



Erection of a Single Dwelling at Land Adjacent to Hurstmead, Lewes Road, Haywards Heath RH17 7SN

on behalf of Aqueduct Investments Limited

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Erection of a Single Dwelling

at

Land Adjacent to Hurstmead, Lewes Road, Haywards
Heath RH17 7SN

Planning Supporting Statement

on Behalf of

Aqueduct Investments Limited

September 2026

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1. Introduction

Site

- 1.1 This Planning Statement accompanies an application on behalf of Aqueduct Investments Limited for the erection of a single detached dwelling on Land Adjacent to Hurstmead, Lewes Road, Haywards Heath RH17 7SN.
- 1.2 The application site comprises the eastern portion of the grounds of Hurstmead, including the former tennis court. The proposal would deliver a sensitively designed home within the built-up area of Haywards Heath and the Lewes Road Conservation Area.
- 1.3 The application is to be determined in accordance with the development plan unless material considerations indicate otherwise, with particular regard to section 38(6) of the Planning and Compulsory Purchase Act 2004, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework 2026 (August 2026) (NPPF).

Applicant

- 1.4 The application is submitted on behalf of Aqueduct Investments Limited.
- 1.5 The planning agent and professional author is DMH Stallard LLP, prepared by Peter Rainier MRTPI, Principal Director of Planning.
- 1.6 The applicant has engaged with Mid Sussex District Council through two pre-application submissions and has revised the proposal in response to the Council's comments.

Application type

- 1.7 The application seeks full planning permission for the erection of one single detached dwelling on the former tennis court within the grounds of Hurstmead.
- 1.8 The dwelling would be part single storey and part two storey, with a flat roof and sedum green roof, and would use a shared vehicular access arrangement from the existing access point.
- 1.9 The separate small rear infill extension to Hurstmead is not part of this application. That extension is being progressed by a separate application currently under consideration by the Council.

- 1.10 The proposal has been designed to respond to the site's sensitive heritage, landscape and residential context while making efficient use of the site which is a former a hard surfaced tennis court.

Schedule of Accompanying Documents

- Design and Access Statement.
- Heritage Note prepared by Ecotecture.
- Arboricultural Impact Assessment and Landscaping Plan.
- Flood Risk Assessment & Drainage Strategy
- Transport Planning Report
- Preliminary Ecological Appraisal & Survey

2. The Site and Surroundings

Site Description

- 2.1 The application site is the eastern portion of the grounds of Hurstmead, 22 Lewes Road, Haywards Heath, specifically the area occupied by a former tennis court constructed under planning reference CU/124/82.
- 2.2 The site is set back from Lewes Road and is enclosed by existing boundary vegetation and fencing. The former tennis court is of poor condition hardstanding and has been left derelict for a number of years. The proposed new dwelling would be located over the former tennis court, with 95% of the footprint of the proposed new dwelling being housed within the former tennis court.
- 2.3 The proposal retains the mature trees along the Lewes Road frontage and provides a comprehensive landscape treatment to improve the site's appearance and ecological value.

Physical Context

- 2.4 Hurstmead is a detached house designed by the noted local architect Harold Turner in an Arts and Crafts style and built during the interwar period, between approximately 1933 and 1938.
- 2.5 The surrounding area comprises detached and semi-detached houses in a varied range of architectural styles, with mature vegetation and generous separation between buildings. The Glade on Lewes Road provides a nearby example of more contemporary development.
- 2.6 The revised dwelling has been positioned to remain clearly subordinate in height and scale to Hurstmead, with a maximum height of approximately 6 metres and generous separation from the host building.

Existing Use

- 2.7 The site is currently occupied by a former tennis court, constructed pursuant to planning permission CU/124/82. The existing tennis court is an area of hardstanding which is in a very poor state of condition, it is no longer required for that recreational use, and has been left derelict for a number of years.

- 2.8 The former tennis court is land that constitutes a contained, underused area within an established residential plot and the built-up area boundary of Haywards Heath. The application site is therefore considered to be previously developed land.
- 2.9 The proposal would reduce the overall amount of hardstanding on this application site by approximately 445sqm (over 21%), replacing areas of existing hardstanding with planting and garden areas and a more integrated landscape structure, together with approximately 48sqm of sedum/green roof.

