



DESIGN & ACCESS STATEMENT INCLUDING THE SUSTAINABILITY STATEMENT

Erection of a new dwelling with associated parking and landscaping, following the sub-division of the existing residential plot, together with the removal of trees and use of the existing vehicular access onto Lewes Road.

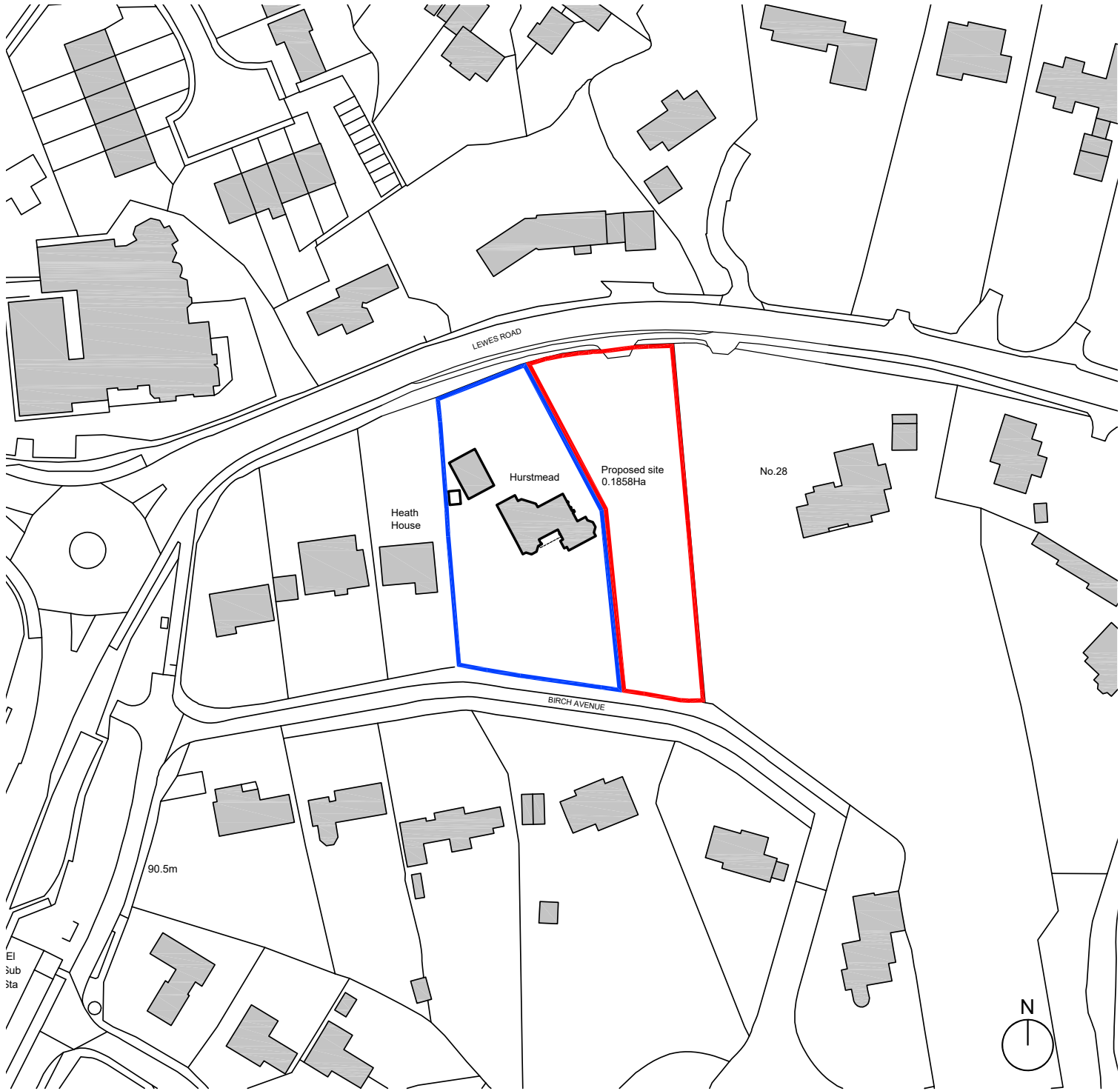
Hurstmead
22 Lewes Road,
Haywards Heath,
RH17 7SN

Sept 2026
Version 1

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Introduction



OS map showing the site location. Red line outlining application boundary.

This Design and Access Statement has been prepared in support of the proposed new dwelling adjacent the existing dwelling 'Hurstmead' on the site of an existing tennis court.

The statement sets out the design principles that have informed the proposals and demonstrates how the development has been carefully considered in response to the site's context, its surroundings, and the relevant national and local planning policies.

A separate planning application (reference: DM/26/1914) is submitted and under consideration at this time of writing this document (August 2026) for proposals relating to the existing dwelling.

This document and drawings should be read alongside the following consultant reports:

- Arboricultural Impact Assessment by Broad Oak Tree Consultants Ltd
- Tree Constraints Plan by Broad Oak Tree Consultants Ltd
- Preliminary Ecological Assessment by Marsh Environmental Ecological Consultants
- Bat Survey Report by Co-Ecology Ltd
- Heritage Statement by Ecotecture Ltd
- Proposed Landscape Plan by Landscape Perspective Ltd
- Flood Risk Assessment
- Planning Statement by DMH Stallard
- Access- Technical Note by Reeves Transport Consultants Ltd



Photographs of the existing house: 'Hurstmead' and an aerial view of the adjacent tennis court.

Immediate Context - Hurstmead

The site comprises an existing tennis court and garden area within the grounds of the existing dwelling, 'Hurstmead'. The proposal relates to the subdivision of land adjacent to the existing dwelling, extending to approximately 0.1858 hectares. The site would utilise the existing vehicular access onto Lewes Road.

Hurstmead is an unlisted, detached dwelling located on the southern side of Lewes Road, within the Lewes Road Conservation Area. The property is set within a plot extending to approximately 1 acre and is situated within the built-up boundary of Haywards Heath. The dwelling is positioned behind a substantial belt of mature trees, which provides a high degree of screening from Lewes Road.

Hurstmead was constructed in the early 1930s to a design by the noted local architect Harold Turner. The dwelling is executed in a restrained Arts and Crafts style, characteristic of both Turner's work and the architectural character of the period. Its design incorporates a range of traditional materials and forms, including hipped clay-tiled roofs with deep, projecting eaves, articulated brick chimney stacks, brick and tile-hung elevations, and timber and steel casement windows.

The property was subsequently extended and altered during the 1950s and 1980s. These works included the construction of a large double garage to the front of the dwelling and a tennis court to the side of the property.

The site slopes gently from west to east. The existing tennis court is positioned approximately 2 metres below the finished floor level of Hurstmead. The site is also situated at a slightly lower level than Lewes Road, reflecting the existing topography and providing a degree of natural screening from the highway. Hurstmead has vehicular access directly on to Lewes Road with a large extent of hardstanding and a driveway up to the existing dwelling.

Existing condition

The dwelling has remained uninhabited for several years and, as a result, has progressively fallen into a state of disrepair. This deterioration extends to the wider grounds, including the garden and tennis court. The tennis court surface has eroded over time, with shrubs and other vegetation penetrating through the surface.



1. View looking towards the eastern boundary of the site and the treebelt and hedgerow separating 'Robinwood'
2. View looking north towards the conifer trees (proposed removal under application: DM/26/1914)
3. View along the eastern boundary looking south.
4. View of the site towards Hurstmead (western boundary)



Surrounding Context – Lewes Road

Hurstmead falls within the Lewes Road Conservation Area and is noted for its leaf green character with dwellings set back from the road – including the site which has mature trees to the northern and eastern boundaries.

A Heritage Statement accompanies this application and studies the Conservation Area in detail.

It is noted Lewes Road provides a transition from rural (east) to the urban edge (west) which has a slight increase in density including set further to the road, Hurstmead is situated at the urban edge of the Lewes Road.

The adjacent dwelling to Hurstmead is situated approximately 2 metres from the site boundary and forms part of the wider subdivision of the original plot, which has resulted in the provision of three dwellings.

The surrounding area demonstrates a pattern of infill development, including backland development, within established residential plots. This provides a clear precedent for the efficient use of land within the area while maintaining the established residential character. This is illustrated by the comparative aerial imagery provided below, which demonstrates the evolution and intensification of residential development within the surrounding area.

The surrounding residential area comprises a varied mix of dwelling styles, sizes and ages, with the properties being predominantly larger detached dwellings. Plot sizes also vary considerably, reflecting the diverse pattern of development within the locality, as illustrated by the plan below.

'The Glade' represents a more recent addition to the Lewes Road Conservation Area, constructed in 2016 and incorporating a contemporary palette of render and timber cladding. Its design demonstrates that contemporary architectural approaches can be successfully accommodated within the Conservation Area, provided that they respond appropriately to the character and context of the surrounding area.



Mix of dwellings surrounding the site.



Recent infill dwellings within the Lewes Road Conservation Area.



Surrounding Context – Lewes Road

The adjacent plan identifies the garden sizes of surrounding dwellings, demonstrating the broad range of plot sizes within the locality. The proposed plot size is comparable with those of other dwellings in the surrounding area and is therefore considered consistent with the established pattern of development.



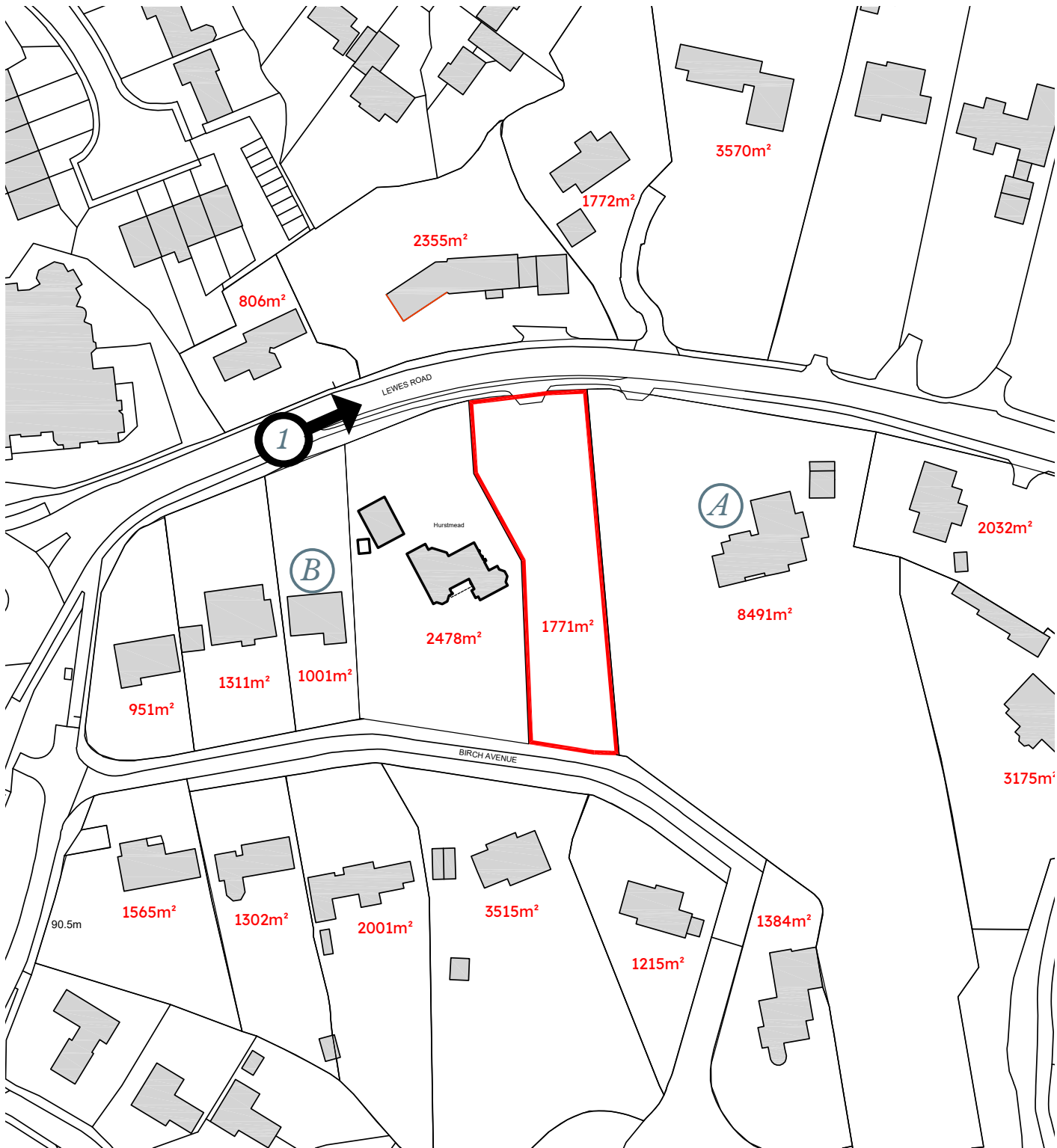
'Robinwood' 28 Lewes Road (eastern neighbour)



