

Parklands, Keymer Road, Burgess Hill, West Sussex, RH15 OBA

Proposed dwelling at Parklands, Keymer Road, Burgess Hill

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1. Introduction

Background

- 1.1. This Planning Statement has been prepared in support of a full planning application, submitted on behalf of 'Miss Rachel Baxter' and 'Miss Jane Mustoe' relating to the following development proposal, located at Parklands, Keymer Road, Burgess Hill, West Sussex, RH15 0BA.

'Proposed dwelling at Parklands, Keymer Road, Burgess Hill'

Information Submitted in Support of the Application

- 1.2. The following information has been prepared in support of the planning application:

Document	Author
Application Forms	Geraint John Planning
Planning Statement	Geraint John Planning
Plans & Drawings	Hyde + Hyde Architects
Design & Access Statement	Hyde + Hyde Architects
Primary Ecological Survey	The Ecology Co-op
Reptile Survey	
Drainage Strategy	Fold Structural Engineers
Trees	Broad Oak Tree Consultants Limited

Purpose and Structure of this Statement

- 1.3. This Statement outlines the context within which the application is made and provides a detailed examination of the main planning considerations raised by the proposals. The Statement also sets out reasoned justification in support of the proposed development. The statement is structured as follows:
- **Section 2** provides a description of the characteristics of the site and surrounding area, and details regarding the planning history associated with the site;
 - **Section 3** provides details of the development proposals and design objectives;
 - **Section 4** outlines the relevant planning policy framework in relation to the site and the development;
 - **Section 5** analyses the key planning considerations arising from the proposed development (considering the planning policy context); and
 - **Section 6** sets out a summary and our conclusions.

2. Site and Surroundings

The Site

- 2.1. The site is located within the settlement boundary of 'Burgess Hill', and measures approximately 0.3 hectares. The site previously formed a sizeable garden area to 'Parklands' – a large 3-storey detached Victorian dwelling with a detached triple garage, however, a previous approval (ref. DM/16/0392) established the site as suitable location for a residential dwelling. An aerial image of the site can be seen below for reference:



Aerial view of the site (approximate site location highlighted in red)

- 2.2. While Planning Permission (ref. DM/16/0392) was granted and implemented on site, the approved dwelling has not been completed. As such, the site remains in accord with the surrounding, semi-rural character of the areas between Burgess Hill and Hassocks. The site currently contains mature vegetation and tree groups throughout, although no trees are protected within the site.
- 2.3. In terms of the surrounding context, the site is located adjacent to the following:
- To the north of the site lies the property known as the 'Paddocks', with Paddocks Cottage located to its rear. The cottage was formerly a pool house but has since been separated and now serves as an independent residential unit;
 - To the east of the site lies the property known as 'Parklands' – the 'host dwelling' of the previously approved application (ref. DM/16/0392);
 - To the south of the site lies four residential dwelling (Yondover, Chippies, Hurdles, and Tinkers); and
 - The west of the site currently comprises vacant and heavily vegetated land, which is allocated for housing under the adopted District Plan (please refer to Section 4 – Planning Policy).
- 2.4. In terms of access, the site utilises the existing access from Keymer Road, which is granted via shared access point utilised by the main dwelling at 'Parklands'. This access arrangement was approved as part of application ref. DM/16/0392, and remains the primary access point for the site. An image showing the existing access arrangements can be found overleaf for reference.



Site Access

The Surroundings

- 2.5. In terms of the surrounding area, the site is located in a predominantly residential area, with dwellings located to the north, west, and south, with the main settlement of Burgess Hill located further to the north.
- 2.6. Given the site's location within the settlement boundary of Burgess Hill, there are a range of services and facilities and within the surrounding area. These facilities include, but are not limited to, the following:
- Birchwood Grove County Primary School (0.6 miles)
 - The Railway Pub (0.8 miles);
 - Cyprus Hall (1 mile);
 - Waitrose & Partners (1.1 miles);
 - Bright Horizons Burgess Hill Day Nursery and Preschool (1.2 miles);
 - Kingdom Faith Church (1.2 miles);
 - Woodlands Mead School (1.2 miles);
 - Kings Weald Community Centre (1.4 miles);
 - Burgess Hill Tennis Club (1.5 miles); and
 - Tesco Superstore (2.5 miles).
- 2.7. In terms of connectivity, the site is located on an identified C road, which provides direct access to the centre of Burgess Hill where access to the above facilities is provided. This route provides suitable arrangements for pedestrian movement, with appropriate walkable and cyclable routes provided throughout.
- 2.8. Public transport provision is also available within the surrounding area with the nearest bus stops being located approximately 160m north of the site (approximately a 2-minute walk), along Keymer Road. The bus stop is serviced by bus services 33, 33A, and 167, which provide frequent services running Monday-Saturday to Lewes, Hurstpierpoint, Burgess Hill and Haywards Heath. The image below shows the distance between the bus stop and the site.



Keymer Road Stop (site outlined in red / bus stop outline in yellow)

- 2.9. In light of the above, it is considered that the site is located within the sustainable location, where access to different modes of sustainable travel is available.

Planning History

- 2.10. In assessing the site for its development potential, a planning history search of the site and surrounding area have been undertaken using the Local Planning Authority's only planning database. The search has identified that multiple permissions have been granted on site. These have been extracted into the below table for reference.

App. reference	Address	Proposal	Decision	Date
The Site				
DM/25/1736	Parklands Keymer Road Burgess Hill West Sussex RH15 0BA	Discharge of condition 2 of DM/23/2337, pursuant DM/16/0392	Approved	Thu 24 th Jul 2025
DM/24/1975	Parklands Keymer Road Burgess Hill West Sussex RH15 0BA	Discharge of Condition 4 relating to planning reference DM/16/0392	Approved	Tue 17 th Jun 2025
DM/24/2190	Parklands Keymer Road Burgess Hill West Sussex RH15 0BA	Non-Material Amendment to planning application DM/16/0392: Seeks to add to original decision notice an additional condition that lists the approved drawings	Approved	Mon 7 th Oct 2024
DM/20/1499	Parklands Keymer Road Burgess Hill West Sussex RH15 0BA	To confirm that a lawful commencement of planning permission reference DM/16/0392 has occurred.	Approved	Wed 2 nd Oct 2024
DM/23/2337	Parklands Keymer Road Burgess Hill West Sussex RH15 0BA	Non-Material Amendment to planning application DM/16/0392 - Require the addition of 3 planning conditions to the Decision Notice	Approved	Mon 18 th Dec 2023
DM/23/2338	Parklands Keymer Road Burgess Hill West Sussex RH15 0BA	Discharge of condition 11 in relation to DM/16/0392	Approved	Thu 7 th Dec 2023
DM/19/2969	Parklands Keymer Road Burgess Hill West Sussex RH15 0BA	Discharge of planning condition no 9 relating to planning application DM/16/0392	Approved	Fri 13 th Sep 2019

