

PLANNING STATEMENT

IN RELATION TO:

‘Proposed erection of 1 No. new detached self-build dwelling on garden land to the north side of the existing property. Reposition existing access centrally to plot frontage’

**Land adjacent to North Haven, Fox Hill,
Haywards Heath, West Sussex RH16 4QY**

August 2025

PLANNING STATEMENT CONTENTS

Section	Page No.
1. INTRODUCTION	3
2. SITE CONTEXT	4
3. THE PROPOSAL	6
4. POLICY CONTEXT	8
5. PLANNING HISTORY	23
6. PLANNING ASSESSMENT	24
7. SUSTAINABLE DEVELOPMENT SUMMARY	33
8. CONCLUSIONS	35

1. INTRODUCTION

- 1.1 Planning permission is sought on behalf of the Applicant for the erection of 1 No. new self-build, detached dwelling to the north side of an existing semi-detached property; North Haven.
- 1.2 This Planning Statement is submitted in support of the above planning application. The statement describes the site, its surroundings and the proposal itself. The Planning Policy background is considered along with an assessment of the proposal in light of the relevant policy and all other material planning considerations.
- 1.3 The site comprises previously developed land, lying within the built-up area of Haywards Heath, and the principle of redevelopment should be found to be acceptable. This Planning Application accords with an up to date development plan and should therefore be approved without delay.
- 1.6 This Planning Application should be read in conjunction with the detailed drawing package that has been prepared by the scheme's architects and the following supporting statements:-
- Transport - Technical Note, prepared by Reeves Transport Planning;
 - Arboricultural Implications Assessment, prepared by Broad Oak Tree Consultants;
 - Drainage Information for Additional Dwelling & associated plans, prepared by Creative Structures;
 - Self-build and Custom Build Statement; and
 - A Sustainable Construction and Energy Efficiency Statement.

2. SITE CONTEXT

- 2.1 The site that is the subject of this planning application, comprises a parcel of garden land, which is situated to the north side of an existing semi-detached property - North Haven.
- 2.2 The existing property is a 2-storey property with rooms in its roofspace. The property benefits from a large plot including a side garden area. The site area (as defined by the red edge) is 456 sqm in size.



Fig 1. Aerial map showing the site and surroundings
(courtesy of Google Maps – the red line is indicative only)

- 2.3 The site is served by an existing access off Fox Hill / B2112. This Application seeks to close up and reposition the access centrally within the plot frontage. The access would then serve both the proposed new house and North Haven.

- 2.4 The surrounding area is residential, characterised by a mixture of detached and semi-detached properties. Buildings are varied in scale, form, design and their use of materials.
- 2.5 In terms of site designations, the site is located within the defined built-up area boundary for Haywards Heath where the principle of new development is generally accepted, subject to other policies in the plan. The site is also within an Area of Townscape Character. The site is close to strategic level development sites, and this is clearly an area that has been subject to notable levels of development in recent years.

3. THE PROPOSAL

- 3.1 This application proposal is for the provision of 1 no. detached house to be erected on garden land to the north side of North Haven, lying to the south of neighbouring Twinfauns.