Heath House (western neighbour)



View 1 of Lewes Road



Planning Context

The following design policies and guidance are relevant to the proposed development and have been considered as part of this application:

National Design Guide

- The National Design Guide sets out the characteristics of well-designed places through ten key characteristics. It should be read alongside the National Planning Policy Framework (NPPF), including paragraph 129, which provides the national policy context for achieving well-designed and beautiful places.

Lewes Road Conservation Area

Although no Conservation Area Appraisal has been prepared or adopted for the area, the document 'Conservation Areas in Mid Sussex' provides a brief summary of its defining characteristics. It describes the Conservation Area as being characterised by low-density development, reflecting the gradual transition between the surrounding rural landscape and the adjacent urban area. The following features make a particular contribution to the character of the Conservation Area:

- the variety of age and style of the buildings, most of which are large properties set well back from the road within spacious grounds;
- presence of trees and hedges around and between the buildings;
- the presence of grass verges, hedges and 'fingers' of agricultural land between dwellings which contribute to the rural character of the Area; and
- the low density of development which creates a gradual transition from the countryside to the urban area Conservation Area:

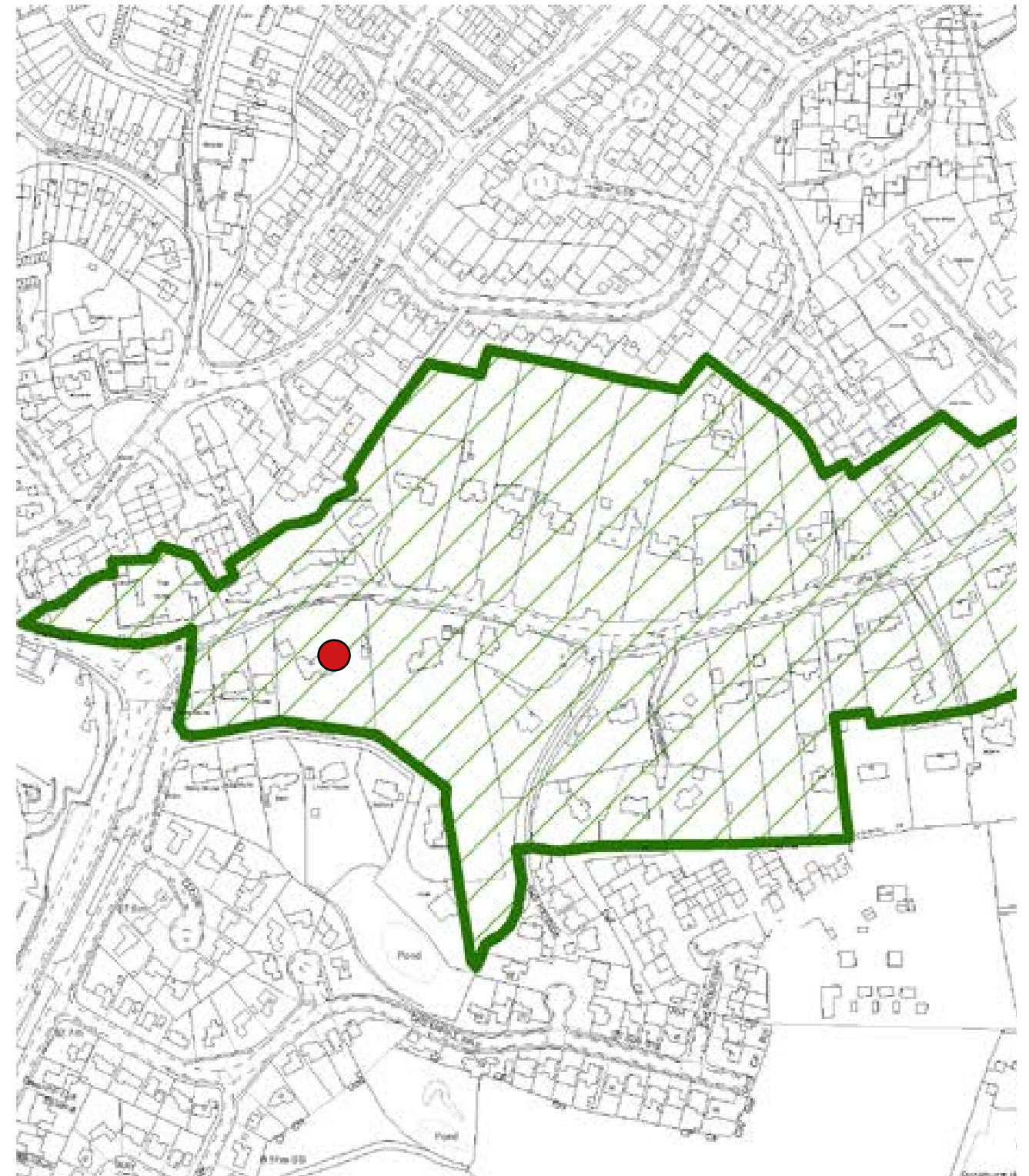
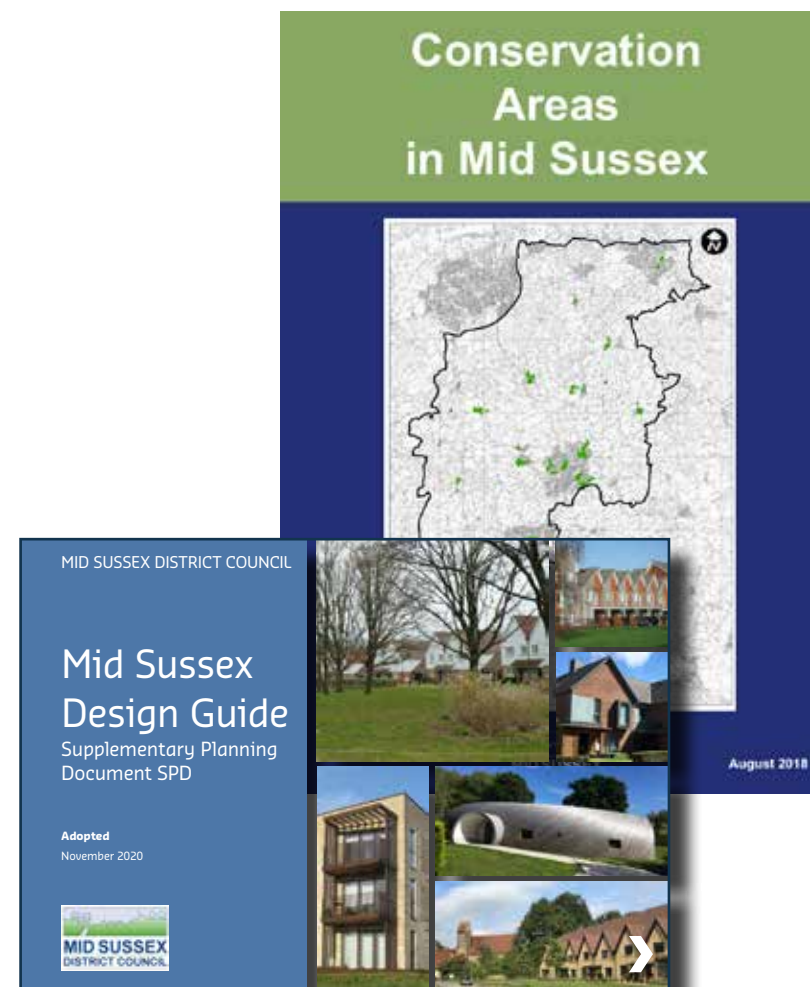
Mid Sussex Design Guide

- The Mid Sussex District Council Mid Sussex Design Guide Supplementary Planning Document (SPD), adopted in November 2020, provides detailed guidance

for the design of new dwellings and requires development to respond appropriately to its context, local character and identity. Of particular importance is chapter 6 – 'High Quality and Sustainable Building Design'.

Mid Sussex District Plan 2014–2031

Policy DP26: Character and Design is a key policy which requires all development, including new dwellings, to be of a high-quality design that reflects the distinctive character of Mid Sussex's towns and villages and is sensitive to its surroundings. The policy requires applicants to demonstrate that proposals respond appropriately to the character and scale of surrounding buildings and landscape.



Lewes Road Conservation Area (site location highlighted in red).

Site Analysis

The following diagram illustrates the key opportunities and constraints identified on and around the site. These considerations will inform the design development, ensuring that the scheme responds appropriately to its site context and surroundings.

Key considerations:

Positioning the proposed dwelling on the footprint of the existing tennis court:

