.
- **Policy DP29:** Noise, Air and Light Pollution.
- **Policy DP30:** Housing Mix.
- **Policy DP37:** Trees, Woodland and Hedgerows.
- **Policy DP38:** Biodiversity.
- **Policy DP39:** Sustainable Design and Construction.
- **Policy DP41:** Flood Risk and Drainage.
- **Policy DP42:** Water Infrastructure and the Water Environment.

• **Emerging District Plan 2021 - 2039**

5.38 The Mid Sussex District Plan was adopted in March 2018. The District Council are in the process of reviewing and updating the plan with the new District Plan 2021 – 2039. Work on the plan has previously been on hold, however following a letter from the Planning Inspectorate dated 24th December 2025 '*new hearings will take place as soon as practicable, with a provisional start date of 24th February 2026 and anticipated timescale of around three weeks*'. As such, the draft plan can only be given limited weight at this time.

- **Neighbourhood Plan**

5.39 The application site is within the Haywards Heath Neighbourhood Plan, December 2016. The relevant policies include: -

- **Policy E9: Local Character.**
- **Policy E13: Amenity Space.**
- **Policy T3: Parking Provision; and**
- **Policy H8: Housing Development within the Built-up Area Boundary.**

- **Mid Sussex Design Guide Supplementary Planning Document (SPD)**

5.40 The Council adopted a 'Mid Sussex Design Guide' SPD on 4th November 2023. It aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The SPD is a material consideration in the determination of planning applications.

6 PLANNING HISTORY

6.1 In summary, there have been three recent applications, which have been approved in relation to the application site.

- The overall division of the site has been agreed and approved under planning **ref: DM/22/0182**. This includes a wall to be provided across the site to split the current property into Penland Farm and Penland Farm Cottage, both receiving their access point into the surrounding Penland's Green Development.
- The new entrance onto Timbergate Drive was previously approved under planning **ref: DM/21/0100**, which was described as '*Creation of a second independent access from Penland Farm Cottage for Penland Farmhouse. Alignment with existing driveway supported by kerb upstand to match/tie in with existing. Removal of existing retaining wall.*'
- The most recent application is for the Outline Approval of the development, which was approved under **ref: DM/23/0972**. This established the provision of 4 new houses, with access, to replace the existing farmhouse. Details of the landscaping, scale, layout and appearance of the site were reserved. This outline consent was approved on 23rd October 2023.

6.2 The Application sits within the 'Penland Green' development, which was formerly part of the Borde Hill Estate. Initially Outline approval was given for 210 dwellings (see **13/03472/OUT**), with a subsequent detailed application being approved (**DM/16/1803**). This surrounding development has subsequently been constructed by Redrow and now appears to be complete.

7.0 DEVELOPMENT ASSESSMENT

7.1 Outline planning permission was granted for residential development at this site under application reference **DM/23/0972** on 23rd October 2023. The approved application description is '*outline permission for the demolition of the existing property at Penland Farm and the construction of four dwelling houses with all matters reserved except for access. Access to be from the south from Timbergate Drive*'.

7.2 The principle of the development of the site has been established by way of this Outline planning consent.

7.3 Outline permission **DM/23/0972** relates to matters of principle and means of access only - with layout, scale, details of appearance and landscaping reserved for later consideration (Condition no. 1 of this Outline permission refers). These matters are now the subject of this Reserved Matters application and will be considered in detail below.

(i) Layout:

7.4 As outlined on the proposed Site Layout Plan (refer to **fig 4**), the proposed dwellings would be positioned adjacent to Timbergate Drive in a crescent layout. The site layout follows closely the positioning of the units shown on the Outline Application drawings.

7.5 Properties along Timbergate Drive are generally characterised by two storey detached properties, set back from the highway in a similar manner to that proposed.

7.6 Great care and consideration has been given to the proposed site layout, which in our view will ensure that the proposals will appear perfectly in keeping with the surrounding residential area. The DAS notes that "*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".