Character

- 2.10 The Lewes Road Conservation Area has a varied architectural character, including traditional Arts and Crafts buildings, later twentieth-century development and contemporary interventions.
- 2.11 Its special qualities are derived in significant part from the verdant setting, mature planting and generous spaces between buildings. The urban grain analysis identifies an average plot width of approximately 35 metres in the western part of the Conservation Area.
- 2.12 The revised proposal retains Hurstmead within a plot width consistent with that average and preserves the important vegetated character of the frontage and the spaces around the host building.

Topography

- 2.13 The site is generally level and forms part of the established residential land adjoining Lewes Road. The proposal has been designed to sit comfortably within the existing ground conditions without creating an undue change in levels. It is notable that the host dwelling sits on higher ground.
- 2.14 The dwelling is kept low in profile through a part single-storey, part two-storey form and a flat roof. Its approximately 6 metre height is substantially below Hurstmead.
- 2.15 The sedum green roof and additional planting will further integrate the building into the landscape and reduce its apparent bulk in both longer- and short-range views.

Access

- 2.16 The proposal uses the existing access point from Lewes Road and provides a shared vehicular access arrangement. This avoids the need for a new separate access onto the

road frontage and enables the retention of the existing sylvan landscaped character of Lewes Road.

- 2.17 The set-back position of the dwelling allows the frontage trees and boundary vegetation to be retained, while the internal arrangement provides appropriate access, parking and turning facilities.
- 2.18 The accompanying Transport/Highways Information should be read with this statement in assessing the detailed access and parking arrangements.

Relevant Designation

- 2.19 The site lies within the built-up area boundary of Haywards Heath, a Category 1 settlement, and within the Lewes Road Conservation Area, designated in March 1989.
- 2.20 The site is not identified as a designated heritage asset in its own right. The assessment is instead concerned with the contribution made by the site and Hurstmead to the character and appearance of the Conservation Area.
- 2.21 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 2.22 The proposal has been developed to respond positively to that duty through its reduced scale, set-back, landscape strategy, retention of important trees and carefully selected materials.

3. Planning History

- 3.1 The relevant planning history for Hurstmead includes CU/132/82 for an extension, CU/010/82 for a garage and CU/124/82 for construction of the tennis court. The tennis court is therefore an established feature of the grounds and the application site is not an undeveloped greenfield parcel.
- 3.2 Relevant nearby decisions include the appeal allowed at Land East of Oldfield in 2024, the appeal allowed at The Glebe in 2015 and permission granted at 31 Lewes Road in 2012, and permission granted at 132 Lewes Road in 2021. These decisions demonstrate that appropriately designed residential development can be acceptable in this part of Haywards Heath where matters of heritage, landscape and character are appropriately addressed.

4. Pre-Application Engagement

First Pre-application Advice

- 4.1 The first pre-application submission, DM/25/3091, was made in late 2025. The Council's response was issued on 9 February 2026 by Anna Tidey, Planning Officer, with comments from Conservation Officer Emily Wade.
- 4.2 That scheme proposed a substantial two-storey extension to Hurstmead together with a new six-bedroom dwelling on the former tennis court. The Council raised concerns about the extension's scale, form and materials and about the proposed dwelling's layout, scale, proximity to trees and effect on the Conservation Area. Concern was also raised in relation to scale/height/interrelationship of the proposed new dwelling with the host property.
- 4.3 Both officers assessed the potential heritage harm as less than substantial, at around the mid-level, under the previous NPPF framework then in force, and the Council indicated that refusal would be recommended with reference to policies DP26, DP35, DP37, E9, E13 and H8.

Second Pre-Application Advice

- 4.4 The second pre-application submission, DM/26/1201, was made in May 2026. It responded directly to the matters identified in the first response and substantially reduced the scale and visual presence of the proposal.
- 4.5 In her response dated 17 July 2026, Conservation Officer Emily Wade acknowledged that the revisions reduce the heritage harm to within the lower range of less than substantial harm under the previous NPPF framework then in force. That terminology is reported as part of the pre-application history; the 2026 NPPF now uses a different assessment structure. She also noted that the extension works are unlikely to be considered contentious.
- 4.6 The response recognised that it is for the Case Officer to undertake the planning balance, including weighing any limited heritage harm against the public benefits of the proposal. Under the 2026 NPPF, that exercise is addressed by Policy HE6(4).