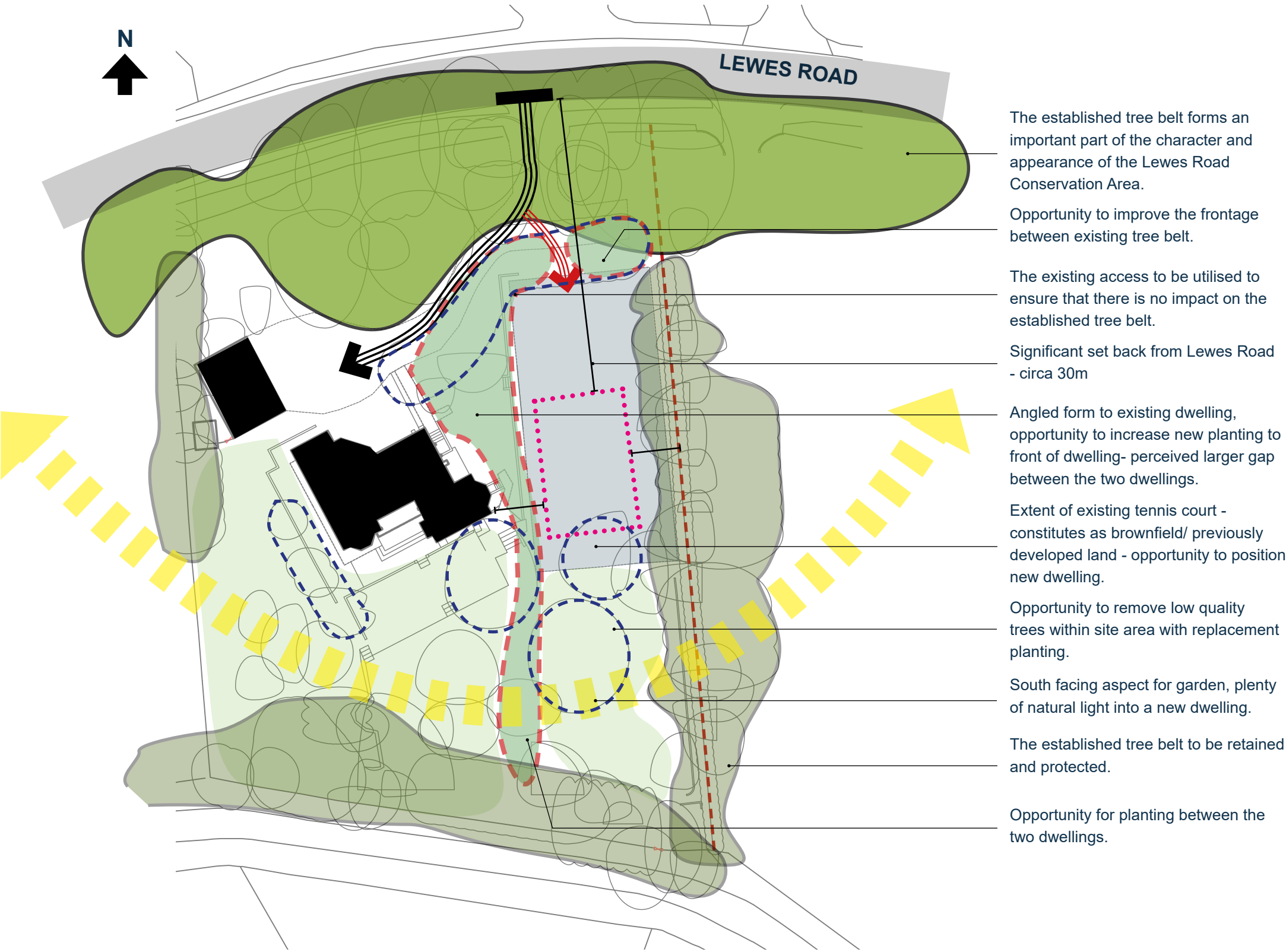
- The tennis court represents an established area of previously developed land which has been in place for many years and, notwithstanding its current state of disrepair, remains clearly identifiable within the site.
- Positioning the development in this location minimises the extent of development on an undeveloped part of the garden.

Utilising the existing vehicular access on to Lewes Road:

- The proposals ensure the retention of the existing tree belt and vegetation – a key character of the verdant nature of the Lewes Road Conservation Area,
- The existing access has been assessed and meets current highway standards, as such demonstrates the existing access can accommodate additional vehicle movements associated with the proposed dwelling.

A design which is reflective of the Conservation Area:

- The proposal seeks to draw design principles and character of the adjacent Hurstmead through a contemporary interpretation rather than a pastiche approach.
- A proposed dwelling has an opportunity to be subordinate to Hurstmead while contributing positively to the mix and diversity of dwelling types and architectural character along Lewes Road.



Emerging Proposals

A proposed contemporary approach is seen as the most appropriate design approach for the following reasons:

- Hurstmead itself is a 1930s Arts and Crafts house which had its own architectural identity at the time.
- The proposed dwelling would sit within the existing garden/tennis court, significantly set back from the road and will not be prominent within the street frontage compared to other dwellings along Lewes Road.
- It is clear from the Heritage Statement the existing tennis court is a later intervention and is not itself a traditional architectural feature.
- Precedent evidence of contemporary residential development within the Lewes Road Conservation Area and surrounding Conservation Areas, demonstrating that contemporary architectural approaches can successfully respond to, and enhance, the character and appearance of designated Conservation Areas.

The initial proposals sought to draw design principles and character of the adjacent Hurstmead through a contemporary interpretation rather than a pastiche approach.

The emerging proposals focused on the following design principles:

- Asymmetric design similar to the adjacent dwelling
- Steep roof pitch with low eaves line
- Simple massing / building forms
- Change in materials from ground to first floor with a range of material textures.



Early emerging proposals presented at pre-application 1.



The Glade - contemporary dwelling adjacent Lewes Road (near to the site).



Indicative site plan presented at pre-application 1.

Pre-Application Advice

Pre-application advice was sought at the earliest opportunity, with the aim of establishing a constructive and collaborative dialogue with MSDC, whilst allowing the proposals to be refined and any potential concerns to be identified and addressed at an early stage.

Accordingly, the first pre-application submission was made at a very early stage, alongside the commissioning of initial surveys and the clearance of the garden. In total, two separate pre-application submissions and meetings were held with MSDC prior to the submission of the current application.

Pre-Application Advice 1 Response

An initial site meeting was held on 8th January 2026 with Anna Tidey and Emily Wade of Mid Sussex District Council. The proposals consisted of a 2.5 storey new dwelling and a large extension to the side of Hurstmead.

Feedback response:

- The scale and size of the proposal would impact the verdant nature of the Conservation Area- well vegetated space between dwellings important.
- Positioning, form and presence of the proposed 2.5 storey house would impinge on the amenity on the existing house -Hurstmead. This includes concern with adaptations to facilitate the new dwelling (loss of bay window/ internal alterations).
- Potential impact of the proposal siting too close to tree belt with future pressure on these trees- assessments required.
- Cumulative impact of both new dwelling and 2 storey extension to Hurstmead.
- The proposals need to be more heritage-led.



Arboricultural assessment following tree survey to establish dwelling separation from eastern tree belt. This was following the pre-application response.

Design Evolution

Response to Pre-Application Advice 1

The following changes have been undertaken to the proposals in line with MDSC officer comments:

- **Specialist consultant advice – including Heritage:**

Jo Saady, Director, Architect and Heritage Consultant at Ecotecture, was appointed to prepare the Heritage Statement and provide heritage design advice as part of the project team. A detailed analysis of the Lewes Road Conservation Area, the existing plot and Hurstmead has been undertaken.

- **Scaled back proposals:**

The previously proposed two-storey side extension to Hurstmead has been omitted and replaced with a significantly smaller 5m² rear infill extension beneath the existing roof overhang. This reduces the cumulative impact of the development and proposed new dwelling within the existing plot, addressing concerns regarding the overall scale and intensity of development.

The massing of the proposed new dwelling has been significantly reduced to ensure the scheme appears more subservient to the existing dwelling. The revised proposal comprises a part one- and part two-storey, flat-roof design. The overall height has been reduced from 10.75m to 6m. The internal floor area has been reduced by over 25% and the garage has been scaled down to a single-bay garage.

- **Increased separation between dwellings:**

The revised proposal is positioned further away from the nearest corner of the existing dwelling. The first-floor element is set back, increasing the perceived separation which is further enhanced by the 2m level difference and the introduction of proposed planting and enhanced landscape design between the two dwellings.

- **Reduced potential impact upon the Conservation Area:**

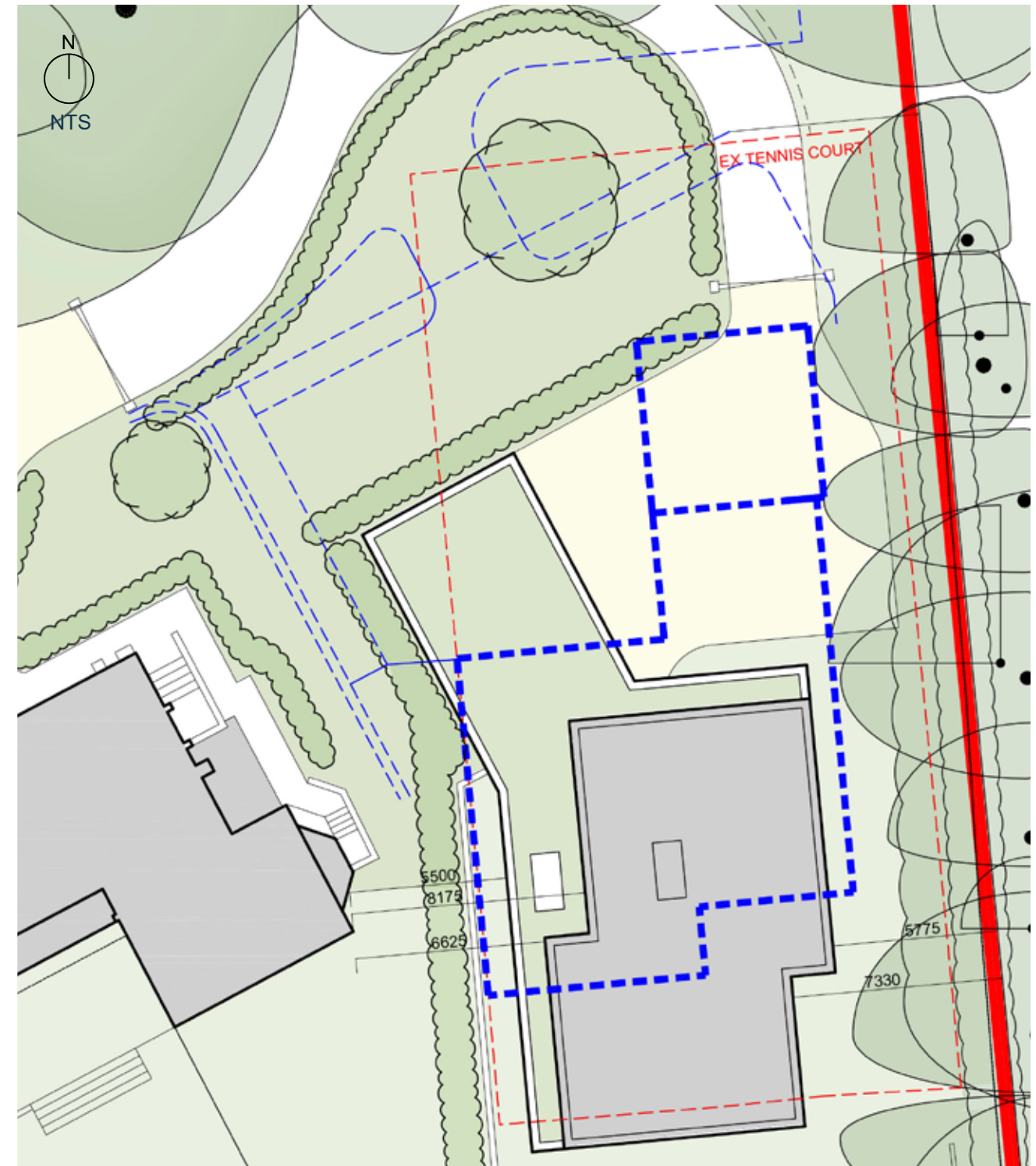
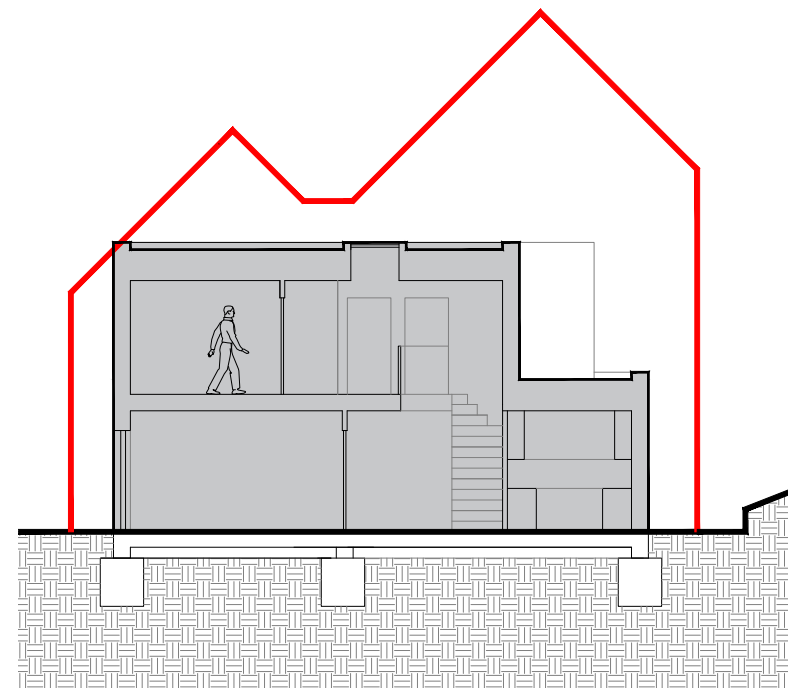
The revised proposals set the dwelling further back from Lewes Road and reduce the parking area, creating greater

landscaping and open space. Reorienting the driveway to the left further increases the landscaped separation between the two dwellings. Together with reduced hardstanding, the proposed landscape scheme will provide an attractive, leafy frontage to Lewes Road.