DM/19/0858	Parklands Keymer Road Burgess Hill West Sussex RH15 0BA	Discharge of condition 2, 4 and 11 of permission DM/16/0392.	Approved	Tue 13 th Aug 2019
DM/16/0392	Parklands Keymer Road Burgess Hill West Sussex RH15 0BA	Erection of a new single dwelling house on land to the rear of the existing house at Parklands Keymer Road.	Approved	Fri 28 th Oct 2016

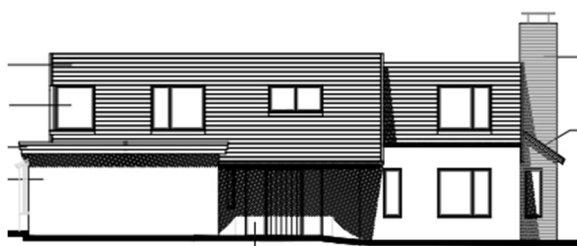
Planning History Table

2.11. As demonstrated above, and as discussed earlier in this statement, the site has previously been subject to an application that established the residential use of the site (application ref. DM/16/0392). This application was approved on 28th October 2016 for seeking the *'Erection of a new single dwelling house on land to the rear of the existing house at Parklands Keymer Road.'*

2.12. It should be noted that the site has also been subject to a Certificate of Lawfulness Application (ref. DM/20/1499) which confirmed that the dwelling approved under application ref. DM/16/0392 had been lawfully commenced and remains extant in perpetuity.

Application ref. DM/16/0392 – *'Erection of a new single dwelling house on land to the rear of the existing house at Parklands Keymer Road.'*

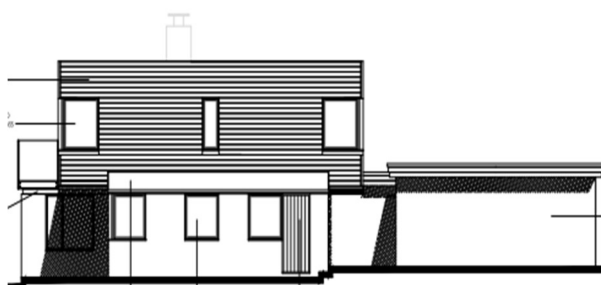
2.13. The elevations of the dwelling approved under ref. DM/16/0392 can be found below for reference:



Front (West) Elevation



Rear (East) Elevation



Side (North) Elevation



Side (South) Elevation

2.14. It should first be noted that the application (ref. DM/16/0392) was approved under the previous (unitary) Local Development Plan, and as such, the Policies referenced below and within the Officer's report are not entirely up-to-date. That said, given that the site benefits from extant Planning Permission, and in order to gain a clearer understanding of the reasons for approval, the key factors contributing to the consideration and determination of the application have been reviewed to identify and highlight the main "takeaways".

2.15. These key takeaways have been discussed in detail below and form the basis of the detail submitted as part of this application.

Key “takeaways” from Officer’s report

2.16. The main issues in determining the application were as follows:

- The principle of development;
- The design and visual impact of the proposal on the character of the area (including impact on trees);
- The standard of accommodation;
- The impact on neighbouring amenity;
- Highways matters;
- Drainage;
- Sustainability;
- Biodiversity;
- Whether the proposal would be sustainable development; and
- Planning Balance and Conclusions.

Principle of Development

2.17. The Officer’s Report sets out that at the time of consideration the council could not demonstrate a five-year housing land supply for the district. The housing requirement set out in the revoked South East Plan was no longer relevant, and the objectively assessed housing need figure for the district was yet to be tested through the District Plan Examination. Therefore, the supply of housing element of Local Policy could not be considered up to date.

2.18. Given the above, the Officer’s Report continues by stating that in those circumstances NPPF becomes the prevalent policy that is considered, and the most relevant policy was from paragraph 14 of the NPPF (which has since been updated), which states in part:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

2.19. *For decision-taking this means:*

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- *specific policies in this Framework indicate development should be restricted.”*

2.20. The Report continues further by stating that *“The second bullet point of the ‘decision taking’ section currently applies. Thus as MSLP Policies C1 and C2 cannot be considered up to date (paragraph 49) the Council should be granting planning permission unless ‘any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.’*

2.21. In light of the above, the Officer considered it pertinent to assess the relevant matters associated with the proposed development in the context of the development plan and other material considerations, including the NPPF, in order to undertake the necessary assessment outlined above. These relevant matters have been discussed in detail below.

The Design and Visual Impact of the Proposal on the Character of the Area (Including Impact on Trees);

2.22. The Officer’s Report describes the site as *“secluded, given the vegetation cover, its size and distance back from the highway beyond a large property”,* with the site being *“surrounded on three sides by built development or for part of the south-east boundary, an extant planning permission for a dwelling.”*

- 2.23. The Report also confirmed that *"while a number of trees will be removed to accommodate this development, the application has been accompanied by a Tree Report noting that the vast majority of trees (122 out of 140) are categorised as Category C, C/U or U. It makes recommendations that 17 trees should be removed even in the absence of development, and that 23 additional trees require removal to facilitate development, based upon the proposed layout. None of these trees are subject to preservation orders and the most important tree is T50 (Common Oak, a Category A2/A3 tree 20m in height). The council's Tree Officer has considered the proposal, recommended that the original layout was repositioned further away from this tree and upon receipt of revised plans withdrew the original objection."*
- 2.24. In terms of scale and design, the Officer's report sets out that the *"proposed dwelling is subservient in scale and design to the original dwelling and should not be visible in itself from the public realm."*
- 2.25. The Officer's Report continues by stating that the proposed dwelling was *"considered acceptable on its own merits"*, and that whilst *"the extended access will be visible from the highway, and while the nature of the backland development may be apparent, it will be a limited impact given the distance from the road and the retention of the majority of a large number of trees on this site."*
- 2.26. In light of the above, the Officer's report concluded that *"the design of the proposal is acceptable with no harmful impact caused to the visual amenities of the area and accordingly the application would comply with the above policies and guidance."*

Standard of Accommodation

- 2.27. In terms of the standard of accommodation, the Officer's Report sets out that *"Policy H3 of the Mid Sussex Local Plan required new residential development in defined built-up areas to include a high-quality environment for prospective occupiers"*, whilst *"Policy DP24 of the draft Mid Sussex District Plan stipulates that development does not cause significant harm to the amenities of future occupants of new dwellings. Policy DP25 then "requires all new dwellings to meet minimum nationally described space standards, other than in exceptional circumstances, where clear evidence will need to be provided to show that the internal form or special features prevent some of the requirements being met."*
- 2.28. The Officer's Report further explains that the Technical Housing Standards – Nationally Described Space Standards (March 2015) set out the minimum space requirements for all new residential dwellings, including bedroom floor areas, room widths, and minimum storage provision, to ensure a satisfactory standard of accommodation for future residents. The Report states that the scheme was *"designed in accordance with these standards and on this basis, it is considered that the above policies and guidance would be met by this proposal."*