7.7 At the time of the outline application being considered, the Council stated that "*the proposal is situated within a residential locality, surrounded by a mix of detached, semi detached and terraced dwellings, predominately 2 storey in height, the surrounding dwellings show a mix of designs and materials which contribute to the varied character of the area. The proposal is seeking the demolition of the existing farmhouse, which is a dilapidated condition and as such its demolition would not be resisted. The plot sizes are considered to be consistent with those within the locality and are considered to reflect the existing pattern of development. This application is outline with all matters reserved except for access, therefore the final layout, design, size and scale will be controlled by a further application for reserved matters. However, owing to the mix of dwellings within the locality it is considered that a suitable scheme could be achievable that would be in-keeping with the character of the wider street scene. It is therefore considered that the proposal would comply with policy DP26 of the Mid Sussex District Plan, policies H8 and E9 of the Neighbourhood Plan and the Mid Sussex Design Guide SPD*".

7.8 The site is of a size that could comfortably accommodate 4 No detached dwellings in the manner proposed. There is ample space to the front of each property for the parking of cars, as well as an area of rear private amenity space.

7.9 The soft landscaping proposals outlined in further detail below, have the intention of further softening the impact of the proposals on the wider area, whilst also providing enhanced ecological margins that will increase the likelihood of greater biodiversity.

7.10 Access was established at the time of the Outline approval.

- 7.11 A comparison of the Proposed Coloured Site Plan approved under the Outline application (drawing no. 001-003-110 REV-) and the now proposed site plan (drawing no. 072-001-210 Rev C) highlight that the access and building positions are unchanged from that previously determined. There have been alterations to the position of individual driveways and the scale and design of the properties.
- 7.12 It is considered that this layout will provide an attractive development scheme, which makes an efficient use of the site whilst balancing the need to respect the spatial pattern and character of development within the locality. The proposed layout that forms part of this submission takes its cues from the spatial layout and existing pattern of development on Timbergate Drive.
- 7.13 The proposed layout mimics the original illustrative layout included as part of the approved Outline application, and this suggestion garnered no criticism from Planning Officers at the Outline stage. It is therefore considered that this would not appear controversial or jarring in any way, and consequently the proposed layout is entirely appropriate for this site in that it will provide an attractive and relatively spacious development with space for hardstanding areas for ample car parking provision and opportunities for landscape enhancement. Further, solid timber fencing is proposed to rear gardens, as detailed on the submitted plans.
- 7.14 The proposed density would be reflective of the established layout and size of neighbouring dwellings plots. The development would not be cramped or at odds with the character of the surrounding area. The proposed positioning and form of the dwellings and their plot sizes would reflect the character of the surrounding residential area, which is mainly typified by detached dwellings set back from the highway on similar sized plots of land.
- 7.15 The proposed buildings, when considered in the context of neighbouring development, would essentially comprise an infill development, which would not jar with the rhythm of Timbergate Drive and nor would it be an inappropriate form of development. In this respect, the proposals are evidently entirely in keeping with the

surrounding area. The DAS confirms that “*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*”.

- 7.16 The proposed development has been carefully designed with acceptable separation distances retained between the new dwellings and site boundaries.
- 7.17 In addition, it will be noted that ample amenity space is proposed to be provided around each building, with garden areas provided to each new house. As a result, the proposal would not give rise to any inter-relational issues with respect to the amenities of future occupants with regard to light, privacy or outlook.
- 7.18 The proposed layout will respect the established plot widths within the locality and will reflect the character of the existing built form and create a positive addition to the current style and mix of the area. Therefore, the proposals accord with **policy DP26** of the District Plan. Further, it is our view in fact that the development of the site would represent an acceptable form of development, which would make a positive contribution to the immediate area, and would actually serve to improve local character and visual quality. The siting and orientation avoid potential issues relating to loss of light, overbearing effect or privacy issues and ensures compliance with therefore accords with guidance contained within the NPPF and District Plan **Policy DP26**.