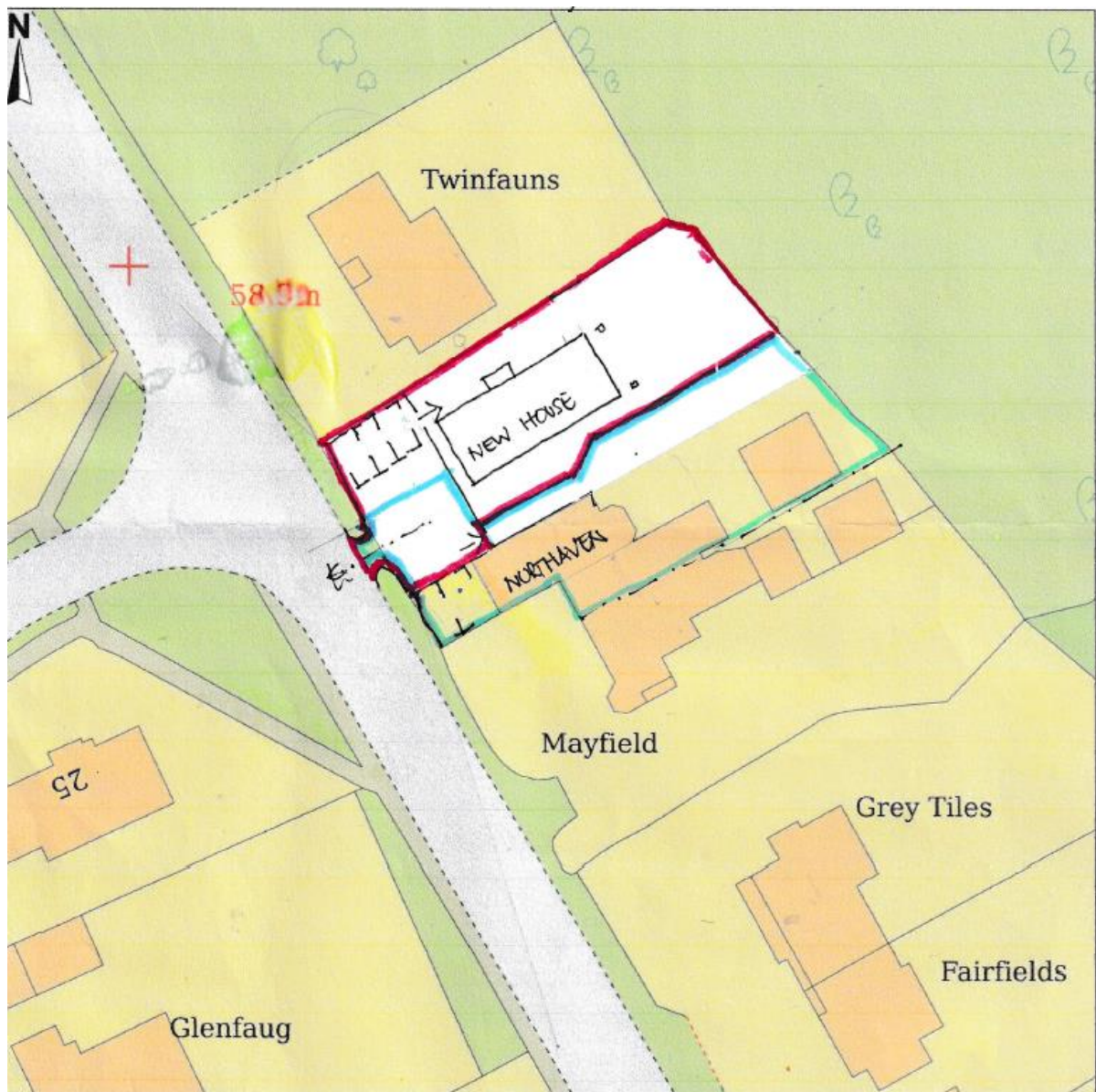


Fig 2. Proposed Block Plan

- 3.2 The proposed house would comprise a two story detached dwelling, with pitched roof. The property would have a total internal floor area of 153m² (ground floor 69m²; first floor 83m²).

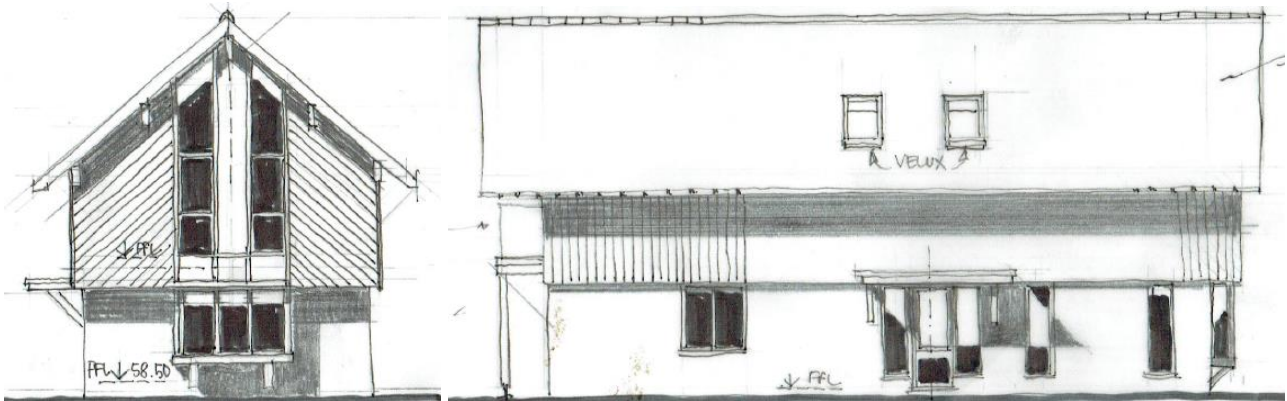


Fig 3. Proposed West (Front) and North (Side) Elevations

- 3.3 The proposal would comprise an open plan kitchen/ diner, with utility, separate w.c. and lounge at ground floor level, with 4 No. bedrooms (1 no. with en-suite) and a family bathroom above.
- 3.4 Materials would comprise Wienerberger ‘Bijou Red Multi’ bricks at ground floor level, with Ecoscape ‘Spiced Oak’ composite vertical slatted cladding at first floor level. The roof would have Keymer handmade clay plain tiles, with Velux windows to the side slopes, and integral solar panels to the south side. Windows/ frames are to be UPVC coloured dark grey, apart from the rear ground floors windows which are to be thermally broken aluminum sliding doors. The rear elevation is to also have a balcony with glass screens, set on oak posts and brackets.
- 3.5 The existing access to the site would be re-positioned to the centre of the original plot. The development proposal would provide ample space for the turning and parking of 3 no. vehicles associated with the proposed new dwelling. 2 No. spaces would also remain for the existing property (North Haven).