Impact on Neighbouring Amenity

- 2.29. In terms of neighbouring amenity, the Officer's Report states that Policy B3 of the Mid Sussex Local Plan stated that proposals for new development, will not be permitted if significant harm to the amenities of nearby residents is likely to be created due to noise and disturbance, loss of privacy, overlooking, reduction in sunlight and daylight and reduction in outlook.
- 2.30. In this regard, the Officer's Report confirmed that *"the main properties affected by the proposal would be the host dwelling, Paddocks and Paddocks Cottage to the north and Yonderover, Chippies and Hurdles to the south."* In terms of the location of the proposed dwelling, it was confirmed that it will be *"sited some 27m obliquely from Paddocks, 56m obliquely from Paddocks Cottage, around 35m from Hurdles and 45m from Chippies. These distances in their own right are sufficient not to result in any harmful overlooking to these properties, but this situation is supplemented by mature vegetation screening within the site and to its surrounds. It is acknowledged that the driveway will be extended along the boundaries with Yonderover, Chippies and Hurdles, but it is not considered that this in itself would result in a significantly adverse impact to the amenities of these occupants."*

Access, Parking and Impact on Highway Safety

- 2.31. From a highway's perspective, the Officer's Report sets out that the Local Highways Authority did not raise any objection to the application, noting that the access had been in place for approximately 3 years – a sufficient period of time to ascertain whether there are any highway safety issues arising from its location.
- 2.32. As such, *"subject to the imposition of conditions to secure cycle parking spaces, construction of the access, parking and turning spaces and a construction management plan, the above policies and guidance would hence be met"*.

Drainage

- 2.33. In terms of drainage, the Officer's report sets out Policy CS13 of the Mid Sussex Local Plan sought to ensure that sites on which new development is provided can be adequately drained, with Policy DP41 of the draft Mid Sussex District Plan (new adopted) requiring development proposals to follow a sequential risk-based approach to ensure development is safe across its lifetime and does not increase the risk of flooding elsewhere.
- 2.34. The Council's Drainage Engineer considered the information submitted in support of the application and raised no objection, subject to suitable conditions being imposed on any consent given.

Sustainability

- 2.35. As for sustainability, the Officer's Report sets out that both local and national policy sets out that all new residential development must address energy efficiency, waste and resources, water use and resilience to climate change.
- 2.36. A Sustainability Statement was submitted to accompany the application, and the measures specified within the statement were considered acceptable and a condition was imposed to ensure compliance with the policy and guidance provided.

Biodiversity

- 2.37. From a biodiversity perspective, the Officer's Report sets out that an Extended Phase 1 Habitat Survey was submitted as part of the application, which recommended that follow-up Great Crested Newt and Reptile surveys were carried out. These surveys were undertaken and provided as part of the application process.
- 2.38. This information was considered by the council's Ecologist, and no objection was raised through the application process, subject to suitably worded conditions being imposed on the permission granted.

Whether the Proposal would be Sustainable Development

- 2.39. As set out in the Officer's Report, NPPF describes sustainable development as the golden thread running through both plan making and decision taking. The three dimensions to sustainable development are economic, social, and environmental. The Officer's comments in each of these respects are summarised below for reference.

The Economic Role

- 2.40. In terms of the economic role of sustainable development, the Officer's Report sets out that *"The proposed development would result in the creation of construction jobs during the build period. The additional, albeit limited, population could help generate more local spending in the local community, provision of infrastructure and services, and generate New Homes Bonus funding as well as additional Council Tax receipts. These are all material considerations that weigh in favour of the development."*

- 2.41. In light of the above considerations, the Officer conclude that *"the proposal would satisfy the economic role of sustainable development."*

The Social Role

- 2.42. In terms of the social role, the Officer's Report sets out that *"the provision of 1 new dwelling will make small but a useful contribution to the district's housing supply and would help meet the identified need for housing."*
- 2.43. The Report continues by stating that *"NPPF seeks to promote a "strong, vibrant and healthy community by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being."*
- 2.44. In light of the above, and due to the location of the site adjacent to a footpath that is close to the built-up edge of Burgess Hill where there are a number of services and facilities available, it was considered that the location of the site is sustainable. The Officer confirmed that this was a view expressed by the Planning Inspector in August 2016.
- 2.45. Overall, it was considered that the proposal would satisfy the social role of sustainable development.

Environmental Role

- 2.46. In regard to the environmental role, the Officer's Report sets out that the proposed development is on land that is free from national designations – which cover 60 per cent of the district.
- 2.47. The Report continues by stating that *"the application site at Parklands lies between the extant (and therefore implementable) permission on the garden land at Hurdles and the independent dwelling at Paddocks Cottage. It is entirely set within a garden area to the property, albeit largely a woodland area, and thus it is enclosed within this surrounding development and not visually connected to the more open countryside further east. It is acknowledged that the site itself is a transitional area, as indeed is the wider locality, between urban and rural, but one dwelling in the manner proposed would be considered to fit in with this character (in a way that perhaps more dwellings would not) and would not impact on the strategic gap. Although objectors have made reference to this development being contrary to the neighbourhood plan, it must be noted that this site (and surrounding area) is excluded from this plan area."*
- 2.48. In light of the above, the Officer considered that the development proposals would be integrated into the surrounding development and not be viewed as isolated or harmful to the wider landscape.
- 2.49. The proposed development in terms of layout, scale and appearance was considered to be in keeping with the character of the surrounding area, and hence would not result in any adverse impacts to the character of the surrounding built environment. The proposals were also considered to not result in any highway safety problems. As such, the environmental role of sustainable development was considered to be satisfied.

Planning Balance and Conclusions

- 2.50. In the planning balance, the Officer's report sets out that, at the time, the Council was unable to demonstrate a five-year supply of deliverable housing land. As a result, the relevant housing policies were considered out of date under paragraph 49 of the National Planning Policy Framework (NPPF), and paragraph 14 of the NPPF was engaged. This introduced a presumption in favour of sustainable development, meaning planning permission should be granted unless the adverse impacts would significantly and demonstrably outweigh the benefits provided.
- 2.51. The Officer concluded that the proposed development would provide social, economic, and environmental benefits in line with the objectives of the NPPF. The site was determined to be well-related to the built-up area

of Burgess Hill, with the development reflecting the informal pattern of the surrounding development / built form. The design was considered to be in keeping with the semi-rural character of the area, with no significant harm to neighbouring properties in terms of overlooking or dominance. The proposal was also considered to be appropriate in terms of highways and access. Other matters such as drainage, landscaping, sustainability, along with potential impacts arising from the construction, were deemed capable of being addressed through appropriately worded conditions.