(ii) Scale

- 7.19 Great care and consideration has been paid to the scale of the 4 No. detached dwellings. We are confident that the scale of the properties would be appropriate for the site and reflect neighbouring development. The dwellings would be of a 2-storey form, whilst also providing accommodation within the roof space that are served by rooflights.

7.20 The proposed dwellings would not appear out of context with the surrounding residential area. The DAS confirms that *"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"*.

7.21 The proposals demonstrate would represent a high quality development, which would sympathetically relate to existing built form and scale of the surrounding residential area in accordance with **Policy DP26** of the District Plan and the guidance set out in the relevant paragraphs of the NPPF that relate to design.

(iii) Appearance

7.22 The design of the proposed dwellings has been formulated followed a detailed site assessment. We are of the view that the detailed appearance of the new dwellings as is now proposed will provide a very high-quality development.

7.23 The Design & Access Statement that accompanies this Reserved Matters application has been prepared by the scheme's architect. The DAS confirms that the architectural form and character of the development, the design of the houses and the proposed materials strongly reflect the style and materials traditionally used within the locality. They note that *"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"*.



Fig 8. Proposed front elevations – house type 1 and 2

7.24 The proposals demonstrate a high-quality design, reflecting local distinctiveness, and seek to incorporate local design features evident in buildings in the surrounding area. It is our view that the proposal would represent a high-quality development, which would sympathetically relate to existing built form in accordance with **Policy DP26** of the District Plan and the guidance set out in the relevant paragraphs of the NPPF that relate to design.

(iv) Landscaping

7.25 Prior to the occupation of the development, full details of a Hard and soft landscaping scheme are to be approved via Outline permission pre-commencement condition no.11.

7.26 With regard to landscaping, the accompanying DAS states that “*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 in 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".

- 7.27 It goes on to conclude that "*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*".
- 7.28 This reserved matters application is accompanied by a detailed Landscaping Plan (refer to **Fig 7**).



Fig 9. Proposed Landscaping Plan

7.29 Our client is committed to implementing the above landscaping proposals and is confident that the scheme would result in a high-quality development, which would be in full compliance with guidance contained within the NPPF and **Policy DP37** of the District Plan.

b. Other Matters

i. Residential amenity

7.30 **Policy DP26** of the District Plan in part seeks to ensure that development: '*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);*'

7.31 A similar ethos is found within Principles DG45, 46 47 and 48 of the Mid Sussex Design Guide.

7.32 Residential amenity was considered in detail at the time of the outline approval. They noted at that time that *“the Environmental Health Officer has provided comments on the application and given the proximity of the proposal to neighbouring properties they recommended conditions regarding construction, delivery hours and burning of materials to protect residents”*.

7.33 At the outline stage, the council considered residential amenity, noting that *“whilst layout, scale and appearance are reserved at this stage, the application has been supported by a site overlooking plan which shows the dwellings could achieve a back to back distance of over 21 meters. Within the built up area boundaries a distance in excess of 21 metres is considered acceptable, furthermore, from the indicative plan submitted it is considered that the achievable distances from the proposed dwellings to the existing dwelling would also mean that that sufficient space would be provided so that the proposed dwellings would not result in significant harm in terms of overlooking, loss of privacy, reduction in sunlight and daylight and a loss of outlook. The proposal would thereby comply with the above policies, but this would be considered in detail at the reserved matters stage”*.

7.34 This reserved matters application is accompanied by two detailed plans showing the distances from the existing and proposed houses to neighbours. It will be noted from this plan that the vast majority of these distances exceed the 21m requirement. On the few exceptions that these measurements are under 21m, they relate to oblique or rear to flank measurements.

7.35 It is our opinion that the development proposal would have a wholly acceptable relationship with neighbouring properties. The proposal would not cause demonstrable harm to the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light in compliance with the NPPF and **policy DP26** of the District Plan.

ii. Car Parking & Access

7.36 As has been confirmed above, the proposed access arrangements to serve this new development have been confirmed via the approval of Outline permission **DM/23/0972** where access was a matter for consideration. These detailed proposals simply reflect that previously permitted access arrangements, and this should be deemed to accord with District Plan **Policy DP26**, which requires that new development will allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians.