Community consultation

- 4.7 The applicant's engagement has been focused on the Council's pre-application process, including detailed officer and conservation advice. The revised application is the product of that iterative engagement.
- 4.8 The application is accompanied by a Design and Access Statement, Heritage Note, Arboricultural Impact Assessment, Landscaping Plan, Proposed Site Plan and Transport/Highways Information to enable the Council and consultees to assess the proposal comprehensively.
- 4.9 The applicant will continue to engage constructively with the Council through the determination process, including in relation to appropriate planning conditions and detailed landscape implementation.

How the Scheme Has Evolved

- 4.10 The first scheme combined a large two-storey side extension to Hurstmead with a six-bedroom dwelling on the tennis court. The Council's concerns led to a fundamental reconsideration of both elements.
- 4.11 The large two-storey side extension has been omitted entirely from this application. It has been replaced by a small rear infill extension of approximately 5 square metres beneath the existing roof overhang, which is being progressed through a separate application currently under consideration by the Council.
- 4.12 The proposed dwelling has been comprehensively redesigned. Its height has been reduced from approximately 10.75 metres to approximately 6 metres and its internal floor area has been reduced by more than 25%.
- 4.13 The revised dwelling is part single storey and part two storey, with a flat roof and sedum green roof. It is positioned approximately 8.2 metres from Hurstmead to the side and 6.6 metres to the rear, and approximately 95% of it sits within the footprint of the existing tennis court.
- 4.14 The revised proposal also retains the frontage trees, moves the building outside the root protection areas of adjacent boundary trees, replaces close-boarded fencing with a post-and-rail fence and reinforced hedgerow, and provides a comprehensive landscaping and biodiversity strategy.

5. The Scheme

Use

- 5.1 The proposal is for one new dwelling in a sustainable, established residential location within the built-up area boundary of Haywards Heath. The use is consistent with the residential character of the surrounding area.
- 5.2 The dwelling would occupy a contained former tennis court and would not extend development into an open countryside location. The proposal therefore makes efficient use of an underused, partially previously developed site.
- 5.3 The separate rear infill extension to Hurstmead does not form part of the use or quantum assessed in this application and should not be treated as part of the proposal.

Quantum

- 5.4 The scheme provides a single detached dwelling. Its internal floor area is more than 25% lower than the dwelling proposed at first pre-application stage.
- 5.5 Approximately 95% of the footprint of the proposed new dwelling would sit within the footprint of the existing tennis court. The proposal also achieves an approximately 21% reduction in overall site hardstanding.
- 5.6 The modest scale and contained footprint allow the site to accommodate one additional home without eroding the wider verdant character of the Conservation Area.

Scale

- 5.7 The dwelling is part single storey and part two storey, with an overall height of approximately 6 metres, substantially below Hurstmead. Its flat roof and sedum finish reduce the apparent mass of the building.
- 5.8 The building is set back from the Lewes Road frontage and is separated from Hurstmead by approximately 8.2 metres to the side and 6.6 metres to the rear. It remains outside the root protection areas of adjacent boundary trees.
- 5.9 The revised scale responds directly to the Council's first pre-application concerns and ensures that Hurstmead remains the more prominent building within the plot.

Layout

- 5.10 The dwelling is positioned broadly within the existing tennis court, retaining the frontage trees and the principal landscape structure along Lewes Road. The layout preserves meaningful space around Hurstmead.
- 5.11 The proposal replaces close-boarded fencing with a post-and-rail fence supported by reinforced hedgerow planting. Overgrown Leylandii screening will be removed and replaced with native planting.
- 5.12 The layout has been informed by the Conservation Area's urban grain, including the average plot width of approximately 35 metres in its western part. Hurstmead remains within a plot width consistent with that prevailing pattern.

Access

- 5.13 Vehicular access is taken through the existing access point and shared arrangement from Lewes Road. No new separate access onto the frontage is proposed.
- 5.14 The access, parking and turning arrangements are addressed in the accompanying Transport/Highways Information. The proposal is intended to operate safely without unacceptable effects on the highway network.
- 5.15 The set-back dwelling and retained frontage vegetation will help ensure that access activity does not dominate views along Lewes Road, indeed given and existing established/ proposed planting, the impact of the scheme within the wider street scene would be negligible.

Appearance

- 5.16 The design adopts a contemporary architectural approach informed by the varied character of the Conservation Area and nearby modern development, including The Glade on Lewes Road. It does not seek to imitate Hurstmead or introduce a pastiche building.
- 5.17 Materials will include brick and timber cladding, carefully selected to reduce visual bulk and complement the surrounding landscape. The flat roof and sedum finish further limit the building's apparent scale.