- 2.52. Overall, Officer's concluded that the adverse impacts of the proposal did not significantly or demonstrably outweigh the benefits of delivering a new dwelling in a sustainable location. As such, the proposal was considered to comply with relevant policies of the Mid Sussex Local Plan, the draft District Plan, and the NPPF, and planning permission was granted in accordance with paragraph 14 of the Framework accordingly.
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3. Development Proposals

- 3.1. This chapter describes the elements which constitute the proposed development. It should be read in conjunction with the submitted application plans, drawings and other information. Specific reference should be given to the Design and Access Statement submitted in support of this application.
- 3.2. As indicated above, this application seeks full planning permission for the proposed development comprising the:

'Proposed dwelling at Parklands, Keymer Road, Burgess Hill'

- 3.3. As stated throughout this statement, the application has an established (extant) Planning Permission for the construction of a dwelling on site (application ref. DM/16/0392). Therefore, in order to appropriately portray the proposals put forward as part of this application, a 'compare and contrast' exercise has been undertaken below (left to right) for context and reference.

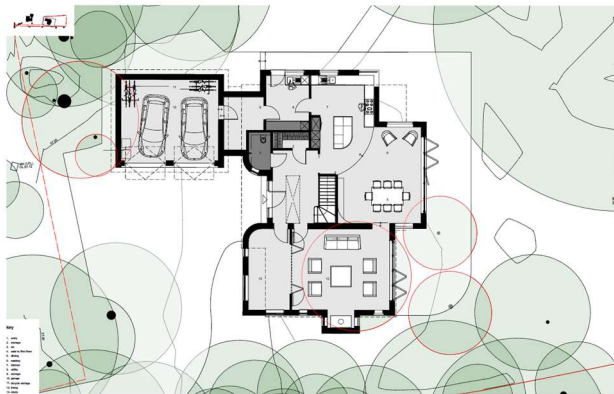
Site Plan



- 3.4. As illustrated by the above site plans, the proposed dwelling looks to predominantly replicate the footprint / siting of the dwelling approved on site, while looking to improve its relationship and correlation with the site's grounds and access.
- 3.5. The proposed dwelling, given its sizeable grounds, will also maintain and provide ample amenity and recreational space for the applicants. In addition, the covered car port area will provide the applicant appropriate parking within the grounds of the dwelling.
- 3.6. The proposed dwelling is considered to be of the best quality design, ensuring the external appearance of the dwelling appropriately maintains and adheres to the comments raised throughout the previous application (ref. DM/16/0392). The proposal looks to improve upon the dwelling approved on site with one that is of the highest quality of design and spec. The elevations, floor plans, and sections, submitted in support of this proposal are extracted below for reference:

Floor Plans

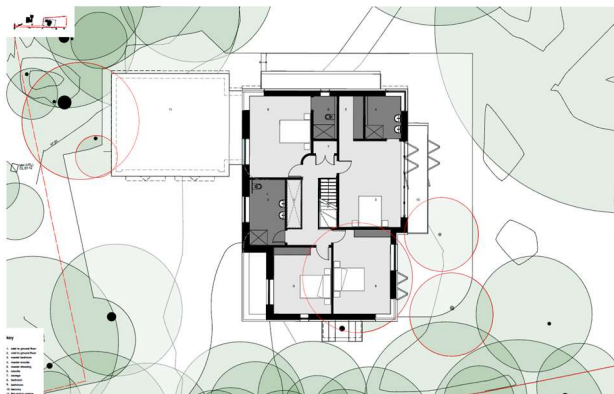
- 3.7. In terms of the internal configuration of the building, the approved and proposed floor plans have been extracted overleaf for reference:



Approved Ground Floor Plan



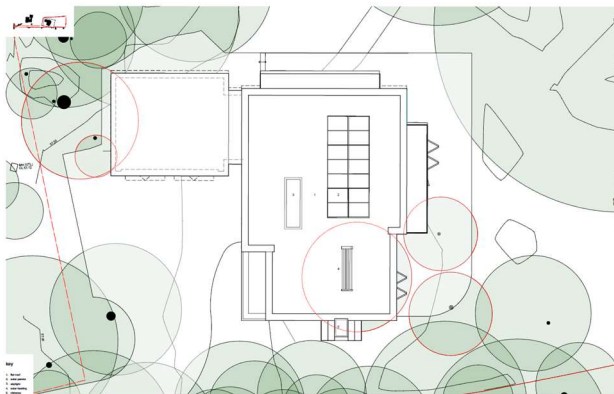
Proposed Ground Floor Plan (approved dwelling outlined in red)



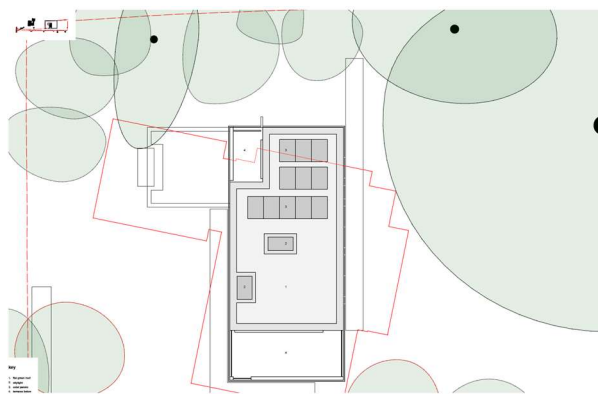
Approved First Floor Plan



Proposed First Floor Plan (approved dwelling outlined in red)



Approved Roof Plan



Proposed Roof Plan (approved dwelling outlined in red)

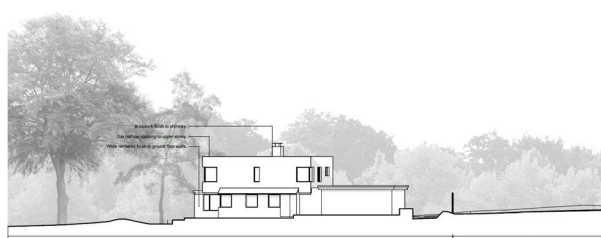
3.8. As per the above, the following accommodation schedule is envisaged as part of the internal layout of the proposed dwelling:

Ground Floor		First Floor
1. Entry;	12. Pantry / utility;	1. Stair to ground floor;
2. Storage;	13. Ensuite;	2. Bathroom;
3. Study	14. Guest bedroom;	3. Bedroom;
4. W/C	15. Stair to first floor;	4. Storage;
5. Boot Room	and	5. Terrace;
6. Gym;	16. Outdoor kitchen.	6. Flat roof below;
7. Living;		7. Master Bedroom;
8. Open shelves;		8. Master Ensuite; and
9. Kitchen;		9. Flar Canopy Roof.
10. Dining		
11. Landscape terrace		

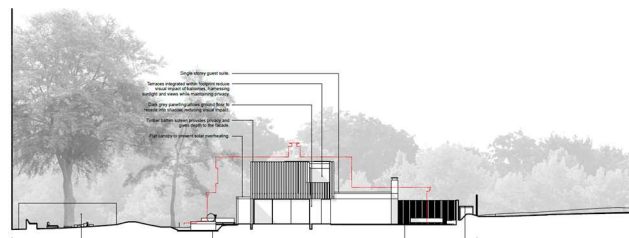
Proposed accommodation schedule

Elevations

- 3.9. In terms of the visual appearance, scale, and massing of the proposed dwelling, in order to demonstrate the proposal in relation to the previously approved design, both the approved and proposed elevations have been extracted below for reference.