7.37 District Plan **Policy DP26** refers to the need to "*incorporate well integrated parking that does not dominate the street environment particularly where high density housing is proposed*".

7.38 The proposed development includes the provision of an integral garage for each new dwelling. This would provide each dwelling with secure, covered car parking for 1 No. vehicle. In addition, the hardstanding areas in front of each house and garage would provide ample provision for additional car parking (a further 2 spaces per dwelling). The design also includes space for secure cycle storage and refuse storage to the side of each dwellings, as detailed on the submitted plans.

iii. Ecology

7.39 The application is accompanied by a Biodiversity Net Gain Assessment, which has been prepared by Animal Ecology and Wildlife Consultants Limited.

7.40 The report confirms the following: -

- *"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. In terms of the BNG metric, these are not sufficient to offset the loss of the baseline habitats on the site. Trading rules have not been satisfied.*
- ***The headline results indicate that there is an estimated net loss of 21.29% for habitat units.***
- ***The hedge-line results show an estimated increase of 0.04 hedgerow units.***
- *The BNG value achievable on the site can be increased by reducing the built footprint and / or increasing the area or quality of the habitats post-development. Some examples include:*
 - *Replacing areas of hard standing with planted surface.*
 - *Tree planting in communal areas.*
- *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). This came into force in February 2024 for major developments and April 2024 for minor developments. Under the legislation developers must deliver a biodiversity net gain of 10%.*

- *There is currently a deficit of 0.40 units to reach a 10% gain. If an acceptable gain is not possible to achieve on-site, off-site units or credits may be purchased to offset the losses with agreement from the local planning authority".*

7.41 It is accepted that the RM proposals will result in a deficit of 0.40 units to reach a 10% gain at the site. However as the Outline approval pre-dates the introduction of mandatory BNG, it is understood that there is no requirement to provide a 10% gain in this case.

7.42 Notwithstanding this, the RM scheme suggests wildlife enhancements are provided on-site. The supporting documents recommend that two bat boxes and two bird boxes are installed within the site to enhance the site for bats and birds, which are known to be present within the local area. The Applicant is committed to carrying out these enhancement measures and would be satisfied with this being ensured via an appropriately worded planning condition on the RM approval.

iv. Space Standards

7.43 It is necessary to assess the proposal against the internal space standards as set out in the Governments Technical Housing Standards (Nationally Described Space Standard). The requirement for a three storey/ 5-bed/ 8 person occupancy is 134m², The floor areas proposed for the new housing are well in excess of these minimum standards in both respects.

7.44 In respect of external amenity space, the proposals have been prepared to provide a spacious setting for the new houses, and this incorporate the provision of good-sized private garden areas surrounding each new dwelling. It is considered that the external spaces that are to be provided are of a size and quality such that they are entirely appropriate given the type and size of house accommodation being provided.

(vi) Energy Efficiency

7.45 In accordance with Condition 9 of the outline approval, this RM application is supported by a number of documents (prepared by Elmhurst Energy), which relate to energy efficiency measures for the proposed design, as set out below:

- Part O Dynamic Thermal Modelling Report
- Dwellings with cross ventilation calculator tool
- Building Regulation Part L Compliance Report
- SAP Calculation

(vii) Trees

7.46 This application is accompanied by an Arboricultural Implications Assessment and Methods Statement, prepared by Canopy Consultancy. The report confirms the following regarding tree removal on site: -

- *"The following trees will be removed for arboricultural reasons:*
T5, T6 and H2
- *The following trees will be removed to enable the proposed development:*
T3 to enable the construction of a dwelling.
T4 to allow space for a garden.
T12 to enable the construction of an access drive.
T15 to enable the construction of an access drive.
G3 to allow space for a garden.
G4 to enable the construction of a dwelling.
G5 to enable the construction of an access drive.
H1 to allow space for a garden.
H4 to allow space for a garden.