4. POLICY CONTEXT

a. NATIONAL PLANNING POLICY FRAMEWORK ('THE NPPF')

- 4.1 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.
- 4.2 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.
- 4.3 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 in order 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).

- 4.4 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”.*
- 4.5 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”.*
- 4.6 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);

- 4.7 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”*.
- 4.8 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).
- 4.9 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.

- 4.10 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”.*
- 4.11 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”.*

- 4.12 Paragraph 74-75 note that *“neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 73a) suitable for housing in their area....Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”*.
- 4.13 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”*.

- 4.14 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.
- 4.15 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”*.
- 4.16 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”*.
- 4.17 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 Code ⁴⁸; 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”*.

- 4.18 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”*.
- 4.19 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”*.
- 4.20 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...”*.
- 4.21 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”*.
- 4.22 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.”*
- 4.23 Paragraph 130 states that *“Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or*

anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site...local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)”.

- 4.24 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...”*.
- 4.25 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 users ⁵¹; and*

where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.

- 4.26 Paragraph 136 notes that *“trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users”.*
- 4.27 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”.*
- 4.28 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 and section 16 which relates to conserving and enhancing the historic environment.

b. LOCAL PLANNING POLICY

- 4.29 On 28th March 2018 Mid Sussex District Council adopted the Mid Sussex District Plan (MSDP). 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.

- 4.30 The Council's Proposals Map (refer to **Fig 4**), shows the Application site within of the built-up area boundary for Haywards Heath. The site is also within an Area of Townscape Character (as depicted by light blue wash). Large, strategic level residential site allocations are shown nearby in red wash (Policy areas H1 and H2 refer).