Approved North Elevation



Proposed North Elevation (previous approval outlined in red)



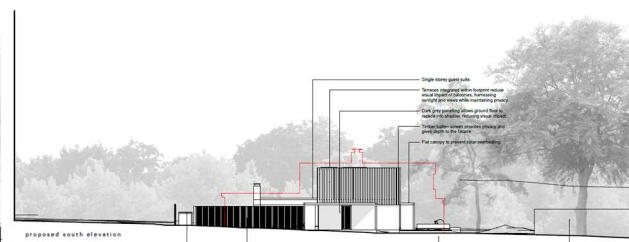
Approved West Elevation



Proposed West Elevation (previous approval outlined in red)



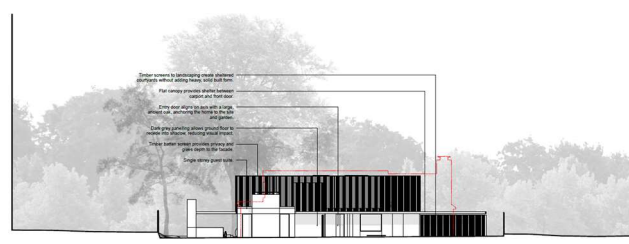
Approved South Elevation



Proposed South Elevation (previous approval outlined in red)



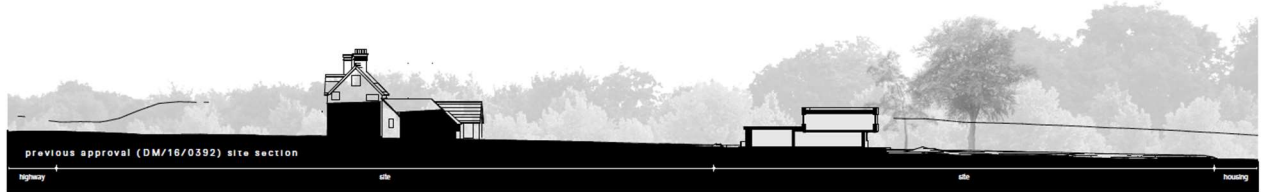
Approved East Elevation



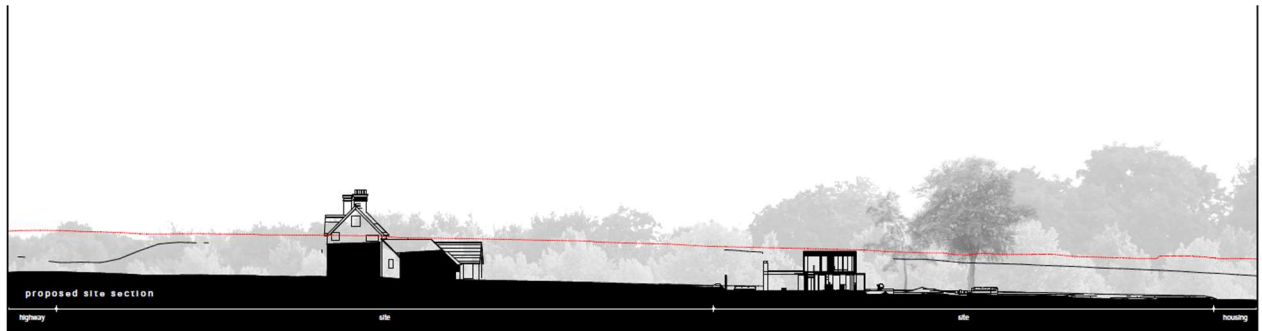
Proposed East Elevation (previous approval outlined in red)

Sections

- 3.10. The following long sections have been produced in order to demonstrate the location of the proposed dwelling in respect to the 'host dwelling' at 'Parklands'. A long section has also been produced of the approved dwelling to demonstrate how this proposal compares to that of the previous approval.

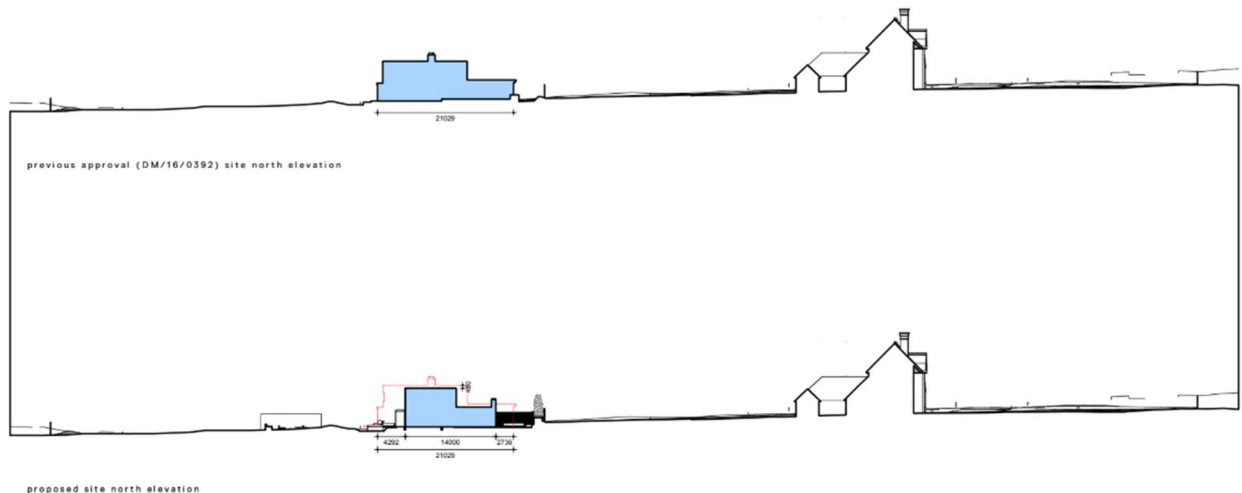


Approved Long Section



Proposed Long Section

- 3.11. In addition to the above, the following North Side Elevation Comparison has been prepared to demonstrate the location, scale, and massing of the proposed dwelling in relation to the 'host dwelling'.