The angled form and brick base reflect key characteristics of Hurstmead, while the contemporary flat roof keeps the proposal low-lying and visually subservient to the existing dwelling.

- **Protection of the treebelt:**

The revised proposal is positioned a further 1 metre away from the tree belt, incorporating an additional 1.5-metre setback at the rear of the development. The stepped built form helps to minimise potential impacts on the tree belt while also facilitating improved natural lighting within the proposed development. Arboricultural advice was sought, and a tree survey was undertaken to inform the revised design.



Site comparison showing the revised proposal against the previous design (in blue). Significantly more landscaping to the front and side of the proposed new dwelling.

Pre-Application Advice 2

The proposals were of a contemporary flat-roofed dwelling, comprising a part single-storey and part two-storey form. However retaining some of the principles from the initial design. Greater emphasis was placed on retaining and enhancing open space and introducing additional planting to the front of the dwelling, helping to soften its appearance and integrate the development within its landscape setting.

Pre-Application Advice

A second pre-application meeting was held in early June with Anna Tidey of Mid Sussex District Council on site.

Feedback response:

- The revised proposals have taken account earlier comments for the original pre- application submission
- A contemporary two storey house of a sensitive design could be acceptable on the lower part of this site, on the former tennis court, with a careful division of the garden at the rear.
- Comments in relation to the scale of rooms, ground floor layout and set back of the rear elevation in relation to Hurstmead.
- Consideration of an open carport in lieu of the proposed garage in order to create a lighter form.
- Consideration of delineation of surface materials to visually breakup hard surfaces and driveways.

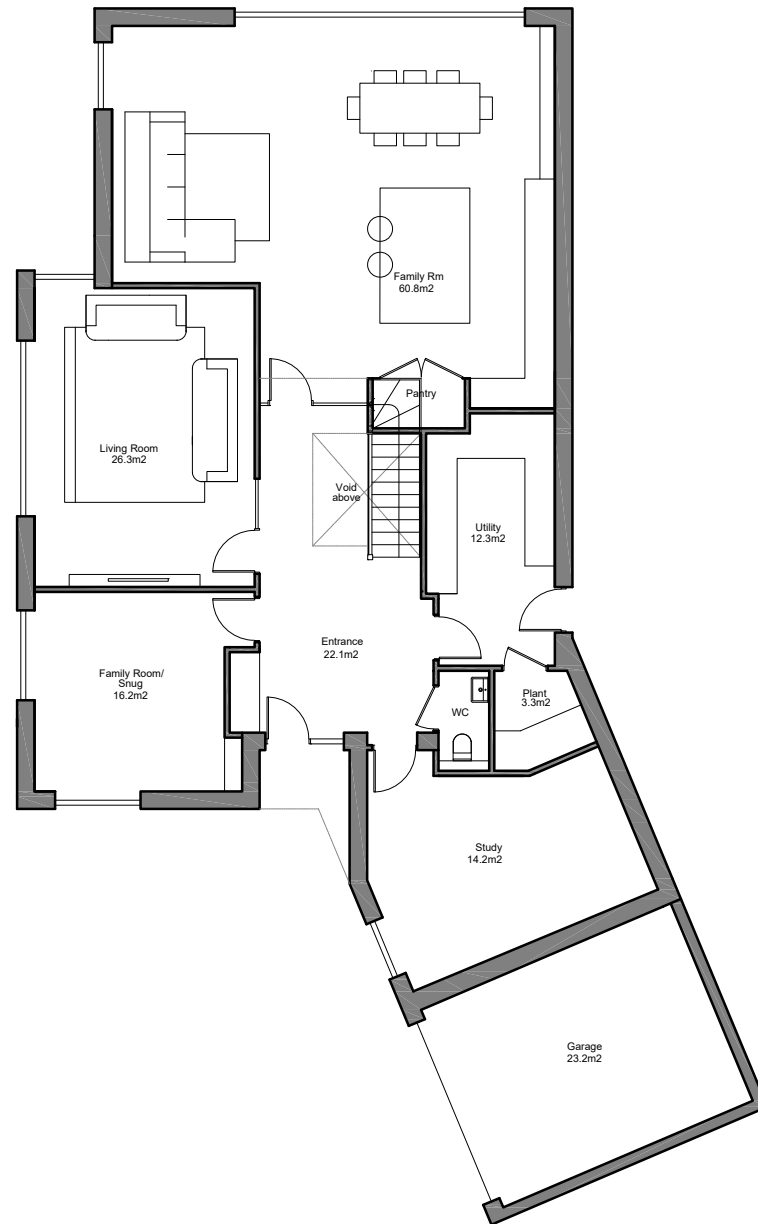


Context elevation showing the proposed dwelling next to the existing dwelling Hurstmead.

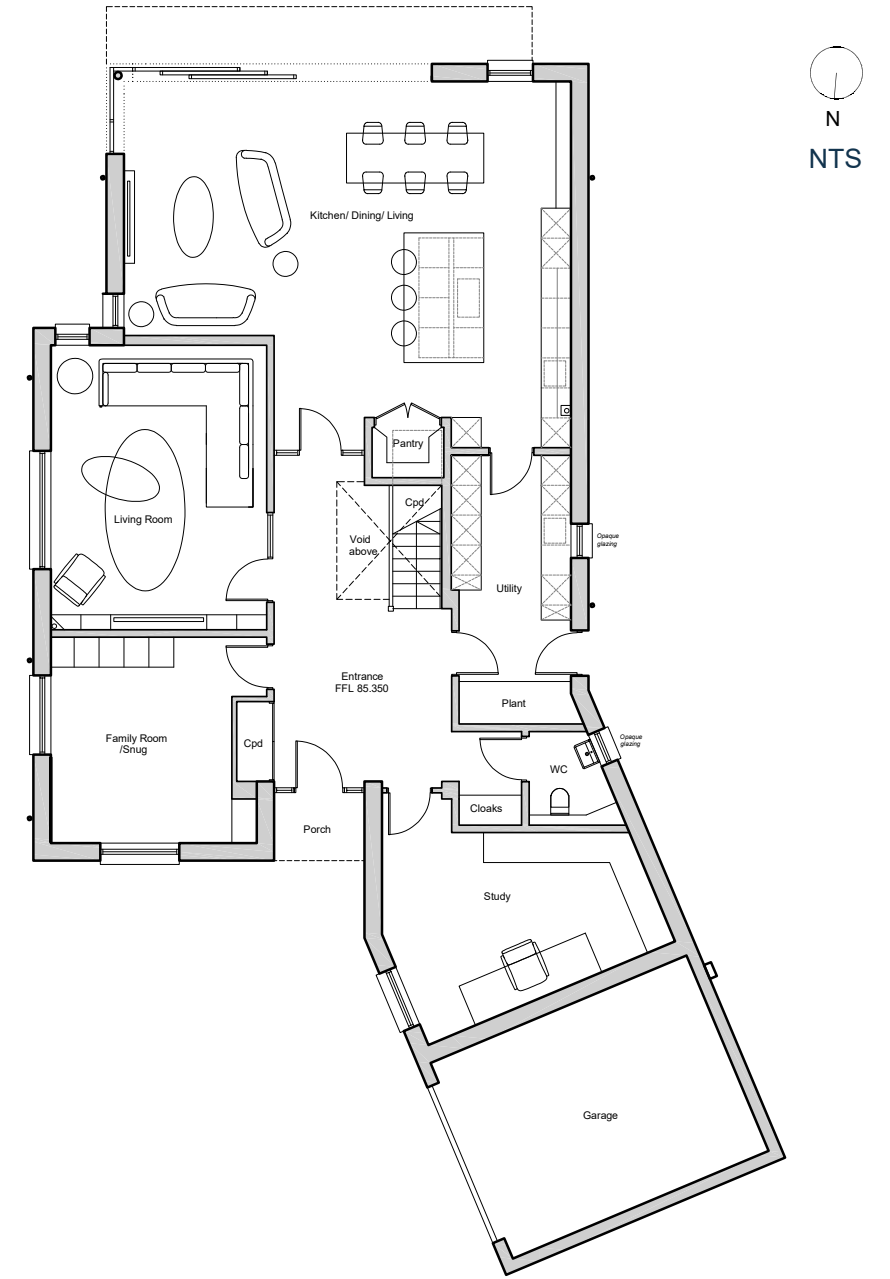
Pre-Application Advice 2 Response

Comments in relation to the scale of rooms, ground floor layout and set back of the rear elevation in relation to Hurstmead.

- The ground floor layout has been reconfigured to provide direct access to the kitchen from both the entrance hallway and the main circulation space. The utility room has been reduced in size to provide additional cloakroom storage, while the WC has been repositioned to allow for an appropriately located opaque window.
- Minor internal layout changes are also proposed, including increased wall thicknesses to accommodate the proposed structural design. Additional planting is proposed to provide a landscape buffer between the two properties and further enhance privacy.
- The room sizes have been reviewed and are considered appropriate for a modest four-bedroom dwelling. The proposed internal arrangement provides functional and proportionate accommodation while ensuring that the scale and overall size of the dwelling respond appropriately to the established context of similarly sized properties along Lewes Road. The dwelling has been designed to respond to the needs of modern family living, incorporating a generous open-plan kitchen, dining and living space, together with separate rooms that can provide flexible accommodation.
- The accommodation has been deliberately limited at first-floor level to maintain a subservient form and reduce the overall visual impact of the dwelling within its setting. The context elevation submitted as part of this application illustrates the relationship between the proposed dwelling and the neighbouring property, demonstrating that sufficient space is retained for planting and landscape enhancement, whilst also providing an appropriate degree of privacy between the two dwellings.



Proposed Ground Floor Layout:
Submitted for pre-application advice (June 2026).



Proposed Ground Floor Layout:
Submitted application (Sept 2026).

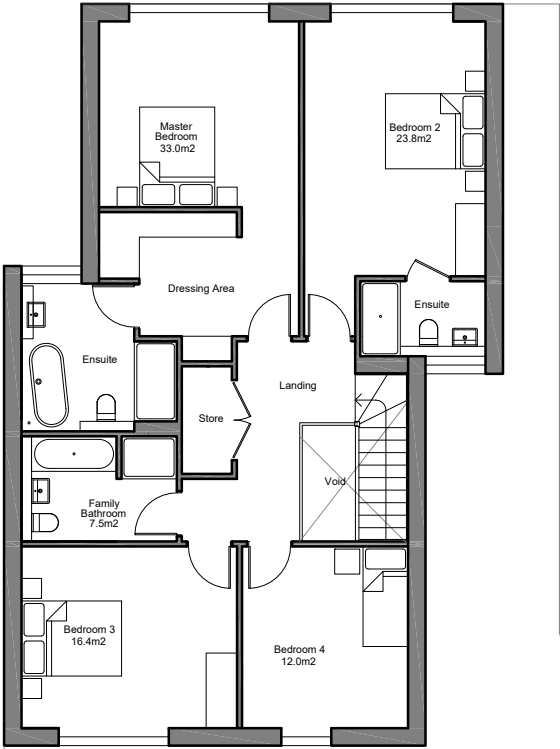
Pre-Application Advice 2 Response

Consideration of an open carport in lieu of the proposed garage in order to create a lighter form.