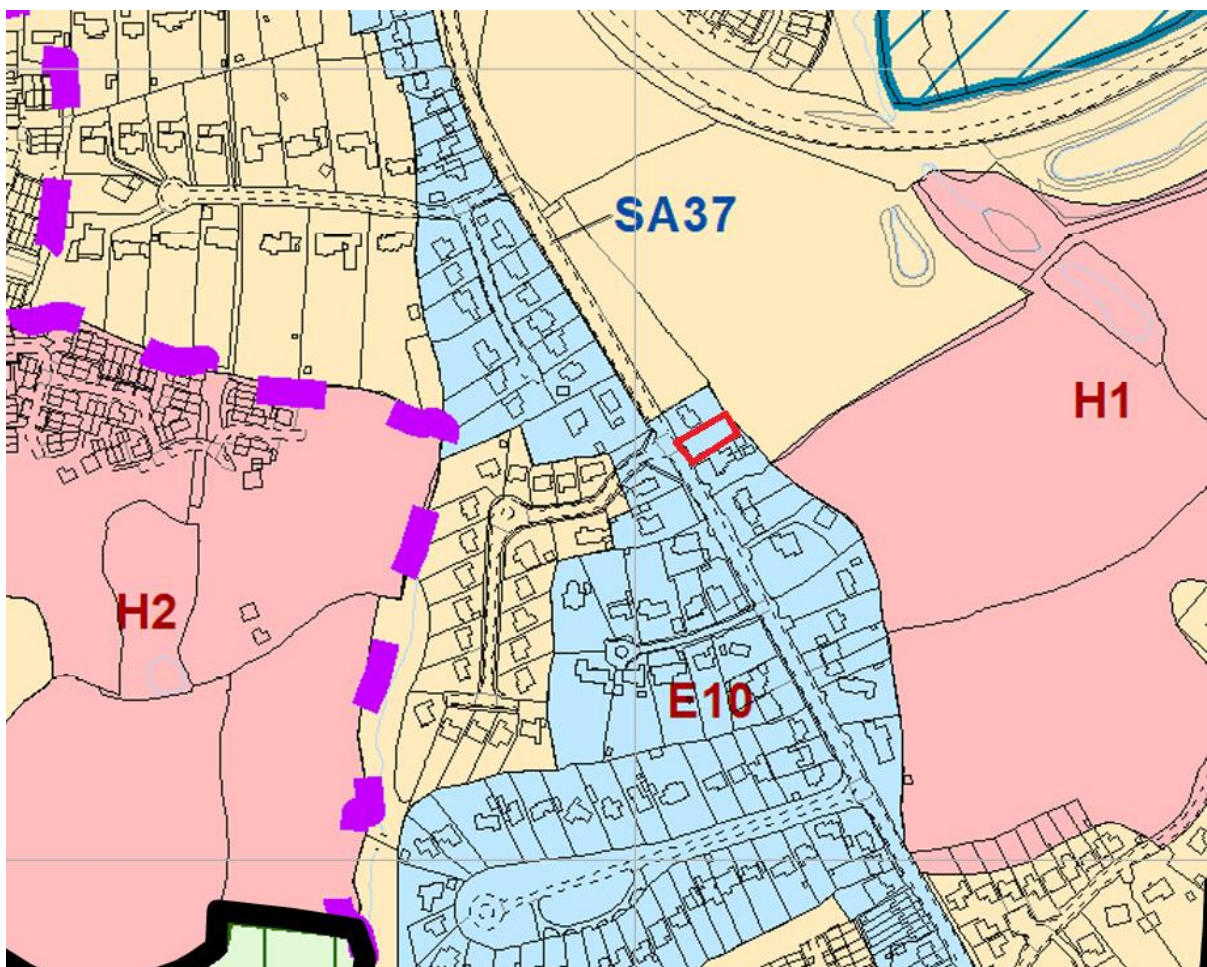


Fig 4. Extract from Mid Sussex District Plan (2018) Inset Map 13: Haywards Heath
(red line of application shown indicatively)

- 4.31 **Policy DP4** is the Council's general housing policy. It states that "*the District's OAN is 14,892 dwellings over the Plan period. Provision is also made of 1,498 dwellings to ensure unmet need is addressed in the Northern West Sussex Housing Market*

Area. There is a minimum District housing requirement of 16,390 dwellings between 2014 – 2031...The Plan will deliver an average of 876 dwellings per annum (dpa) until 2023/24. Thereafter an average of 1,090 dpa will be delivered between 2024/25 and 2030/31, subject to there being no further harm to the integrity of European Habitat Sites in Ashdown Forest...The Council commits to commencing preparation of a Site Allocations DPD in 2017 to be adopted in 2020. The DPD will identify further sites which have capacity of 5 or more residential units. The Council will review the District Plan, starting in 2021, with submission to the Secretary of State in 2023”.

- 4.32 **Policy DP6** refers to Settlement Hierarchy. This policy states that *“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...The growth of settlements will be supported where this meets identified local housing, employment and community needs.*
- 4.33 Haywards Heath is classified as being a Category 1 Settlement, which is described as being 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”.*
- 4.34 **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”.*

4.35 The following policies are also considered to be of relevance to this planning application:

- **Policy DP21:** Transport;
- **Policy DP27:** Dwelling Space Standards;
- **Policy DP28:** Accessibility;
- **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.

C. NEIGHBOURHOOD PLAN

4.36 Mid Sussex District Council formally 'made' the Haywards Heath Neighbourhood Plan (2014-2031) part of the Local Development Plan for the Neighbourhood Plan area of Haywards Heath as of 15th December 2016. The policies contained therein carry full weight as part of the Development Plan for planning decisions within the Haywards Heath Neighbourhood Plan (HHNP) area.

4.37 The most relevant HHNP policies are considered to be as follows:

Policy E7 requires new development proposals to incorporate Sustainable Drainage Systems.

Policy E9 relates to matters of character and design, stating that *“developers must demonstrate how their proposal will protect and reinforce the local character within the locality of the site”*. A number of criteria are set out that identify how this can be achieved, and includes having regard to the scale and design of new development, open spaces, improving connectivity, car parking, and making efficient use of land.

Policy E10 relates to the Area of Townscape Character designation, noting that *“development proposals in an Area of Townscape Character will be required to pay particular attention to retaining the special character and to demonstrate how they support and enhance the character of the area in question”*.

Policy E13 states that proposals for new residential development should provide good quality private outdoor space which is appropriate to the development proposed.

Policies T1 and T2 relates to providing good pedestrian and cycle connections and the need for S106 obligations to be provided in relation to new cycle routes. Policy 3 relates to car parking provision.

In the housing section of the NP it sets out that *Haywards Heath Town Council (HHTC) has investigated the feasibility of meeting their objectively assessed housing need of 2204 units within the NP area. The HHNP includes the following proposed housing provision:*

Source of Supply	Units
Completions (1/4/14 to 31/3/16)	432
Committed / Pending sites (including Rookery Farm allocation and land north of Birchen Lane)	837
Greenfield Sites	540
Brownfield Sites	97
Allowance for Windfall Sites	128
Total	2034

This leaves a shortfall of 170 units against the assessed housing requirements for the NP area. The application site is not identified within the NP, but the NP does state: *“HHTC supports the principle of making the best use of Brownfield sites and expects sites to continue to come forward during the period of the Plan.”*

Finally, **Policy H8** relates to windfall housing development within the built up area boundary, and states that *“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 following criteria:*

- *The scale, height and form fit unobtrusively with the existing buildings and the character of the street scene.*
- *Gaps which provide views out of the Town to surrounding countryside are maintained.*

- *Materials are compatible with the materials of the existing building.*
- *The traditional boundary treatment of an area is retained and, where feasible reinforced.*
- *The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded”.*

4.38 It is important to note that **Core Aim ‘F’** of the HHNP states that *“the Plan prioritises making best use of Brownfield Sites. This includes supporting making best use of Brownfield sites within the built up boundary line of the town and safeguarding the rural setting of the town by retaining key local gaps with nearby communities.”*

4.39 Neighbourhood Plan ‘**objective 6F**’ (as referenced in the supporting text to Policy E10) states: *“Development should reinforce the character and quality of the locality of the scheme”*. It is then followed by a range of design focussed requirements, which have been taken into account in the preparation of this planning application.