North Side Elevation Comparison

- 3.12. Further comparison drawings can be found within the DAS submitted in support of this application, where drawings of all four elevations are provided. The comparison drawings, as set out within the DAS, demonstrate the following key differences (betterments) between the now proposed and previously approved dwellings:

1. The proposed design is ~480mm shorter in height than the previous approval;
2. The proposed design is ~7.0m (or 33%) narrower than the previous approval East to West;
3. The proposed design is ~3.1m (or 15%) narrower than the previous approval North to South;
4. The proposed design is 63m² (or 28%) smaller than the previous approval in footprint;
5. The proposed design is 107m² (or 32%) smaller than the previous approval in total gross internal floor area; and

6. The proposed design presents a darker, visually muted material palette that blends into the surrounding landscape and reduces visual impact.

Materials

- 3.13. In terms of the proposed material palette, the following details are set out within the material study undertaken by 'Hyde + Hyde'. These design / material principles have been employed throughout the design process to ensure that the proposal comprises the best quality of design.
 - 3.14. The building has been conceived to read as dark and grounded externally, with depth and relief coming from the scale and articulation of finishes rather than colour. Internally, the material direction has been designed deliberately warmer and more inviting, using timber and crafted detailing to create a calm, lived-in atmosphere.
 - 3.15. The material palette has been developed to suite a woodland microclimate and to weather robustly in shade and lull conditions, while maintain a restrained background character to the landscape. The proposed material palette consists of the following:
 1. Dark grey / black timber fins;
 2. Stained timber;
 3. Black panels;
 4. Cross laminated timber (CLT);
 5. Natural timber; and
 6. Ecology and vegetation.
 - 3.16. As stated above, further details on the design can found within the Design and Access Statement submitted alongside this application, and this should be read in conjunction with this section of the statement accordingly. The proposed design has been assessed in relation to the applicable District Plan Policy (DP26 – Character and Design) in Section 5 of this Statement.
-

Planning Policy Context

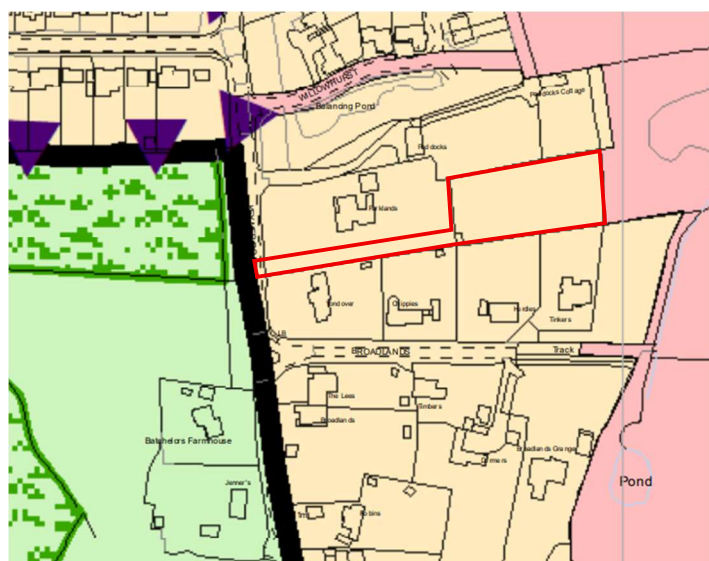
- A detailed assessment of how the proposed development accords with these policies is provided in Section 5 (Material Considerations) of this Statement.

Local Planning Policy

- The current (adopted) Development Plan for Mid Sussex District Council consists of Mid Sussex District Plan (2014- 2031) which was adopted in 2018.

Mid Sussex Policy Map

- A review of the site in the context of Mid Sussex District Council's local planning policies has been undertaken using the Policy Map. An extract of the Policy Map can be found below for reference.



Burgess Hill Policy Map (approx. site location outlined in red)

Key	
	Built Up Area Boundary
	Housing Allocation
	Protection and Enhancement of Countryside
	Neighbourhood Plan Areas
	Informal Open Space

- In the context of the adopted District Plan, the key planning designations at the local level of relevance to the site and proposals are as follows (as indicated by the above map):
- The site is located within the built-up area boundary for Burgess Hill;
 - The site is located directly adjacent to a housing allocation (SA13);
 - The site is located adjacent to an area designated for the protection and enhancement of Countryside;
 - The site is located adjacent to an area of informal open space; and
 - The site is located outside of the designated neighbourhood plan area.

- 4.6. Based on the policies map extract above, and having regard to both the nature of the proposal and the material considerations discussed as part of the previous (approved) application, the policies considered to be of greatest relevance to this proposal are listed and summarised below:

Policy	Title	Summary
DP4	Housing	Sets out the overall housing strategy, including the scale, distribution, and mix of new housing to meet identified needs across the district.
DP6	Settlement Hierarchy	Defines the hierarchy of settlements in Mid Sussex, guiding the appropriate scale and type of development based on each settlement's role and capacity.
DP7	General Principles for Strategic Development at Burgess Hill	Provides strategic principles for major development at Burgess Hill, including infrastructure, design, and sustainability expectations
DP21	Transport	Promotes sustainable modes of transport, supports improvements to transport infrastructure, and seeks to reduce reliance on private vehicles
DP26	Character and Design	Requires high-quality design that respects local character, enhances the public realm, and integrates well with surrounding development.
DP27	Dwelling Space Standards	Ensures that new residential development meets minimum internal space standards to support quality living environments.
DP37	Trees, Woodland and Hedgerows	Protects existing trees, woodlands, and hedgerows, and encourages their enhancement and integration into new developments.
DP38	Biodiversity	Supports the protection and enhancement of biodiversity, requiring development to avoid harm and deliver net gains in ecological value.
DP39	Sustainable Design and Construction	Encourages energy-efficient and low-carbon design, including the use of sustainable materials and technologies in new development.
DP41	Flood Risk and Drainage	Seeks to manage flood risk through appropriate site selection, sustainable drainage systems (SuDS), and resilience measures.

5. Material Considerations

Key Planning Considerations

5.1. In assessing the proposed development, there are a number of key considerations that the proposals have considered in order to ensure that the scheme addresses any planning policy compliance or constraints the site may have. The various material considerations will have an important bearing upon the proposals and detail of the scheme, and its acceptability. These key material considerations are assessed in detail below, and include:

- Principle of Development;
- Design and Visual Impact;
- Residential Amenity;
- Highways, Access, and Parking;
- Ecology and Biodiversity;
- Trees;
- Drainage; and
- Other Material Considerations.