- *The following trees will be pruned prior to the construction of the proposed development:*

T10 – crown lift to clear 4 metres over site, secondary branches only.

T11 – crown lift to clear 3 metres, north side only.

- *There will be no demolition within the RPA of a retained tree.*

- *The following tree will be affected by the construction of a dwelling on the edge of the RPA:*

T10

The percentage incursion into the RPA is less than 1% which is considered acceptable. As a precaution, the foundations will be installed in accordance with the methodology outlined in Section 5.3 below.

- *The following trees will be affected by the construction of a new hard surface within the RPA:*

T9, T10 and T11

The proposed hard surfaces will be porous and will be constructed in accordance with the 'no dig' principles outlined in APN12 and utilise a cellular confinement system such as Cell Web as a subbase. Refer to Section 5.3 below for details.

The hard surface within the RPA of T11 will be constructed as part of the site set up so as to act as ground protection".

7.47 The report concludes that "a total of four individual trees, three groups of trees and two hedges will be removed to enable the proposed development. Two further trees will be removed for arboricultural reasons.

The proposed development of the site provides an opportunity to plant a number of new trees and hedges as part of a landscape scheme for the site. This will improve

the age range and species diversity of the trees in the local area, as well as enhancing the tree cover on the site.

Through the specified tree protection measures and construction methodology, it will be possible to minimise the impact of the proposed development on the retained trees.

Overall, there are no known overriding arboricultural constraints which would prevent the proposed development from going ahead, subject to the protection measures and construction methodologies specified within this report being correctly implemented".

7.48 The proposal would be acceptable from an arboricultural point of view and fully complaint with guidance contained within the NPPP and Local Level **Policy DP37** (Trees, Woodland and Hedgerows).

(viii) Drainage

7.49 This reserved matters application is accompanied by a drainage technical note, which has been prepared by gta Civils and Transport. This document confirms that the following SuDS and Foul Water Drainage Strategy:-

- *"The SuDS hierarchy: The NSS hierarchy sets the priority as collecting runoff for nonpotable use. Water butts are to be provided for each plot, as shown on the drainage strategy. Unless supersized storage tanks are provided in excess of the demand sizing, it must be assumed that any RWH systems are full and quickly overflowing at the time of an extreme storm event. Onward discharge must therefore be considered.*
- *The 2nd priority for surface water discharge is via infiltration to the ground as per the SuDS hierarchy. However, the soil infiltration report, as previously mentioned in Section 2.5, concluded that the site is not suitable for the use of soakaways. It is contended that the soakaways found during the CCTV survey are likely historical and not to today's standards.*

- *The 3rd priority as per the hierarchy is to discharge into an above ground surface water body. There are no above ground surface water bodies within the vicinity of the site, and therefore this is deemed not possible.*
- *The 4th priority as per the hierarchy is to discharge into a surface water sewer. There are no existing surface water sewers within the vicinity of the site, as shown on the sewer records map in Appendix D, and therefore this is deemed not possible.*
- *The final priority is to discharge into an existing combined sewer. There is an existing combined sewer on site, and so it has been proposed that both the surface water and foul water be discharged into existing manhole MH1 as per the CCTV records, shown in Appendix D.*
- *The NSS guidance sets out that the peak allowable discharge rate from the development should be limited to the 1 in 2 (50%) AEP greenfield runoff rate, or 3 l/s/ha, whichever is the greater. As shown in Section 3 above, the 1 in 2 AEP greenfield runoff rate for the site is 5.8 l/s/ha (see Appendix F). The peak allowable discharge rate for the development would have been therefore 0.537 l/s, when applied to the proposed impermeable areas, however as per the national standards, 1l/s is the minimum peak discharge rate allowed in order to prevent blockages in the system. Therefore, the peak allowable discharge rate for the development is 1l/s.*
- *This rate is lower than the existing runoff rates from the existing gullies currently connecting to the combined sewer. The overall load on the sewer will therefore be reduced as a result of the development.*
- *Discharge will be limited to the applicable rate by means of flow controls with attenuation storage provided within permeable paving and a cellular storage tank. A non-return valve has been included on the most downstream manhole of the proposed surface water network, in order to prevent foul flows from flowing back up into the surface water sewer, before both connect into the existing manhole MH1. The location, levels and capacity of each component are shown on the strategy plan*

