

Planning & Design Statement

Birch Trees Farm Ansty

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1. Introduction

This application seeks full planning permission for the erection of a single dwelling and associated development. It relates to the previously approved Permission in Principle (PIP) application DM/25/1453 – Erection of a dwelling and associated development at Birch Trees Farm, Cuckfield Road, Ansty, which was granted on 14 July 2025.

A full application is being submitted, rather than a technical details consent, to accommodate minor alterations to the red line site boundary associated with the proposed access arrangements.

2. Application Documents

The following documents have been submitted in support of this application:

- Application Form
- Decision Notice DM/25/1453 – Birch Trees Farm
- Planning & Design Statement
- Location Plan
- Block/Site Plan
- Proposed dwelling plans showing elevations, roof and floor plan
- Self/Custom Build Statement
- Land Contamination and Ground Condition Report
- EnviroSearch Report
- Arboricultural BS5837 Report
- Foul Sewage and Surface Water Drainage Assessment

3. Application Site

The application site is an irregular shaped area of land within a larger ownership comprised in Birch Trees Farm. The site includes access to the public highway which is gained via a private lane. The application site is in the ownership of the applicant with the exception of the length of private lane between the points marked A and B on the location plan. Most of the site is hard surfaced and the dwelling will be located on the hardstanding surfaced area of the site marked C on the location plan, which is used occasionally as additional parking for the adjoining seasonal caravan site. There is a utilitarian building within the application site, which will remain in situ. The www.gov.uk website shows the site to be in Flood Zone 1 which has a low probability of flooding.



Site location (looking to the east)



Birch Trees Farm located to the west of the site of the proposed dwelling and adjacent utilitarian building.

Adjoining to the west of the proposed dwelling site is the applicant's home, a single-storey dwelling, Birch Trees Farm, with a well-established hedge on its eastern garden boundary. Beyond Birch Trees Farm is a detached two-storey dwelling, Wellingtonia Lodge, which has a substantial evergreen planting around much of its eastern and northern boundaries. To the east is an area used as a seasonal touring Caravan Club Certified site, where a maximum of 5 caravans/motorhomes are allowed at one time. To the south-west is a part two-storey and part single-storey dwelling, Meadow View, and beyond this is woodland and fields forming part of Birch Trees Farm.



Meadow View (located to the south-west of the site of the proposed dwelling)

4. Design

The proposal is for a one and a half storey dwelling which embodies a high-quality design that responds positively to its surroundings and is sympathetic to local character. The use of traditional form and materials ensures the dwelling compliments the style and scale of nearby buildings, including Birch Trees Farm. Additionally, the incorporation of solar panels demonstrates a commitment to sustainability, in line with national and local policy objectives to reduce carbon emissions.

5. Planning background

Following the submission of a Permission in Principle (PIP) application in June 2025, which was subsequently approved, the applicant is now submitting a full planning application. This approach has been taken in preference to a technical details consent, as the proposed site access arrangements have been reviewed and amended following discussions with the Planning Case Officer, Joanne Fisher, on 23 July 2025.

The basis of the original application (DM/25/1453) remains unchanged. The principle of residential development has already been established and accepted through the PIP approval. The proposed dwelling remains located in the same position on the site as previously indicated, with the only minor amendment being the revised access arrangements.

As part of the original Permission in Principle (PIP) application, the Parish Council were invited to view the site, although they did not make a formal visit, they raised no objections to the proposal. In addition, no objections were received from any other statutory consultees at that stage.

Birch Trees Farm has had various planning decisions, those of which are relevant to this application are detailed below. This includes permission for the details of a new dwelling to the south of the application site in August 2022.

DM/25/1453 - Erection of a dwelling and associated development. (Planning in Principle) - Approved July 2025

DM/22/2315 - Application for technical detail consent in relation to the permission in principle Ref: DM/21/1375 dated 12th May 2021. Demolition of a steel frame building(s) and erection of a single dwelling and associated development at Birch Trees Farm, Cuckfield Road, Ansty, RH17 5AG. - Approved August 2022

DM/21/1375- Demolition of a steel frame building(s) and erection of single dwelling and associated development. (Planning in Principle) - Approved May 2021

In addition, the following application was granted permission on the 8 November 2023, which is relevant, being adjacent to Birch Trees Farm.

DM/23/2484 - Land at Wellingtonia Lodge Cuckfield Road Ansty Haywards Heath West Sussex RH17 5AG - An application for Permission in Principle in respect of the erection of a single dwelling and associated works.