D. OTHER RELEVANT POLICY GUIDANCE

4.40 The District Council has adopted Supplementary Planning Documents (SPDs) relating to infrastructure provision, including affordable housing.

4.41 In addition, Mid Sussex District Council formally adopted a Design Guide on 4th November 2023 as an SPD for use in the consideration and determination of planning application and is a material consideration in the determination of planning applications in the district.

5. PLANNING HISTORY

(i) Planning History

- 5.1 According to the Council's online planning records, the site at North Haven has the following planning history:-

Planning ref: 09/01649/FUL: To build a 5.7m x 5.7m log cabin on a raised platform foundation (piles and boarding) to the rear, lower level of the property. Permission

Planning ref: 10/00016/FUL: Erection of a log cabin type summerhouse in rear garden. Permission

Planning ref: DM/20/3976: Removal of existing glazed entrance lobby with single storey side extension. Permission

Planning ref: DM/22/1446: Demolition of existing porch, construction of single storey rear extension, together with associated internal and external alterations. Permission

- 5.2 As mentioned above, there are strategic residential allocation and permissions evident nearby in the Fox Hill area of Haywards Heath. These include:

- 320 dwellings at Rookery Farm (DM/16/4496)
- 375 dwellings at Hurst Farm (DM/22/2272)
- 151 dwellings at Gamblemead (DM/17/0331)
- 20 dwellings at Rogers Farm (DM/22/0733)

- 5.3 It is also noted that infill development has been recently approved, nearby to the south. Permission was granted for a backland dwelling at 'Land To Rear Of White House, Fox Hill' (planning permission DM/15/0112). It is understood that this new house has now been constructed.

6. PLANNING ASSESSMENT

Principle of Development

- 6.1 This application proposes the erection of 1 no. detached dwelling on land adjacent to North Haven. The site comprises a large area of side garden serving North Haven. An existing access point onto Fox Hill / B2112 is to be repositioned, and this would serve both the existing house and the proposed new dwelling. A total of 5 no. parking spaces are proposed to the frontage area of the site (3 to serve the new house, and 2 spaces for North Haven).
- 6.2 As set out above, the Mid Sussex District Plan proposals map identifies that the site lies within the defined built-up area boundary, where there is a presumption in favour of new development, subject to other Development Plan Policies. The site is also within an Area of Townscape Character.
- 6.3 Government Planning Policy supports effective and efficient use of land for sites such as this but also advises that new housing is well integrated with and complements neighbouring buildings and its local area in terms of scale, density, layout and access.
- 6.4 We are aware of a housing scheme recently determined at Appeal (Public Inquiry), for a site at Scamps Hill in Lindfield (planning ref: DM/24/0446; appeal ref: APP/D3830/W/24/3350075). At this time, the Inspector considered the issue of Housing Land Supply, noting that *“the Council suggest they have 3.38 years housing land supply, whereas the Appellant suggests it is 2.41 years. The variation is due to the differences in anticipated delivery of various large sites. However, as both parties agreed to describe the shortfall as significant, the issue was not contested at the Inquiry”*. It is therefore clear that at this time, MSDC are unable to demonstrate a five year housing land supply.

- 6.5 This point is confirmed by the Council within their recent decision on Twinham, 34 Hurst Road DM/25/0310 where in the Officer's Report they stated that *"having regard to the above, while the Council has performed excellently in respect of the Housing Delivery Test, a new standard method formula was published alongside the NPPF which gives Mid Sussex a significantly higher housing requirement than the current District Plan. As a result, and having regard for the need for an appropriate buffer, the Council is unable to demonstrate a five year supply of deliverable housing sites as per the requirements of paragraph 78 of the NPPF"*.
- 6.6 The presumption in favour of sustainable development is therefore engaged, and paragraph 11(d) of the NPPF applies. The policies most relevant to new housing are out of date, and permission should be granted for new housing 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"*.
- 6.7 In this case our position is that the benefits of providing a well-designed new dwelling on an infill plot in a sustainable location within the defined built up area are significant, and there are no adverse impacts that would 'significantly and demonstrably' outweigh these benefits, which are especially pronounced given the local housing needs. Therefore it is clear that the principle of new development in this location is acceptable and fully compliant with government guidance and local level policies.

