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Sent: 28 September 2025 16:16:27 UTC+01:00
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Subject: DM/25/2118 - 16 Turners View Cuckfield Haywards Heath West Sussex RH17 5SW
Attachments: DM213755 Sustainability Statement - Land at Court Meadow School - Daedalus Environmental.pdf, DM213755 Permission Notice - Land at Court Meadow School.pdf

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To Whom it may concern,

Further to Cuckfield Parish Councils objection to the application dated 29th August 2025, please find some notes below that relate to how the Parish Council believes this proposal sits at odds with the original approval granted to this site.

The Hanley View development of which this property forms part was approved in June 2022. When Cuckfield Parish Council reviewed the application in 2021 it was impressed by both the mix of properties (i.e a sensible mix of property types as opposed to the developer simply aiming for the highest value properties) and the environmental credentials of the properties being built. Expanding the property changes the balance of properties in the development in contrast to the original intention of the site. It is also hard to see how the environmental credentials of the property can be maintained.

It is helpful to make reference to the original decision notice for this site (DM/21/3755) dated 15th June 2022 (attached). As you may be aware, the decision to grant approval weighed heavily on the ecological and sustainability case cited by the developer, and the decision notice made reference to this (below)...

12. The development shall be carried out in accordance with the details set out in the Sustainability Statement (dated October 2021 by Daedalus Environmental) unless otherwise agreed in writing by the Local Planning Authority.

It should also be noted that Permitted Development rights were also removed to prevent deviation from these objectives.

The following statements come from the Decision Notice.....

Post construction

20. A minimum of 20% of the units hereby permitted shall be part M4(2) (Adaptable and Accessible) compliant, and shall be fully implemented prior to completion of the development and thereafter be so maintained and retained. No dwelling shall be occupied until a verification report confirming compliance with category M4(2) has been submitted to and agreed with the Local Planning Authority.

Reason: To ensure that the development provides a range of house types to meet accessibility and adaptability needs to comply with Policy DP28 of the Mid Sussex District Plan.

21. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended in the future, no enlargement, improvement or other alteration of the dwelling house, whether or not consisting of an addition or alteration to its roof, nor any other alteration to its roof, shall be carried out, (nor shall any building or enclosure, swimming or other pool be provided within the curtilage of the dwelling house) without the specific grant of planning permission from the Local Planning Authority.

Reason: To prevent the overdevelopment of the site and to preserve the appearance and character of the development and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and Policy CNP1 of the Neighbourhood Plan.

Environmental credentials

As noted above, the original application DM/21/3755 leaned heavily on the environmental credentials of the properties to be built.....

e.g.

From the Sustainability Statement (dated October 2021 by Daedalus Environmental.....

2.1.10 Water efficiency targets are driven by Part G of the Building Regulations 2015 which pertain to sanitation, hot water safety and water efficiency. This is discussed in more detail in section 7 of this report.

Water efficiency of new dwellings

36.—(1) The potential consumption of wholesome water by persons occupying a new dwelling must not exceed the requirement in paragraph (2).

(2) The requirement referred to in paragraph (1) is either—

(a) 125 litres per person per day; or

(b) in a case to which paragraph (3) applies, the optional requirement of 110 litres per person per day,

as measured in either case in accordance with a methodology approved by the Secretary of State.

(3) This paragraph applies where the planning permission under which the building work is carried out—

(a) specifies the optional requirement in paragraph (2)(b); and

(b) makes it a condition that that requirement must be complied with.

(4) In this Part, “new dwelling” does not include a dwelling that is formed by a material change of use of a building within the meaning of regulation 5(g).

Figure 4: Extract from Approved Document G of the Building Regulations

The report also goes into detail on the subject of the thermal efficiency of the properties.

Maintaining sustainability

All of the properties in this development were designed to be ‘Green Homes’ - To be considered a "Green Home," a new property typically needs an Energy Performance Certificate (EPC) rating of A or B.

I have added the Energy Performance Certificate for this home below....

<https://find-energy-certificate.service.gov.uk/energy-certificate/9711-3907-9302-2877-0200>

16, Turners View Cuckfield HAYWARDS HEATH RH17 5SW		Energy rating B
Valid until 18 December 2033	Certificate number 9711-3907-9302-2877-0200	

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

As we can see, the property falls just inside the categorisation of GREEN by virtue of its 82 rating, but this is only just inside the threshold. And crucially the 'Potential' number is the same, meaning that it is not considered likely that the efficiency could be improved. One of the factors that would have allowed the property to achieve that rating would have been the significant insulation in the roof that will presumably have to be removed, to make way for the new bedroom and bathroom.

As the property currently has 4 bathrooms and a separate WC, one might question how turning the property into a 5 bedroom 5 Bathroom property (with separate WC) is working in the favour of the property's current strong environmental credentials, the same credentials that the site was granted approval on.

The Home Builders Federation (HBF) recently conducted a survey and found that new build homes are increasingly more energy-efficient, with 86% of new build homes have an EPC rating of A or B.* This being the case, surely having and attaining a minimum of a 'B' rating should be considered as base line, where any 'enhancements' should not detract from this.

One would therefore expect, at the very least to see a new EPC assessment , to establish whether the properties 'Green' status can be maintained, as it would surely not be the planning authority's intent to granting planning permission for a development based on Green credentials, only to have that undermined almost immediately by the proposals/actions of individual homeowners. If it were not important to the planning authority, permitted development rights wouldn't have been removed in the first place.

Yours sincerely,

Steve Oversby-Powell

*Figures sourced from **HBF "Watt a Save" report** update, January 2025

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Parish Councillor
Cuckfield Parish Council



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