6. Planning Policy

Mid Sussex District Plan (adopted March 2018)

DP12 allows development outside the built-up area boundaries, provided it maintains or where possible enhances the quality of the rural and landscape character and is supported by other policies.

DP26 sets out criteria for character and design.

The application complies with the development plan, in terms of what type of development is allowable under Policies DP6 and DP15.

Ansty, Staplefield and Brook Street Neighbourhood Plan February 2017

The application complies with AS1 (a) and (b). The site is located near to a bus stop and a garage which provides a local shop, making the location sustainable.

National Planning Policy Framework (NPPF December 2024)

The following paragraphs of the NPPF are relevant to the application.

- Paragraph 8 – Sustainable development
- Paragraph 11 – Presumption in favour of sustainable development
- Paragraph 61 – Significantly boosting the supply of homes

The Officer's Report accompanying the decision notice for application DM/25/1453 stated:

“As the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, it follows that the relevant policies for the supply of housing from the development plan are out of date (footnote 8 of paragraph 11 NPPF). As such, reduced weight should be given to these policies. In these circumstances paragraph 11 of the NPPF provides for a presumption in favour of sustainable development.”

The Officer further concluded:

“In these circumstances the NPPF states that permission should be granted, and this is a material consideration of sufficient weight to overcome the proposal's conflict with the development plan.”

At the time of submitting this full application, the Council's housing land supply position remains unchanged, with the authority still unable to demonstrate a five-year supply of deliverable housing sites. The emerging District Plan 2021–2039 remains at the Examination stage and therefore can only be afforded limited weight in decision-making.

Accordingly, there are no new material considerations that would justify reaching a different conclusion to that already made under application DM/25/1453. The presumption in favour of sustainable development, as set out in paragraph 11 of the NPPF, continues to apply.

Additional Information

7. Biodiversity Net Gain

This application is exempt under Regulation 7 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Regulation 8 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024 states:

“The biodiversity gain planning condition does not apply in relation to planning permission for development which—

- (a) consists of no more than 9 dwellings;*
- (b) is carried out on a site which has an area no larger than 0.5 hectares; and*
- (c) consists exclusively of dwellings which are self-build or custom housebuilding.*

As stated in the NPPF Glossary ‘self-build’ is *“Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.”*

The dwelling would be built by the applicant's daughter, who would occupy the dwelling, therefore it meets the criteria. A Self/Custom Build Statement is included with the application documents.

8. Arboricultural Report

An arboricultural report has been completed under BS5837:2012 guidelines and is submitted with this application. This concludes the proposed dwelling will not impact

upon the Root Protection Areas of any of the trees nor will the trees impact upon the proposed development in the future.

9. Foul Sewage and Surface Water Drainage Assessment

A foul sewage and surface water drainage assessment has been completed and is submitted with the application. This concludes the development proposals are low risk in regard of potential flooding and confirms that adequate measures for surface water and foul drainage will be put in place.

10. Land Contamination

Comments were raised in relation to the Permission in Principle application DM/25/1453 regarding potential land contamination at the proposed development site.

In response, and in line with the Environmental Officer's recommendation, a desktop study has been undertaken. A Land Contamination and Ground Condition Report is submitted with the application, including a Landmark Envirosearch Report. The findings conclude that both on-site and off-site receptors are at low risk from the identified sources, and accordingly, no further investigation is considered necessary at this stage.

11. Noise Assessment

Comments were submitted by the Environmental Officer, Oliver Benson in relation to PIP application DM/25/1453 concerning the potential noise impact from a nearby garage. Following this, the Officer was contacted and provided with further details regarding the garage location and use. It was suggested that the Officer could arrange a site visit to assess the situation prior to undertaking a full noise assessment; therefore, a noise assessment is not submitted at this stage with the application.

12. Ecological Impact Assessment

An Ecological Impact Assessment has not been submitted at this stage as the proposed development is not anticipated to give rise to significant ecological effects. Although the site is bordered by trees and grassland, the development footprint is confined to previously managed land. The Arboricultural Report submitted with the application identifies three trees for removal due to ash dieback and poor condition. These trees are assessed as being of low value, and the report confirms that no bat habitats are

present on site. It is therefore considered unlikely that the proposal would have an adverse impact on habitats or protected species.

13. Sustainability and Energy Statement

A Sustainability and Energy Statement has not been submitted with this application as the scale and nature of the proposed development are such that it is not anticipated to have significant energy or sustainability impacts.