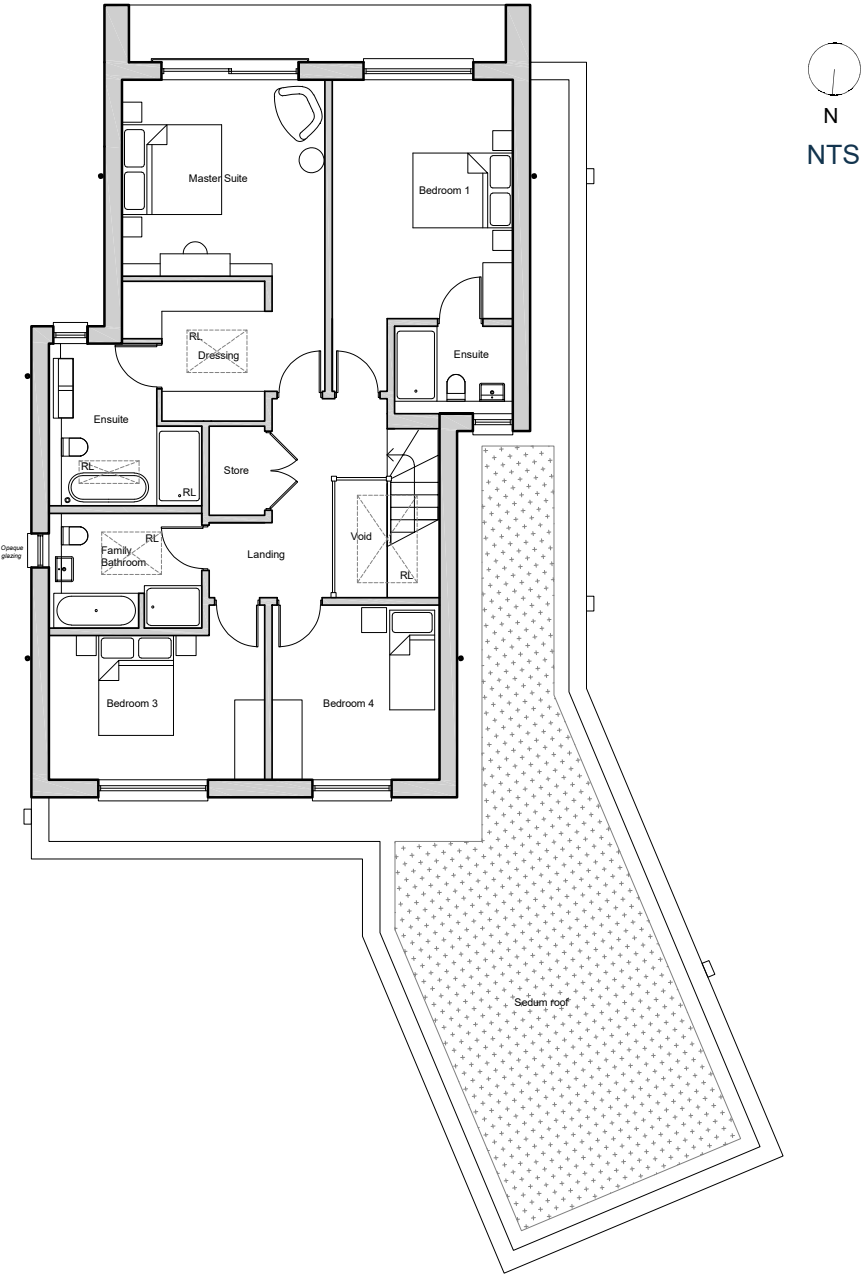
- Consideration has been given to replacing the proposed garage with an open carport to create a lighter form. However, the garage has already been reduced from a double to a single garage, with its size reflecting the reasonable space required for a modern car. Alongside providing secure parking for a car, the garage also provides secure storage for bicycles and garden equipment.
- The single-storey element is set down approximately 2m from the existing dwelling, at the level of the existing tennis court. A landscaped bank, native hedgerow planting and a sedum roof will further soften and partially screen the garage and parking area from Lewes Road so the impact of this element is minimal.
- Garages are also a common feature along this section of Lewes Road, with the majority of properties between the Lewes Road roundabout and Birch Close incorporating garages, many of which are detached and larger than that proposed.
- A white/ grey brick is now proposed which will further provide a lighter, recessive appearance.

Consideration of delineation of surface materials to visually breakup hard surfaces and driveways.

- Granite strips to delineate ownerships of the proposed dwellings (as well as Hurstmead) have been incorporated within the proposals.



Proposed First Floor Layout:
Submitted for pre-application advice (June 2026).



Proposed First Floor Layout:
Submitted application (Sept 2026).

Ecology

- A Preliminary Ecological Assessment (PEA) has been carried out for the site and the existing dwelling. Following the findings of the assessment, bat emergence surveys were undertaken by a suitably qualified ecological consultant. The resulting report accompanies this planning application.
- A biodiversity enhancement plan which includes bat and bird boxes will be provided as part of the proposed conditions for DM/26/1914 which includes this site area.

Biodiversity Net Gain

- Following the Government's announcement on 6 August, the proposal is exempt from mandatory Biodiversity Net Gain requirements based on the scale of the development.
- The site comprises an existing garden area, with the proposed dwelling largely contained within the footprint of the existing tennis court, resulting in no overall change in the established residential land use. While a number of existing low quality trees are proposed for removal, the landscape proposals incorporate extensive new hedgerow and other planting to strengthen the site's green infrastructure, enhance visual amenity and increase its biodiversity value. The proposed planting will also help integrate the new dwelling into its surroundings and reinforce the site's established landscaped character.



1. Inclusion of native hedgerow within the landscaping proposals.
2. Inclusion of bat boxes to trees around the site, including trees with bat roosting potential .
3. Inclusion of bird boxes across the site/ at appropriate locations.

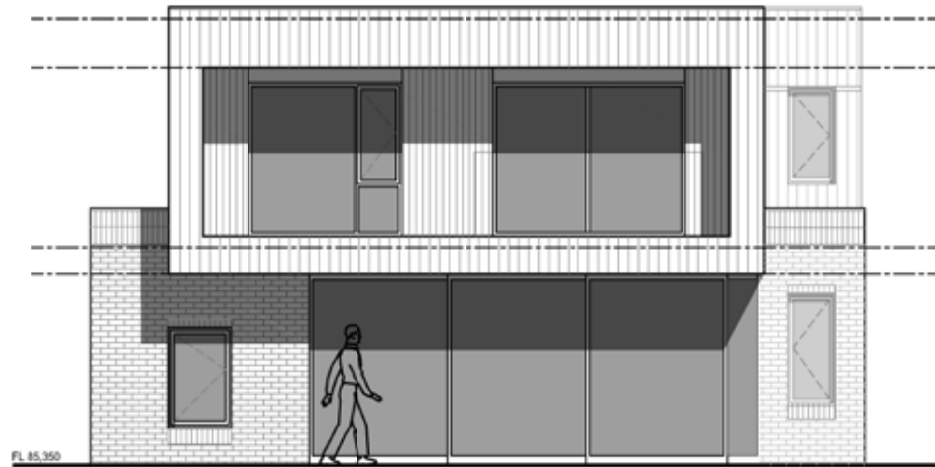
The Proposed New Dwelling

- The proposal comprises a part single-storey, part two-storey four-bedroom dwelling. The proposed gross internal area is 276.5m² (excluding garage)
- The design has evolved through the pre-application process and incorporates feedback received during both pre-application meetings, together with the findings and recommendations of specialist consultants in respect of highways, arboriculture, heritage, ecology and landscape matters.
- The scale, form and proportions of the proposed dwelling have been carefully considered in relation to the surrounding area and the established pattern of development along Lewes Road. The dwelling has been designed to remain subservient to the adjacent Hurstmead, with its overall scale and massing deliberately reduced in comparison to the existing property.
- When considered cumulatively with the proposed extension and alterations to Hurstmead, which are subject to a separate planning application, the proposals have been carefully designed to ensure that the site does not appear overdeveloped. The layout maintains an appropriate balance between built form, private garden space and landscaped open areas, whilst retaining the important established tree belt along the northern and eastern boundaries.



Proposed front elevation.

The Proposed New Dwelling



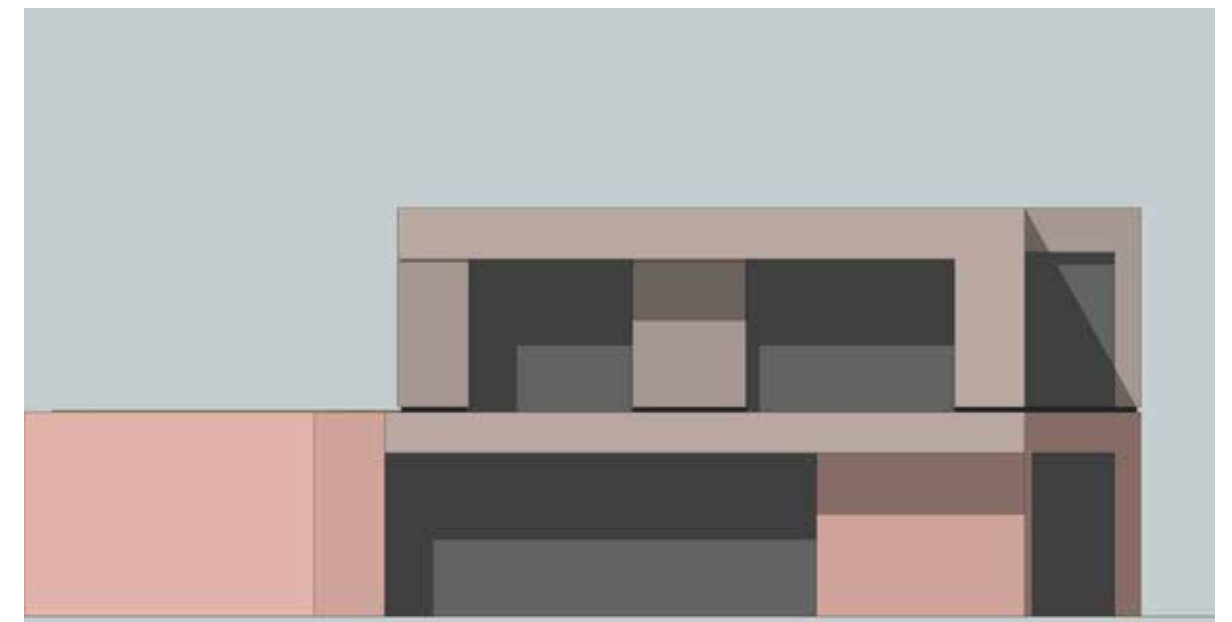
Proposed rear elevation. The proposed dwelling is 6.15m above the existing tennis court level.



Context elevation showing the proposed rear elevation in relation to Hurstmead.



Side 3D view of the rear of the proposed development, illustrating the overhang designed to provide solar shading to rooms at both ground and first-floor levels. Solar shading is necessary due to the rear elevation's direct southerly aspect and will assist in limiting solar gain and reducing the risk of overheating within the dwelling during the summer months.