Design & Character of the Area

- 6.8 The site is within the defined built-up area boundary for Haywards Heath. The surrounding area is characterised by residential development.
- 6.9 The site is also located within an Area of Townscape Character, where **Policy E10** of the Haywards Heath Neighbourhood Plan requires development proposals to *“support and enhance the character of the area in question”*. The supporting text to the policy specifies that proposals should *“retain trees, frontage hedgerows and walls which contribute to the character and appearance of the area; retain areas of open space, (including private gardens) which are open to public view and contribute to the character and appearance of the area; and avoid the demolition of existing buildings which contribute to the character and appearance of the area”*. In this respect the private garden is not an open space that positively contributes to the character of the area, and nor are any buildings proposed to be demolished. The Neighbourhood Plan says that it does not wish to *“impose a particular architectural style... [and] Good quality design is not just about what buildings look like, but it is also how buildings relate to the street, how new development is designed to relate to nearby buildings, the sustainability of the scheme and fostering good neighbour relations and access to public open spaces”*. With this in mind the Applicant has carefully designed an attractive, appropriately proportioned new building that will successfully infill the space between existing properties. Taking its cues from local buildings, whilst respecting the streetscene – we consider the proposal will be a positive, yet discrete, addition to Fox Hill.
- 6.10 The site is sustainably located, within easy reach of a host of services and facilities. The site is also well connected in terms of public transport, Haywards Heath railway Station is located approximately 2.5km north of the site and there are a number of bus stops within the immediate vicinity, which provide a host of regular services into Haywards Heath and provide connections to other towns and villages.

- 6.11 **Policy DP26** in the MSDP seeks for new development to be well designed and reflect the distinctive character of its surroundings. In addition, the NPPF is supportive of good design and making efficient use of land.
- 6.12 This proposal seeks permission to erect a sensitively designed two storey detached four bedroom dwelling. A high quality design solution is proposed. The detached house would be located adjacent to the existing property and would be of a high quality design, with a modest scale and form and a sensitively designed pitched roof. Great care and consideration has been paid to materials and our client would be happy for this to be conditioned accordingly.
- 6.13 It is our opinion that provision of a new detached dwelling at this site would result in an efficient use of the available land resource without leading to an overdevelopment or over-intensive use of the site.
- 6.14 As will be evident from a site visit, the surrounding area is residential, being predominantly characterised by two storey detached and semi-detached properties,. It is clear that residential development in this location is well-established, and the Applicant's proposals to provide a new house would simply infill a vacant gap in the streetscene, whilst respecting the established character of the locality. The scale and height of the new dwelling has been designed to appear as a transition between Twinfauns to the north, and the higher North Haven, to the immediate south.
- 6.15 It is our opinion that the site is a sufficient size to comfortably accommodate the level of development indicated, and the resultant density would be entirely appropriate given the sites relationship with adjacent existing housing. It is noted that North Haven is a wider plot than most others along Fox Hill, and in this respect it currently appears somewhat as an anomaly. Certainly it can be seen to be an inefficient use of the available land resource currently. The proposed plot division would subdivide the existing plot and create a new residential curtilage. The result

would be two plots that are broadly commensurate with the size of existing plots in this area.

- 6.16 The proposal presented within this application submission would provide an efficient use of the available land resource in a sympathetic form via an appropriate density layout that would not jar with the established pattern of development in the area, and nor would it introduce an obtrusive or visually harmful form of development that would affect the character of the immediate area. The dwelling has been designed to sympathetically relate to neighbouring development and would result in a development that would respect the character and appearance of the surrounding area, thus protecting the special character of the Area of Townscape Character. The proposal is considered to accord with **policy DP26** of the District Plan and policies **E9, E10** and **H9** of the Neighbourhood Plan.
- 6.17 It is considered that the proposed development would represent a high quality development in this location, which would appear perfectly in keeping with existing housing in this locality, and it would not detract from the character of the surrounding locality. For these reasons outlined above, it is our view that the proposal is fully compliant with **Policy DP26** of the MSDP, and the relevant sections of the Haywards Heath NP, and the more general advice contained in the Government's NPPF.

Residential Amenity

- 6.18 **Policy DP26** of the MSDP requires that proposals for new development will not cause significant harm to the amenities of nearby residents and future occupants of new dwellings. Matters to consider include the impact on privacy, outlook, daylight, sunlight and noise, air and light pollution.
- 6.19 In terms of residential amenity, we can confirm that the proposed development has been appropriately laid out so as to ensure that the relationships with neighbouring

dwellings will be acceptable. The surrounding area is residential in character, with residential gardens to the south and north sides and open land to the rear.