5.2. These issues are discussed in further detail below.

Principle of Development

5.3. This application seeks approval for 1no. dwelling on a site that benefits from an extant (implementable) planning permission for the *"Erection of a new single dwelling house on land to the rear of the existing house at Parklands Keymer Road."* Given that the permission remains extant and implementable (as confirmed by application ref. DM/16/0392), it is considered that the principle of a residential dwelling in this location has been long established and is acceptable accordingly.

5.4. Notwithstanding the above, the key policy considerations at the national and local level have been discussed and detailed below.

National Planning Policy

5.5. Chapter 2 of NPPF (Achieving Suitable Development) sets out that *"the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner."*

5.6. The objectives of sustainable development are discussed in Paragraph 8 of NPPF, where the following overarching objectives are set out:

- The economic objective;
- The social objective; and
- The environmental objective.

5.7. As this application proposes the same form of development approved as part of application ref. DM/16/0392 (1no. dwelling on site), it is considered the Officer's assessment of the key objectives and principles remains

directly relevant. Accordingly, the Officer's comments in relation to the economic, social, and environmental objectives are considered in detail below.

The Economic Objective

5.8. NPPF sets out that the purpose of the economic objective is *"to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure."*

5.9. As stated above, this application relates to the construction of 1no. dwelling on a site that benefits from extant (implementable) planning permission. Given that the dwelling approved under application ref. DM/16/0392 has not been constructed, it is considered that the following comments from the Officer Report remains highly relevant:

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

5.10. In light of the above, it is considered that the proposal satisfies the economic role / objective of sustainable development.

The Social Objective

5.11. The purpose of the social objective is *"to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being."*

5.12. The provision of 1no. dwelling in this location, as set out by the Officer's Report for application ref. DM/16/0392, *"will make a small but useful contribution to the district's housing supply and would help meet the identified need for housing."*

5.13. Moreover, the proposed dwelling is located approximately 100m from the closest built-up area boundary and remains surrounded by residential development to the north, west, and south, with a housing allocation located directly east of the site. The site is linked to Burgess Hill via a well-lit footpath, with dedicated bus stops located approximately 160m northwest of the site.

5.14. Given the sites location (adjacent to a footpath and appropriate suitable transport) and access to suitable services and facilities, it was considered that the location of the site is sustainable and satisfies the social objective of sustainable development. This is considered to still be the case.

The Environmental Objective

5.15. In terms of the environmental objective, NPPF sets out that the purpose is *"to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*

5.16. In light of the above, it should be noted that this proposal relates to a development site that benefits from an extant (implementable) planning permission, and as such, the baseline environmental position ought to be considered in this context.

- 5.17. This application seeks to improve on the previously approved proposal, maintaining as much of the existing trees as possible. The proposals ensure that the dwelling will remain well screened from the highway and surrounding dwellings, and has been designed with energy efficiency and longevity at the forefront of the design process. The proposed development in terms of layout, scale, and appearance is discussed in detail in the following section of this statement, and is considered to adhere to the environmental objective of the sustainable development.
- 5.18. Paragraph 10 of NPPF confirms that *"so that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development**"*. As such, given that the proposals adhere the economic, social, and environmental objective set out in Section 2 of NPPF, it is considered that the principle of development is acceptable in light of national planning policy.

Local Planning Policy

- 5.19. Local planning policy, particularly Policy DP7 (General Principles for Strategic Development at Burgess Hill), aims to safeguard the rural landscape from inappropriate development by restricting new proposals to defined settlement (build-up area) boundaries.
- 5.20. As set out throughout this statement, this application proposes a dwelling on a site that benefits from an extant (implementable) permission for 1no. dwelling. Given that the site benefits from such a permission, the proposed development site is considered to have an established residential use, and the principle of residential dwelling in this location is considered acceptable accordingly.

Design and Visual Amenity

- 5.21. The overarching aim of the Plan is to ensure that sustainable development is achieved. This means ensuring that the types of development that take place are of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces.
- 5.22. Policy DP26 (Character and Design) sets out that all development and surrounding spaces, should be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applications are required to demonstrate that development is:
- *"is of high quality design and layout and includes appropriate landscaping and greenspace;*
 - *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
 - *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
 - *protects open spaces, trees and gardens that contribute to the character of the area;*
 - *protects valued townscapes and the separate identity and character of towns and villages;*
 - *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
 - *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
 - *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
 - *positively addresses sustainability considerations in the layout and the building design;*
 - *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*

- *optimises the potential of the site to accommodate development."*

5.23. Policy D26 (Character and Design) aims to promote Strategic Objectives 2, 4, 12, and 14. These objectives seek to:

- Objective 2 – *"To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence";*
- Objective 4 – *"To protect valued characteristics of the built environment for their historical and visual qualities";*
- Objective 12 – *"To support sustainable communities which are safe, healthy and inclusive";* and
- Objective 14 – *"To create environments that are accessible to all members of the community."*

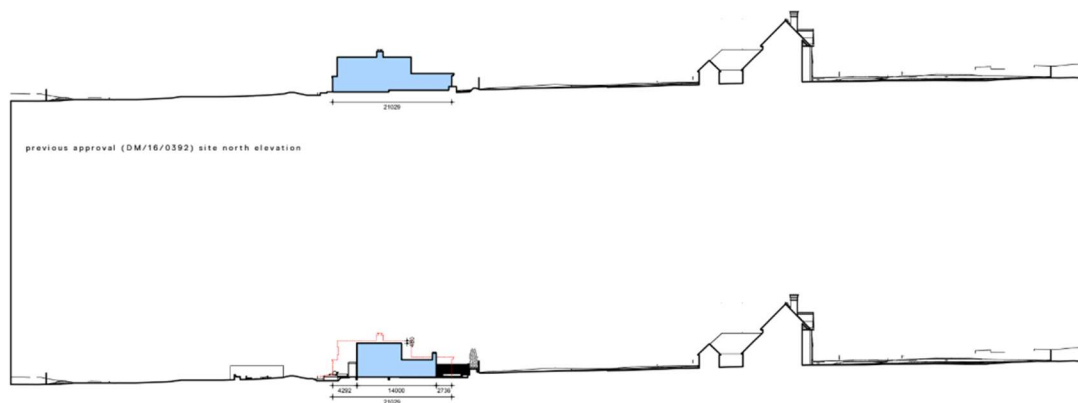
5.24. In light of the above, careful consideration has been given throughout the design process to ensure that the proposals are of the highest quality of design, promoting a development that reflects the District's towns and villages, protects the values characteristics of the built environment, and supports sustainable communities. The DAS submitted in support of this application sets out the reasons and purpose for the proposed design and should be read in conjunction with the following details accordingly.

5.25. The design of the proposed dwelling comprises a two storey (4 bedroom) detached dwelling of contemporary design set within the primary location of the dwelling approved under application ref. DM/16/0392 – ensuring that the dwelling remains subservient in its appearance.