- 5.18 The design is deliberately subordinate to Hurstmead while providing a high-quality contemporary addition to the Conservation Area. Its architectural quality, rather than stylistic replication, is the appropriate response to the site.

Landscaping

- 5.19 The landscaping strategy reduces hardstanding by approximately 21% and introduces additional planting to increase green space, biodiversity and visual integration.
- 5.20 Mature trees along the Lewes Road frontage will be retained. The building is positioned outside the root protection areas of adjacent boundary trees, and the Arboricultural Impact Assessment should be read with this statement.
- 5.21 Overgrown Leylandii screening will be removed and replaced with native planting. A post-and-rail fence with reinforced hedgerow planting will provide a softer, more biodiverse boundary than the existing close-boarded fencing.
- 5.22 The combined planting, sedum roof and reduction in hardstanding will reinforce the verdant character of the Conservation Area and provide a long-term improvement to the relationship between built form and landscape.

6. Accordance with the Development Plan

- 6.1 The proposal accords with the **Mid Sussex District Plan 2014–2031**, adopted in March 2018. It supports DP4 by delivering an additional dwelling in a sustainable settlement and makes efficient use of a contained, partially previously developed site.
- 6.2 The site is within Haywards Heath, a Category 1 settlement under DP6. The design, scale, layout and materials respond to DP26 and DP35, while the retention of trees, new planting and biodiversity measures support DP37 and DP38.
- 6.3 The proposal also accords with the Haywards Heath Neighbourhood Plan 2016, including E7 on sustainable drainage, E9 on local character, E13 on outdoor space and H8 on housing development and infill criteria. Taken as a whole, the development plan supports the principle of a sensitively designed dwelling on this site.
- 6.4 The **Haywards Heath Neighbourhood Plan** anticipates 256 dwellings from windfall development at paragraph 9.23 and identifies a shortfall of 170 dwellings at paragraph 9.24. The application is consistent with that strategy by delivering a contained windfall dwelling within the settlement.
- 6.5 The Neighbourhood Plan policies concerning local character, outdoor space, sustainable drainage and infill development are addressed through the reduced scale, landscape strategy, lower hardstanding, tree protection and high-quality contemporary design.
- 6.6 The application should therefore be assessed against the adopted policy framework as a whole, with appropriate weight given to the proposal's housing, brownfield, landscape and biodiversity benefits.

7. Material Considerations

NPPF 2026 (August 2026)

- 7.1 The NPPF 2026 (August 2026) supports sustainable development and requires planning decisions to boost housing supply, make effective use of land and secure good design. **Policy S4** establishes the framework for development within settlements: development should be approved unless the benefits would be substantially outweighed by any adverse effects.
- 7.2 **Policies HO1** and **HO3** support the delivery of housing, including on small and medium-sized sites and through windfall development, while **Policies S4** and **S5** provide the relevant settlement framework. **Policy L2** supports the effective use of land, including suitable opportunities for brownfield and previously developed land within settlements.
- 7.3 **Policies HE4, HE5, HE6** and **HE9** provide the relevant heritage framework. Under **Policy HE4**, heritage assets should be conserved in a manner appropriate to their significance; proposals should avoid, or where this is not possible minimise, harm to significance; and any harm to, or loss of, significance of a designated heritage asset requires clear and convincing justification.
- 7.4 **Policy HE5** requires the assessment to identify whether a proposal would have a positive effect, no effect, harm or total loss of significance, and to identify the degree of any harm. Substantial harm would occur where the proposal would seriously affect a key element of the asset's significance; the effect on significance, rather than the scale of development, is what matters.
- 7.5 **Policy HE6(1)** gives substantial weight to conservation irrespective of whether the effect is a positive effect, harm, substantial harm or total loss; **Policy HE6(2)** requires positive effects to be supported; **Policy HE6(3)** treats any harm as a matter of considerable importance and weight; and **Policy HE6(4)** requires harm to significance to be weighed against public benefits. Under **Policy HE6(5)**, where substantial harm or total loss would occur, consent should be refused unless substantial public benefits outweigh the harm or all specified conditions are met. Under **Policy HE6(6)**, substantial harm to Grade II listed buildings and other assets of equivalent significance should be exceptional, while substantial harm to assets of the highest significance should be wholly exceptional. **Policy HE9** addresses proposals within or affecting conservation areas, including the

retention and conservation of buildings and features making a positive contribution and assessment of any loss in accordance with **Policies HE5 and HE6**.