The above rear elevation was submitted as part of pre-application 2. The rear overhang was proposed at this stage and is now incorporated within the proposals.

Neighbouring Amenity

The proposed development has been carefully designed to respect the residential amenity of the neighbouring properties, including Hurstmead and Robinwood (No. 28 Lewes Road).

- At first-floor level, only one side-facing window is proposed, located on the eastern elevation and serving the family bathroom. This window will be fitted with opaque glazing (up to 1.7m above finish floor level) and a restricted opening to prevent direct overlooking towards the neighbouring property while still providing an appropriate level of natural light and ventilation.
- All other first-floor windows are located on the front or rear elevations of the proposed dwelling and are therefore appropriately oriented to minimise the potential for direct overlooking of the neighbouring properties.
- Existing boundary vegetation will be retained and enhanced, including the established hedgerow and the existing tree belt located within the neighbouring properties' land. These existing landscape features provide an important degree of visual screening and contribute to the separation between the proposed dwelling and its neighbours.
- It is worth noting that Robinwood is situated more than 30 metres from the nearest edge of the proposed new dwelling.

Relationship between Hurstmead and the proposed dwelling:

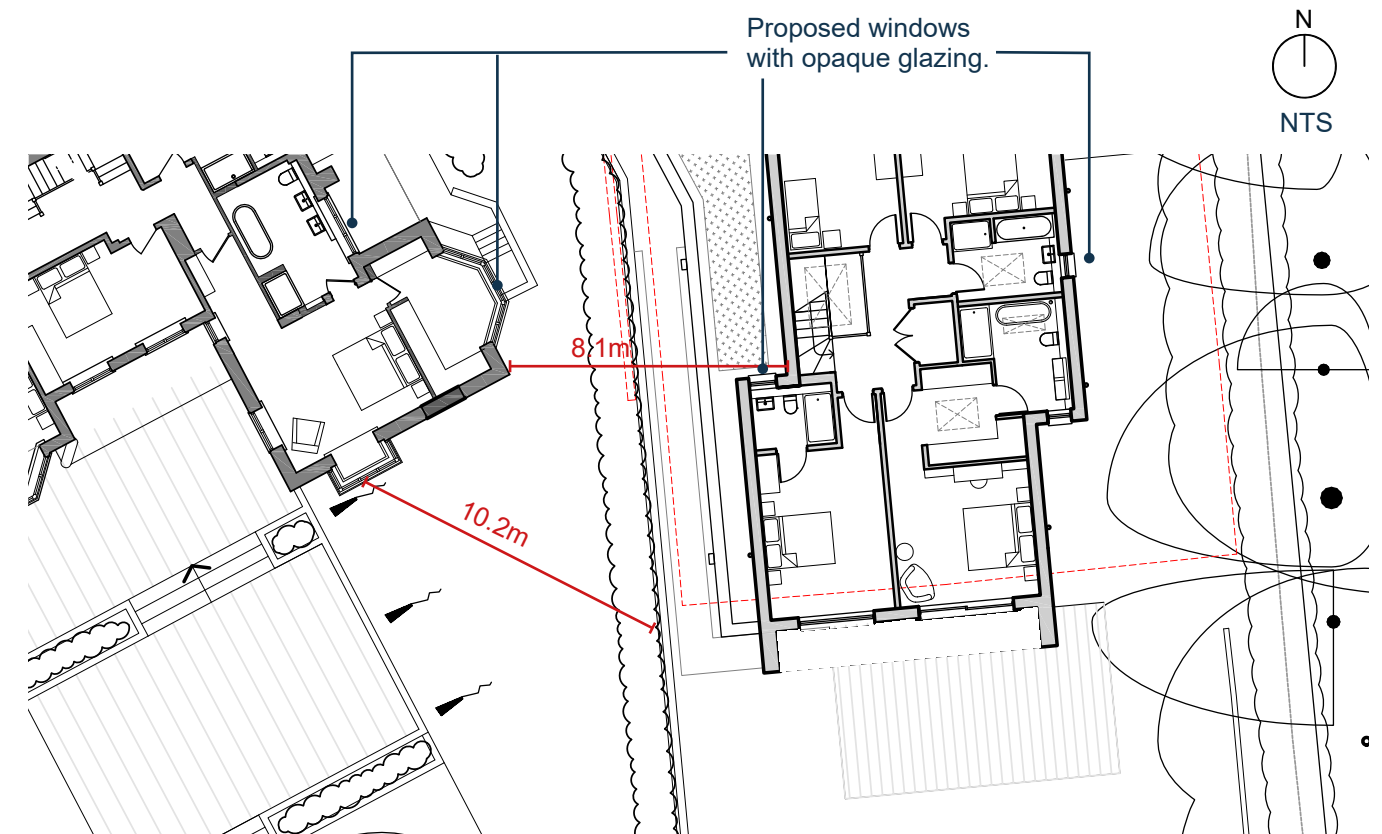
- The first-floor element of the proposed new dwelling is set back from the boundary, ensuring that the existing first-floor bay window serving Hurstmead would not experience any material loss of daylight as a result of the development. In terms of privacy, the bay window serves a dressing room and would be fitted with opaque glazing. This would prevent direct views from Hurstmead towards the proposed dwelling, thereby avoiding any potential overlooking and safeguarding the privacy of both properties.
- At ground-floor level, the kitchen serving Hurstmead is

triple-aspect and therefore benefits from a good level of natural light from a number of directions. This includes the widened glazing introduced as part of the existing extension. The additional glazing provides an enhanced outlook towards the garden and away from the boundary with the proposed dwelling.

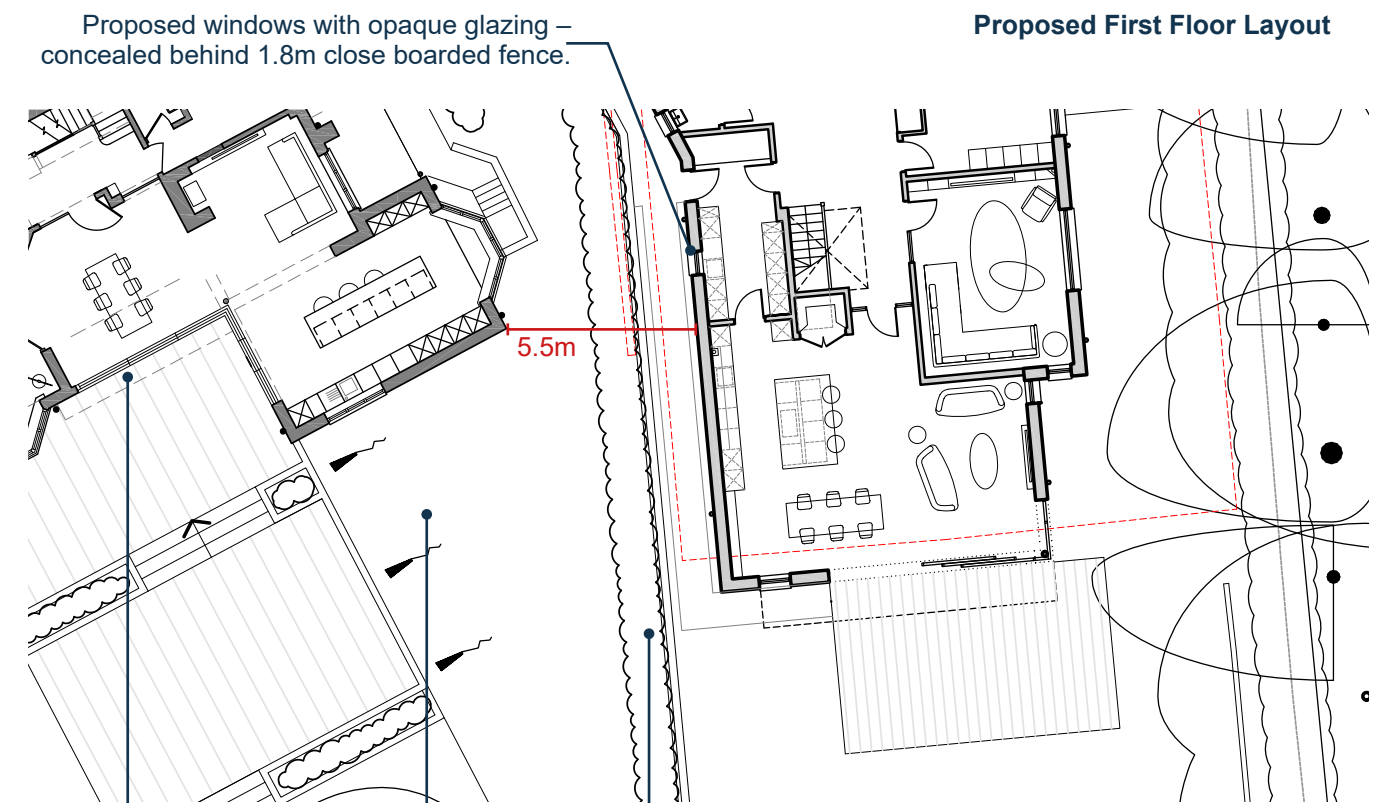
- The existing master bedroom window serving Hurstmead is located more than 10m from the boundary with the proposed dwelling. The separation between the properties will be further reinforced through the provision of planting within the Hurstmead garden, together with a 1.8m high boundary treatment, incorporating a retaining wall where required, and a native hedgerow. These measures will provide a layered form of screening and visual separation between the two properties.
- The proposed patio for the new dwelling is located centrally and is therefore positioned away from the boundary with Hurstmead. The proposed roof overhang will provide additional screening and assist in controlling views towards the neighbouring property.



New area of proposed shrub planting— buffer between the two gardens.



Proposed First Floor Layout



Proposed Ground Floor Layout

Appearance

A neutral palette of materials is proposed, comprising white/ light grey brickwork at ground-floor level with dark grey/ black timber cladding above. The material palette has been carefully selected to ensure that the proposed dwelling responds positively to its setting and the character of the surrounding area, especially the surrounding trees, for the following reasons:

- The proposed materials are intended to ensure that the new dwelling remains visually subservient to ‘Hurstmead’. The use of a neutral brick and dark timber cladding avoids directly replicating or competing with the red brick and burnt-red clay tiles of the existing dwelling. Nevertheless, the use of brickwork at ground-floor level with a contrasting material above provides a subtle reference to the material hierarchy of ‘Hurstmead’, which similarly incorporates a masonry base with a lighter treatment above.
- The contemporary form, detailing and window proportions of the proposed dwelling are reflected in the restrained and contemporary material palette. The use of timber cladding provides a clear distinction between the new dwelling and the existing property while maintaining a high-quality architectural appearance.
- The proposed materials follow a similar contemporary approach to ‘The Glade’, a nearby property, which incorporates render and timber cladding and demonstrates that a contemporary material palette can be successfully integrated within the Lewes Road Conservation Area.
- Timber cladding has recently been used on contemporary residential development within the neighbouring Lindfield Conservation Area (Blackhill House). This provides a further local precedent for the use of dark timber cladding as part of a contemporary architectural response within a conservation-area setting.

Overall, the proposed material palette is intended to be complementary rather than matching, allowing the new dwelling to sit comfortably within its surroundings while maintaining a clear distinction between the existing and proposed buildings.



Blackhill House, Lindfield



Blackhill House, Lindfield



Brick header detailing is proposed to provide horizontal banding within the brickwork.

Variation in timber board sizes, combined with shadow gaps, provides subtle visual interest and articulation to the elevation.



Precedent images of proposed brick and cladding combination.