- 6.20 Window orientation and placement has been given due consideration. Although Velux rooflights are shown to the side facing roofslopes, these are to be set with a cill height above internal floor level that would preclude views into neighbouring properties, but would still allow adequate light to serve the rooms within the new dwelling. This will prevent any undue overlooking towards neighbouring properties and our client would be happy for this to be ensured via condition. It is considered that the relationship between the proposal and all neighbouring dwellings would be wholly acceptable, given the scale and height of the dwelling, window placement, orientation and distance between the proposal and neighbouring properties.
- 6.21 The new house will have an appropriately sized area of private amenity space to the rear. An adequate and proportionate rear garden area would be retained for North Haven also. The plot would reflect the size of neighbouring amenity areas and the spatial pattern of development in this area generally.
- 6.22 Taking into consideration all of the above, it is our opinion that the proposed development would not have a detrimental effect on the residential amenities of the occupiers of any neighbouring dwelling by way of noise impact, overbearing effect, loss of privacy or loss of light and would be fully compliant with **policy DP26** of the MSDP.

Space Standards

- 6.23 The proposal has been designed to be fully compliant with the National Space Standards, with respect to the internal floorspace of the proposed new house.
- 6.24 The Government's Technical Housing Standards - national described space standards sets out minimum gross internal floor areas and storage. The proposed

development would comprise 1 No. new four bedroom, 7 person occupancy dwelling, which at 153 sq. m would exceed the required standards for a property of this type (115 sq. m). The proposal would be compliant with the Government's guidance, and **Policy D27** of the MSDP.

Access & Parking Arrangements

- 6.26 The existing vehicular access point would be repositioned to the site frontage onto the Fox Hill (B2112) carriageway. This would be shared between the existing and proposed dwellings.
- 6.27 The Technical Note provided by Reeves Transport in support of this Planning Application advises that in terms of site sustainability "There is no footway on the eastern side of Fox Hill, there is a footway on the western side that connects the site with Haywards Heath. There are two new housing developments to the south of the application site, as such it would be reasonable to presume that the principle of new housing development in the vicinity of North Haven has been established."
- 6.28 In terms of the new site access, Reeves Transport says *"The current access will be moved south to a more central position. These works, assuming permission is granted, can be completed under licence from the Local Highway Authority. The access arrangements will be designed to accord with the prevailing design standards... A drawing attached at Appendix 3 confirms that visibility splays at the repositioned access can be provided to accord with the most stringent DMRB design standards..."*
- 6.29 Further, the proposal would have sufficient space for the onsite turning and parking of 3 No. vehicles for the new dwelling, and 2 no. parking spaces for existing North Haven.

- 6.30 It is considered that the proposal will not give rise to highway safety or car parking concerns, and the proposal would accord with the NPPF, **Policies DP21 and DP28** of the MSDP, the intentions set out in the Haywards Heath Neighbourhood Plan, and WSCC's document "Guidance for Parking at New Developments, August 2019" - in that satisfactory access and on-site car parking will be provided as part of the development proposals.

Drainage

- 6.31 The Application Site lies within Flood Zone 1, which means that it has a low probability of flooding from rivers and the sea. Further the Gov.uk online resource indicates that the Site is at very low risk of flooding from surface water.
- 6.32 A drainage statement accompanies this Planning Application. This advises that *"Southern water sewer asset maps show a sewer crossing the site that serve the adjacent property (Twinfauns) only. This sewer is shown on the southern water asset map as 'collapsed'... A CCTV report was undertaken on 16/01/2025, which confirmed the existing sewer as 'collapsed' / 'blocked'. The drains serving North Haven (same ownership as this application) were confirmed as combined. The new foul drainage is to connect by gravity to the diverted public sewer run. A BRE365 soakage test was also undertaken on 16/01/2025, which confirmed a percolation rate of 3.06×10^{-6} m/s. Whilst this is slow, a soakaway can be accommodated on the site within the new rear garden area approx. 3.5m beyond the diverted sewer line... The new stormwater is to route to a new soakaway within the new rear garden area. All of the proposed landscaping areas are to be permeable finishes. A separate Southern Water Sewer Diversion application has been made. No works are to progress until Southern Water approvals are obtained..."*

Biodiversity Net Gain (BNG)

- 6.33 No BNG is required in this case as the proposed development is a self-build dwelling, and it is therefore exempt.