- 7.6 The application is supported by a Heritage Note (Ecotecture). In accordance with the revised approach to heritage assessment in the updated NPPF (2026), this Note has assessed the effect of the proposed development and the level of change which would arise as a result of the proposal. In terms of the setting of Hurstmead, the Note confirms that “The introduction of a new dwelling within the former garden setting of Hurstmead represents a perceptible change to the site and therefore is not considered to constitute ‘No Change’ or ‘Minimal’ change. However, the potential effect is limited by the location of the dwelling on the existing tennis court, its substantial setback from Lewes Road, the retention of the established tree belt and vegetation, the separation between the two buildings, and the restrained scale and form of the proposal.” This assessment confirms that the proposed new dwelling would result in a low level of change in terms of the setting of Hurstmead.
- 7.7 With regards to the setting and the character and appearance of the Lewes Road Conservation Area, the Note advises that the key characteristics which contribute to the significance of the Conservation Area, including its verdant character, mature vegetation, spacious plots, generous setbacks and gradual transition between the rural and urban environments, are retained in the proposal. The proposal has been designed to sit within this established landscape framework and will remain visually recessive from Lewes Road. As such, overall the proposal would result in a limited potential effect or harm on the significance of the Conservation Area.
- 7.8 The proposal would therefore represent an appropriate and proportionate approach to managing change within the historic environment. Further details are contained in the accompanying Heritage Note.

Housing and Land Supply/Delivery

- 7.9 Mid Sussex does not have a five-year housing land supply. The Council’s best-case position is approximately 3.38 years as at 1 April 2024. The shortfall is significant and remains a material consideration adding significant weight to the housing-delivery benefits. Under Policy S4, development within settlements should be approved unless the benefits would be **substantially outweighed** by any adverse effects.
- 7.10 The Mid Sussex District Plan is now more than five years old. The housing land supply position remains relevant to the application under Policies HO1 and HO3 and the

settlement framework in Policies S4 and S5, with the shortfall adding significant weight to the benefits of housing delivery.

- 7.11 The proposal would provide a readily deliverable small-scale windfall dwelling within the built-up area. It would make a modest but meaningful contribution to housing delivery in circumstances where the Council cannot demonstrate the required supply.
- 7.12 The Haywards Heath Neighbourhood Plan anticipates 256 dwellings from windfall development at paragraph 9.23 and identifies a shortfall of 170 dwellings at paragraph 9.24. The application is consistent with that strategy by delivering a contained windfall dwelling within the settlement.
- 7.13 The Neighbourhood Plan policies concerning local character, outdoor space, sustainable drainage and infill development are addressed through the reduced scale, landscape strategy, lower hardstanding, tree protection and high-quality contemporary design.
- 7.14 The application should therefore be assessed against the adopted policy framework as a whole, with appropriate weight given to the provision of housing in a sustainable location.

Relevant Appeal Decisions

- 7.15 The appeal allowed at The Glebe in 2015 is relevant to the assessment of character and appearance. The Inspector stated: “In my view, consistency with the predominant styles of building is not critical to the special qualities of the CA. It is the generous, well vegetated spaces between buildings which are the most important characteristic.”
- 7.16 That observation supports the contemporary approach adopted here, which preserves generous landscaped spaces, retains the important frontage trees and improves the relationship between the building and its setting.
- 7.17 The 2024 appeal at Land East of Oldfield and the 2012 permission at 31 Lewes Road provide further local context that residential development can be acceptable where its detailed design, landscape setting and heritage effects are properly addressed.

Site-specific Benefits

- 7.18 The proposal delivers an additional dwelling in a sustainable Category 1 settlement and within the built-up area boundary. It provides a direct contribution to housing supply during a significant shortfall and is capable of early delivery as a small-scale windfall scheme.

- 7.19 It makes efficient use of partially previously developed land occupied by a former tennis court which has been left derelict for a number of years, reduces overall hardstanding by approximately 21%, enhances biodiversity and introduces additional native planting and a sedum green roof.
- 7.20 The comprehensive landscaping will reinforce the verdant character of the Conservation Area, sensitively enhance the setting of Hurstmead and provide a long-term improvement in the relationship between built form and landscape.
- 7.21 The proposal includes an air source heat pump which will provide heating and hot water to the new dwelling. In addition, the development will incorporate low U-values within the building fabric to improve thermal efficiency, reduce heat loss and minimise energy consumption. More details on the sustainability measures proposed are included within the DAS which is submitted in support of the application.