in Appendix E. Flow network calculations are included in Appendix F to demonstrate that sufficient storage volume has been provided to cater for the 1 in 100 AEP +45% storm events. The calculations include a 10% urban creep allowance on proposed roof areas.

- *The foul drainage strategy proposes that the plot drainage from each proposed dwelling exits via the front of the house, and taken east, towards the existing manhole (marked as MH1 on the CCTV survey), which is the proposed outfall.*
- *This proposed outfall manhole for both the surface and foul strategies is shown on the previously mentioned S104 drawings as manhole FW29B, which is shown to connect into the foul network of the adjacent development. Since there are separate surface and foul water networks shown on these drawings, it could be possible that a separate surface water connection to SWMH 6101 could be made (see Appendix D). However this is shown to drain to a dedicated attenuation pond, and connecting into this would require further discussions with the system owner to confirm capacity.*
- *Drainage Maintenance: See Appendix G for the draft drainage maintenance plan.*
- *Conclusion: The drainage strategy for this development complies fully with the 2025 National Planning Policy Framework and current Planning Practice Guidance (PPG)".*

7.50 Our client would be happy for all of the above to be conditioned accordingly.

(ix) Ashdown Forest

7.51 The Council considered Ashdown Forest and associated mitigation as part of the outline application. They noted that “*the screening assessment concludes that there would be no likely significant effects, alone or in combination, on the Ashdown Forest SPA and SAC from the proposed development.*

No mitigation is required in relation to the Ashdown Forest SPA or SAC.



A full HRA (that is, the appropriate assessment stage that ascertains the effect on integrity of the European site) of the proposed development is not required".

7.52 It is understood that this position should remain unchanged as part of the Reserved Matters development proposals.

8.0 CONCLUSIONS

- This application seeks consent for the Reserved Matters pursuant to Condition 1 of Outline Approval **DM/23/0972** in respect of the landscaping, scale, layout and appearance of 4 No. new dwellings with garaging.
- The principle of the development of the site has already been established by way of the outline permission referenced DM/23/0972, as have the access arrangements to service the new dwellings.
- As the outline permission relates to matters of principle and means of access only; this Reserved Matters application is only required to deal with the scale and appearance of the permitted development, landscaping proposals, and the detailed layout of the development.
- District Plan **Policy DP26** requires that 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. We are of the view that the design of the dwellings that is now proposed to of a very high quality, which is sensitive to its location and respecting the spatial pattern of development in the locality. The proposed new houses will retain good separation to boundaries and will be of an appropriate scale, which will reflect surrounding development.
- The proposed dwellings would be well separated from existing and proposed neighbouring dwellings. The separation and orientation avoids potential issues relating to loss of light, overbearing effect or privacy issues.
- A detailed landscaping scheme is proposed as part of this Reserved Matters application, which proposes a number of measures in order to ensure the conservation of the local character and provide a positive impact on the vegetation, conservation and biodiversity of the site . Our client is committed to implementing these measure, whilst ensuring that they accord with the ecology report

recommendations. These measures combine to ensure that the proposals will enhance the natural setting of the site, and will positively contribute to the character of the area.

- It is our view that the proposal would represent a high-quality sustainable development, which would be fully compliant with Government Guidance and all relevant local level policies, including (but not limited to) **Policies DP12, DP15 and DP26** of the District Plan,
- We therefore conclude, respectfully, that planning permission should be granted for this detailed Reserved Matters planning application.

January 2026