Heritage - Lewes Road Conservation Area

Following the initial advice received from the Planning Officers at pre-application stage (Pre-Application No. 1), the proposals have been carefully reconsidered and have evolved through a heritage-led design approach.

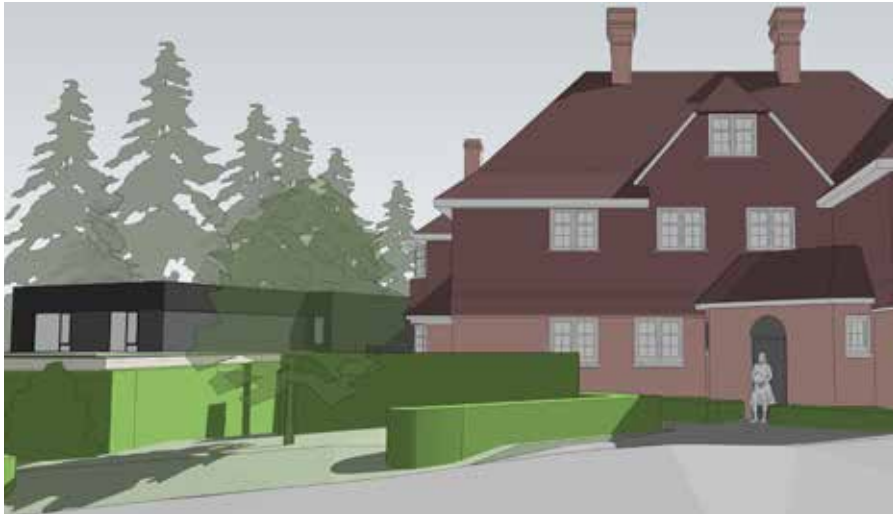
A detailed Heritage Assessment, submitted in support of this planning application, has been undertaken to assess the significance of the site, Hurstmead and its relationship with the wider Lewes Road Conservation Area. The assessment identified a number of opportunities within the site where the existing arrangement could be enhanced, particularly in relation to the removal of coniferous trees, tennis court, extent of hardstanding which do not make a strong contribution to the established character of the Conservation Area.

The proposed development responds directly to the findings of the Heritage Assessment and seeks not only to ensure that the significance of the Conservation Area and Hurstmead is preserved, but also to deliver a number of tangible enhancements to the site and its setting.

The proposals include:

- A significant enlargement and improvement of the open space within the site, incorporating new native hedgerow planting, shrubs and landscape treatment designed in consultation with the landscape architect. This landscaping strengthens the site's contribution to the green character of the Conservation Area and provide an improved setting for the existing and proposed buildings.
- A reduction of existing hardstanding within the site area by 21.3%.
- Along with a gradual change in levels, providing a partial screening and concealment of the parking area through the considered use of planting and landscape features. This includes the ground-floor element of the proposed dwelling, helping to reduce its visual prominence within the site.
- The proposed dwelling is setback within the plot, reducing its visual relationship with Lewes Road and allowing greater landscape presence towards the street.
- The retention of established boundary vegetation, including the existing hedgerow and tree belt where appropriate, to maintain the established green framework of the site.
- The siting, scale, form, and materials of the proposed dwelling have

each been considered in response to the Lewes Conservation Area. The development has therefore not been approached as an isolated new dwelling, but as an opportunity to improve the overall quality and appearance of this part of the Conservation Area. The design of the dwelling whilst contemporary is intended to reflect the 'variety of age and style of the buildings' (per the Conservation Area appraisal)



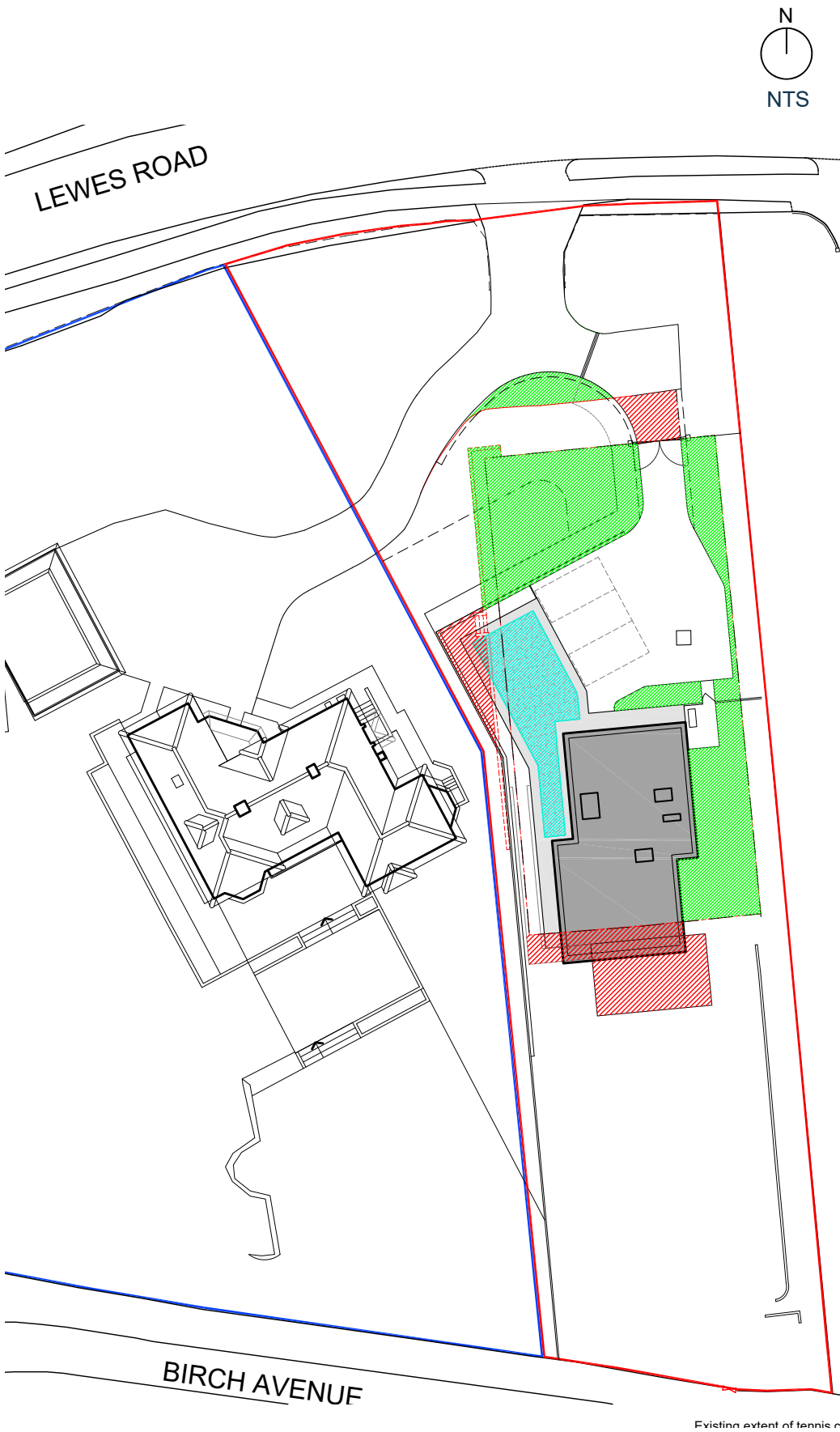
3D View of Hurstmead with the adjacent proposed dwelling.

Existing & Proposed Hardstanding Assessment	
Existing extent of tennis court:	565.4m ²
Proposed increase in hardstanding:	+82.1m ²
Proposed reduction in hardstanding:	-202.7m ²
21.31% reduction (444.8m ²)	
Proposed sedum roof:	-48.1m ²
29.84% Overall reduction	

Proposed reduction in hardstanding

Proposed increase in hardstanding

Proposed reduction in hardstanding Sedum roof



Landscape Proposals

The landscape proposals have been carefully considered as an integral part of the overall design approach and have been developed in accordance with the heritage advice received. The landscape strategy has been prepared by Landscape Perspectives and forms part of the submission accompanying this planning application.

A key objective of the landscape proposals is to create an attractive and appropriately landscaped frontage to Lewes Road, strengthening the green character of this part of the Conservation Area. The proposals seek to reinstate an area of garden associated with the historic setting of Hurstmead, thereby improving the relationship between the property, its frontage and Lewes Road.

The existing changes in levels between Hurstmead and the former tennis court have also been carefully considered as part of the landscape strategy. These level differences provide an opportunity to integrate the proposed development into the site and assist in the partial concealment of the parking area serving the new dwelling. This reduces the visual prominence of the parking provision and allows landscape to remain the dominant feature when viewed from the surrounding area.



Arboriculture

All the trees within and surrounding the perimeter of the site have been assessed by a qualified arboriculturist with a tree survey accompanying this application.

The trees highlighted for removal are of low quality and are positioned within the site itself with minimal impact upon the Conservation Area. A new specimen tree is proposed at the front of the site along with extensive native hedgerow to compensate.

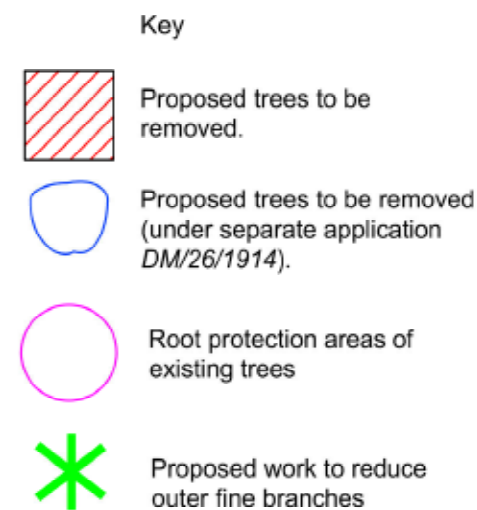
The proposed dwelling has been positioned away from the eastern boundary to avoid impacts on the existing tree belt and to maintain an appropriate relationship with the established landscape features. The use of rooflights, together with careful consideration of internal screening and window positions, ensures that the dwelling benefits from good levels of natural daylight throughout the year, while also helping to maintain privacy and minimise potential overlooking. The removal of the extent of sealed surface (existing tennis court) along the eastern boundary will provide an overall betterment to the tree belt.

Pre-application advice from MDSC Tree Officer Emma Rivett on the pre-application 2 proposals which now form this application Email dated: 28.05.2026:

'I have reviewed the preliminary Arboricultural Assessment for this proposal and see that the trees to be removed are either category C or U and as such, not a constraint to development. Further the proposed placement of the buildings has been sited with consideration of the main arboricultural features of the site. There does not appear to be an issue of future pressure on the trees. I would not object to this scheme in principle.'

Should it go to full application, I would need a full Arboricultural Impact Assessment, including Tree Protection Plan, and if, required, an Arboricultural Method Statement.'

The overall footprint of the proposed dwelling remains consistent with that presented at the pre-application stage. A full Arboricultural Impact Assessment has been submitted as part of the application to assess the potential impact of the proposals on existing trees and to inform the proposed tree removal, retention and protection measures.



Drawing: HLR_FA 760 Proposed Tree Works Plan

Access Arrangements

Reeves Transport Planning were appointed to assess the suitability of the existing vehicular access on to Lewes Road. Whilst Lewes Road is 30mph road, a speed survey was undertaken to establish the exact required sightlines.

The assessment confirms the suitability of the existing access to serve an additional dwelling- The Access Technical Note accompanies this planning application.

The proposals provide 3 parking spaces on the driveway with further parking utilising the access road within the site area, therefore mitigating any on street parking for residents or visitors. The parking areas have a 6-7m reversing area for vehicles.