8. Planning Balance and Conclusion

- 8.1 The planning balance requires the benefits of the proposal to be weighed against any adverse effects under Policy S4, having regard to the development plan, the NPPF 2026 (August 2026), the heritage framework in Policies HE4 to HE6 and the statutory duties applicable to the Conservation Area.
- 8.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 72(1) of the 1990 Act requires special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.
- 8.3 The Lewes Road Conservation Area is of heritage significance, including through the quality of its buildings, mature vegetation and spatial relationship between buildings and landscaped plots. Hurstmead is an important Arts and Crafts building within that context.
- 8.4 The proposal would introduce a new building adjacent to Hurstmead and within the Conservation Area. The potential effect has therefore been assessed carefully. The Heritage Note prepared by Ecotecture concludes that whilst the proposal would introduce a change to the spatial character of the original plot, this is accompanied by measures which retain the green framework, improve landscape quality and reduce hardstanding, and no adverse effect on the significance of the Conservation Area as a whole is identified.
- 8.5 The reduced height, smaller floor area, part single-storey form, flat and sedum roof, set-back position and greater separation from Hurstmead materially reduce the proposal's visual presence.
- 8.6 The choice of brick and timber cladding, together with the landscape strategy, will further reduce visual bulk and ensure that the building reads as a carefully integrated contemporary addition rather than an over-scaled intervention.
- 8.7 The proposal preserves the most important spatial qualities identified through the site analysis: the retained frontage trees, the generous separation around Hurstmead, the set-back from Lewes Road and the landscaped gaps between buildings.
- 8.8 The approach is consistent with the Inspector's observation in The Glebe that consistency with predominant building styles is not critical and that generous, well

vegetated spaces between buildings are particularly important to the special qualities of the Conservation Area.

- 8.9 The mature trees along Lewes Road will be retained and the dwelling is outside the root protection areas of adjacent boundary trees. The Arboricultural Impact Assessment provides the detailed evidence for this conclusion.
- 8.10 Overall hardstanding would be reduced by approximately 21%. This is a meaningful improvement in the balance between built and planted surfaces and supports the objective of a greener, more sustainable site.
- 8.11 The site is in a sustainable location within the built-up area of Haywards Heath, a Category 1 settlement. The proposal can make use of established services, facilities and transport connections without requiring development in the countryside.
- 8.12 The proposal provides one additional home in a district with a significant housing land supply shortfall. Mid Sussex's best-case position is only approximately 3.38 years as at 1 April 2024. The Council's inability to demonstrate a five-year housing land supply remains a material consideration under Policy S4 and adds significant weight to the housing-delivery benefits. Policy S4 supports approval of development within settlements unless the benefits would be **substantially outweighed** by any adverse effects.
- 8.13 The dwelling is a small-scale windfall scheme that can be delivered quickly, consistent with Policies HO1 and HO3 and the settlement framework in Policies S4 and S5. Its contribution is not speculative in the same way as a large strategic allocation and would be secured through the planning permission.
- 8.14 Applying Policy S4, the benefits of granting permission would not be substantially outweighed by any adverse effects. The limited heritage harm, although a matter of considerable importance and weight under Policy HE6(3), is clearly outweighed by the public benefits under Policy HE6(4).
- 8.15 Consistent with Policies HE6(3) and HE6(4), the very limited heritage harm identified by the Heritage Note and the Conservation Officer is clearly outweighed by the combined public benefits of housing delivery, efficient land use, reduced hardstanding, biodiversity enhancement and landscape improvement.
- 8.16 The proposal also meets the central design objective of securing a high-quality contemporary dwelling that is subordinate to Hurstmead and responsive to the varied character of the Conservation Area.

- 8.17 Any detailed matters, including final landscape implementation, tree protection, drainage, materials and access arrangements, can be secured through appropriately worded planning conditions and the approved plans.
- 8.18 The proposal is therefore acceptable in principle, in design terms, in heritage terms and in relation to housing delivery. It represents a proportionate response to the opportunity presented by the former tennis court.
- 8.19 For the reasons set out in this Planning Statement and the accompanying documents, the application accords with the development plan when read as a whole and is supported by material considerations, including the NPPF 2026 (August 2026) and the housing land supply position.
- 8.20 Planning permission should accordingly be granted for the erection of the single dwelling on Land Adjacent to Hurstmead, Lewes Road, Haywards Heath RH17 7SN, subject to appropriate conditions.