Arboriculture

- 6.34 An Arboricultural Impact Assessment has been prepared by Broad Oak Tree Consultants in support of this Planning Application. This advises that *“A total of two linear groups of shrubs and three individual trees were inspected, ranging from a young olive of less than 10 years of age to an offsite Western Red Cedar (T4) of up to 25 years of age. All have been planted as part of various ongoing landscaping schemes within the two properties. Most appear in good condition though the Olive T3 leans to the south and has a tear wound in its main stem join. Its lifespan is considered to be short. The screening shrubs forming G1 and G2 are in good condition with some past maintenance to control their dimensions.”*
- 6.35 In terms of tree removals, these are limited to a ‘U’ category Olive tree, and a ‘C’ category Cabbage Palm. The AIA report advises that *“Both of the trees for removal are small, young and of minimal visual presence. As Category C and U these should not represent a constraint to the proposals, according to BS5837:2012... The trees for removal for redevelopment purposes are indicated as such with blue dashed crown outlines on the Tree Protection Plan... The proposed dwelling will not impact on any of the retained trees... The proposed parking bays for the new dwelling will overlap with the outer RPA of the offsite Cedar, T4. To avoid any adverse impact the parking spaces will be formed utilising a three dimensional load spreading design, such as BodPave or a similar product, and porous infill. Only the existing turf/ loose soil will be removed by hand tools only. This design approach will accords with section 7.4 ‘Permanent hard surfacing within the RPA’ of BS5837:2012 and is indicated on the TPP.”* The development proposal is acceptable from an arboricultural perspective and would be in compliance with **Policy DP37**.

Sustainable Construction & Energy Efficiency

- 6.36 A Sustainable Construction and Energy Efficiency Statement is submitted with this Planning Application, and this confirms compliance with **Policy DP39**.

7. SUSTAINABLE DEVELOPMENT SUMMARY

- 7.1 As outlined above, the focus of the revised NPPF continues to be for development to be sustainable. It sets out there are three principle ‘objectives’ to achieving sustainable development: economic, social and environmental. In this part of the Planning Statement the main factors that inform the judgement as to whether the proposal would be a sustainable form of development are summarised. In reaching that view all matters referred to in the above report have been taken into account.

The Economic Objective

- 7.2 The proposed development would result in the creation of construction jobs during the build period. The additional population could help generate more local spending in the local community, provision of infrastructure and services, and generate New Homes Bonus funding as well as additional Council Tax receipts. These are all material considerations that weigh in favour of the development. It is considered that the proposal would satisfy the economic role of sustainable development.

Social Objective

- 7.3 The provision of 1 No. new family dwelling will make a small, albeit notable contribution to the District's housing supply. The NPPF seeks to promote "*strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations*". Due to the location of the site within the built-up area of Haywards Heath where there are a large number of services, it is considered that the location of the site is sustainable. Overall it is considered that the proposal would be satisfactory from a social perspective.

Environmental Objective

- 7.4 There is an overriding need to ensure that development should contribute to protecting and enhancing the natural, built and historic environment. The proposed

development in terms of layout, scale and appearance is considered to be in keeping with the character of the surrounding area and hence would not result in an adverse impact to the character of the surrounding built environment. There are no flood risk, biodiversity or landscape constraints that relate to this site. The proposal would not result in any highway safety problems. As such, the environmental role of sustainable development would be satisfied by this proposal.

8. CONCLUSIONS

8.1 In conclusion, the proposed development is considered acceptable for the following reasons:

- The proposed development of the site would appear as a natural infill, and would provide an opportunity to increase the housing stock within this location, whilst enhancing the character and appearance of the locality.
- The provision of 1 No. four bedroom family home would reinforce the character and quality of the residential area by providing a high quality designed property that positively responds to the specific local character of Fox Hill, thus appearing well integrated with the existing townscape. The Application proposals would respect the special character of the Area of Townscape Character.
- The proposed development would not appear as an overdevelopment or visually cramped, and it is evident that our proposal will sit comfortably within the streetscene.
- The site is located within the defined planning boundary, within a sustainable location. The existing spatial pattern of development will be respected, via a well-considered planning proposal for 1 No. new property.
- It is not considered that the proposed development would demonstrably harm the amenities of any neighbouring property by way of overbearing effect, loss of light, privacy or overlooking effect, due to the proposal replacing existing built form, as well as distance, and property orientation. Further, the proposal meets the Council's requirements in respect of Space Standards.
- The repositioned vehicular access would meet required standards, and would facilitate the provision of ample space for parking and turning of vehicles to serve both the new dwelling and existing North Haven.
- The proposal meets all the necessary policy requirements, and will cause no significant harm to the character of the surrounding area. In our opinion the overwhelming weight of evidence supports the proposal as it is shown to comply with all relevant Development Plan policies.

- The proposed redevelopment optimises the potential of the site to accommodate development as required by the NPPF. It is strongly considered that the proposed development constitutes a sustainable form of development that accords with the Development Plan for the area and should therefore be approved without delay.

8.2 In addition the District Plan is in excess of 5 years old, and the District Council do not have a 5-year housing land supply. This has been confirmed by a recent appeal decision for a site at Scamps Hill in Lindfield (planning ref: DM/24/0446; appeal ref: APP/D3830/W/24/3350075). Therefore the presumption in favour of sustainable development is engaged. We contend that there are no adverse impacts arising from the development, but even if there are, these would be significantly and demonstrably outweighed by the benefits of providing a new dwelling in a sustainable locations, which is well designed and makes efficient use of land. It therefore follows that planning permission should be granted without delay.

August 2025