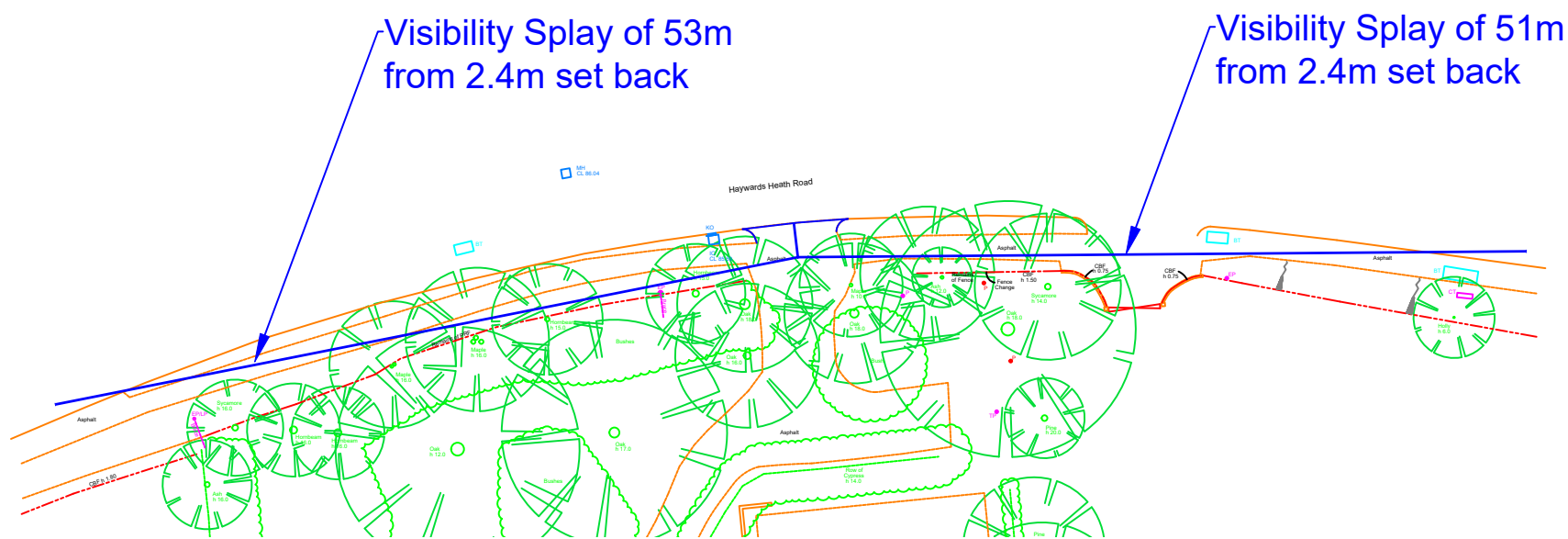
The parking arrangements for Hurstmead are unaffected.

Refuse collection.

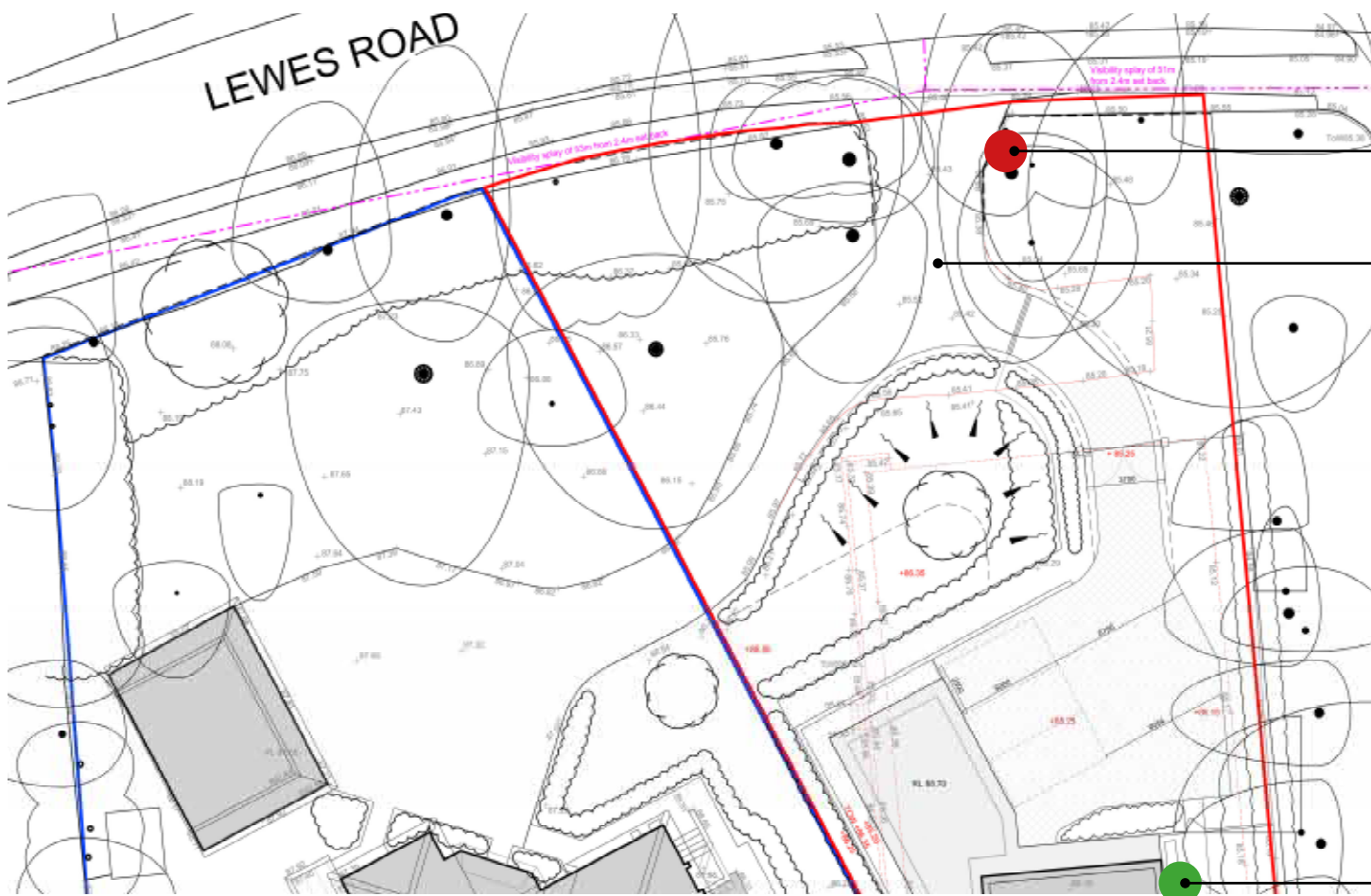
It is proposed refuse will be located on the edge of Lewes Road as per the existing arrangement for the existing dwelling- Hurstmead. Bin storage is noted on the proposed site plan.

Fire appliance access.

The reconfigured access road will provide sufficient space for fire appliance access, turning and reversing within the site, in accordance with the requirements of the Building Regulations. The extended access road will be designed to accommodate a 12.5-tonne carrying capacity and will provide a minimum width of 3.7m between kerbs, ensuring appropriate access for fire appliances. The proposals will not affect the existing access arrangements or provision serving the existing dwelling.



Required visibility splays - Reeves Transport Consulting Ltd plan.



Drawing: HLR_FA 750 Proposed Site Plan

Proposed refuse storage area.

Sustainability Statement

Sustainability has been considered from the outset of the design process in the following ways:

- The proposal incorporates an air-source heat pump to provide heating and hot water to the proposed dwelling, resulting in zero direct emissions.
- The development will adopt a fabric-first approach to design, incorporating low U-values within the building fabric to improve thermal efficiency, reduce heat loss and minimise overall energy consumption.
- Dynamic thermal modelling will be undertaken to demonstrate that the proposed dwelling complies with the latest overheating standards and requirements. In response to the extent of glazing proposed on the southern elevation, building overhangs are incorporated at both floor levels to provide passive solar shading. These measures will help reduce solar gain and the risk of summer overheating within the bedrooms and kitchen/dining areas, while retaining the benefits of natural daylight and passive solar gain during cooler periods.
- All proposed windows will be high quality and will incorporate trickle vents to provide background ventilation. In addition, a central void at first-floor level, together with an openable rooflights, will facilitate stack-effect ventilation by allowing warm air to rise and escape at high level. This arrangement will assist in promoting natural ventilation throughout the dwelling,
- Surface water drainage will be managed on site through infiltration via a soakaway located within the rear garden. Rainwater will also be collected for reuse within the garden. A sedum (green) roof will also be incorporated over part of the roof area, providing additional surface water attenuation and contributing to biodiversity and sustainable drainage.
- The use of low energy light fittings throughout the property, to reduce electricity consumption.
- The proposals will provide electric car charging point to encourage the use of electric vehicles.

Separately, the proposed site layout has also taken into consideration the extent of excavation and associated spoil. The proposed levels have been carefully considered to minimise the amount of soil requiring removal from the site, therefore reducing the need for off-site disposal.



Proposed overhang to provide solar shading as part of the overheating strategy.

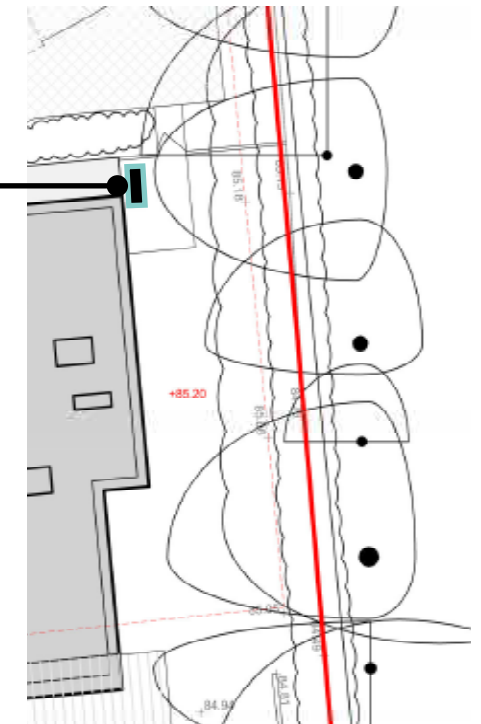
Location of proposed air source heat pump.



Proposed sedum roof



Air source heat pump



Summary

The proposed development provides a new four-bedroom dwelling on the site of the existing tennis court within the grounds of Hurstmead. The scheme has evolved through pre-application engagement with Mid Sussex District Council and has been informed by specialist heritage, arboricultural, ecological, landscape and highway advice.

The dwelling has been carefully positioned and scaled to remain subservient to Hurstmead and to respect the character of the Lewes Road Conservation Area. The use of simple forms, a restrained material palette and a low-profile, stepped form allows the dwelling to sit comfortably within its landscaped setting.

The proposal accords with the principles of the National Planning Policy Framework, National Design Guide, Mid Sussex District Plan Policy DP26: Character and Design, and the Mid Sussex Design Guide SPD, by responding positively to its context, landscape and local character.

The development makes efficient use of the existing tennis court, limits encroachment into the garden and retains important boundary vegetation and the established tree belt. The landscape proposals introduce additional native planting and hedging, reduce hardstanding and improve the site's contribution to the green character of the Conservation Area.

Careful consideration has also been given to neighbouring amenity, with the dwelling's position, first-floor setback, window locations, boundary treatments and planting designed to minimise overlooking and protect privacy, daylight and outlook.

Overall, the proposal represents a high-quality, appropriately scaled and contextually responsive form of development which makes efficient use of an existing residential site within the built-up area of Haywards Heath.