5.26. As set out in the Officer's Report for application ref. DM/16/0392, the site can be described as secluded, given the extensive vegetation cover, its size and distance back from the highway behind the dwelling to west ('Parklands'). The site is surrounded on three sides by built development, with a housing allocation located east of the site (which is currently under construction).

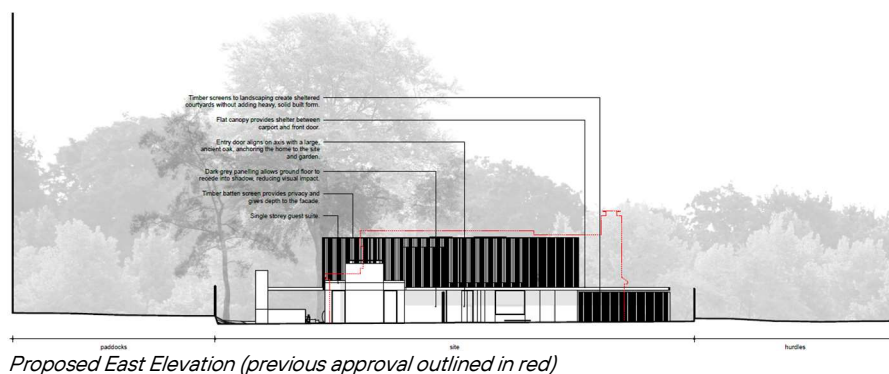
5.27. While a number of trees will be removed to accommodate this development (as was the case with the previous approval), it is considered that the removal of these trees – which are not subject to any preservation orders, does not represent a constraint to development and will maintain extensive cover throughout, ensuring that the dwelling remains subservient to the 'host dwelling' and will not be visible in itself from the public realm. The extended (approved) access will be visible from the highway, however, the access is not proposed to change as part of these applications, and as such, any view of the access to the dwelling will remain as previously approved.

5.28. As stated above, the full details of the design have been provided with the DAS (prepared by Hyde + Hyde) which has been submitted in support of this statement. The key extracts and plans from the DAS which demonstrate the proposals subservience have been extracted below for reference:



North Side Elevation Comparison

5.29. As demonstrated above, the proposed dwelling has been designed with the intention and purpose of maintaining and enhancing the sites relationship with the 'host dwelling' to the west. The proposed dwelling is of scale and nature which ensures that any impact different to that of the approved dwelling results in an overall improvement to this relationship. To demonstrate this relationship, the below extract of the east elevation (the elevation visible from 'Parklands' – which will be heavily screened in any event) includes an outline of the approved dwelling.



5.30. As demonstrated above, the proposed dwelling is materially smaller in scale than the approved dwelling. The exact measurements of this reduction (as set out in Section 3) are as follows:

1. The proposed design is ~480mm shorter in height than the previous approval;
2. The proposed design is ~7.0m (or 33%) narrower than the previous approval East to West;
3. The proposed design is ~3.1m (or 15%) narrower than the previous approval North to South;
4. The proposed design is 63m² (or 28%) smaller than the previous approval in footprint;
5. The proposed design is 107m² (or 32%) smaller than the previous approval in total gross internal floor area; and
6. The proposed design presents a darker, visually muted material palette that blends into the surrounding landscape and reduces visual impact.

5.31. In terms of space standards, it should be noted that the proposed development site (as confirmed within the Officer's Report for application ref. DM/16/0392), ensures that the relevant policies and guidance would be met by this proposal. It is considered that (despite having already been to an acceptable standard) this has only improved as a result of the slight re-siting and reduced size of the proposal.

5.32. Further to the above, Policy DP39 (Sustainable Design and Construction) of the Mid Sussex District Plan sets out that all development proposals must seek to improve the sustainability of development and should where appropriate and feasible accordingly to the type and size of development and location, incorporate the following measures:

- *"Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;*
- *Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;*
- *Use renewable sources of energy;*
- *Maximise efficient use of resources, including minimising waste and maximising recycling/ re-use of materials through both construction and occupation;*
- *Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;*
- *Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience"*

- 5.33. The design credentials of this proposal have been discussed in detail within the Design and Access Statement submitted in support of this application. The proposed design, along with the proposed material palette seek to adhere the policy criteria outlined above, and it is considered that the design ethos employed adheres to these criteria in full.
- 5.34. The proposals have explored the opportunities for the efficient use / supply of energy, and have minimised the use of energy through the use of natural lighting and ventilation. The proposals maximise the efficient use of resources through both construction and occupation, ensuring that the risks associated with future climate change have been planned for as part of this application. It is for these reasons that the proposals are considered to represent a sustainable form of development.
- 5.35. In light of the above, it is considered that the proposed dwelling appropriately responds to the existing character and context of the site. The proposals maintain and enhance the design principles employed as part of the previously approved (extant) planning permission and are consistent with the aspirations set out in both national and local planning policies. Therefore, it is considered that the proposals are wholly acceptable in terms of character and design, visual amenity, and sustainability.
-

Residential Amenity

- 5.36. Given the context of the proposals (a dwelling to the rear of 'Parklands'), it is appreciated that residential amenity is a key consideration for this proposal.
- 5.37. Policy DP26 (Character and Design) sets out that all development must ensure that it *"does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29)"*.
- 5.38. Policy DP29 (Noise, Air and Light Pollution) builds on this by setting out that *"The environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution."*
- 5.39. In light of the above, it should be noted that the proposed dwelling has been designed to ensure that there are not adverse impacts on the amenity of any surrounding occupiers. The design approach has been informed by the previous approval and Officer assessment, along with the benefits provided by the extensive vegetation and natural siting of the proposed dwelling.
- 5.40. As confirmed by the Officer's assessment of the previous application (ref. DM/16/0392), the main properties affected by the proposal would be the host dwelling ('Parklands') which is located to west, Paddocks and Paddocks Cottage which are located to the north, along with the cluster of dwellings located to the south (which has seen the addition of the 'Tinkers' since the previous assessment).
- 5.41. In terms of separation distances, the proposed dwelling is located the following distances away from the main properties surrounding the site:
- 40m from the 'Parklands';
 - 25m from the 'Paddocks';
 - 40m from 'Yondover';
 - 45m from the 'Chippies';
 - 40m from 'Hurdles'; and
 - 45m from the 'Tinkers'.

- 5.42. These distances are considered to be sufficient in their own right and are not considered to result in any harmful overlooking to the properties located directly adjacent to the development site. The context of the site, particularly in that it is heavily vegetated and screened from the surrounding properties, is considered to supplement this further. This is a view that was held by Officer's as part of application ref. DM/16/0392.
- 5.43. In light of the above, and given the reduced scale and massing (as set out above in this Statement) of the proposal put forward as part of this application, it is considered that the conclusions drawn by Officer's as part of application ref. DM/16/0392 remain relevant and consistent with this application, and the proposals are acceptable in terms of residential amenity accordingly.
-

Highways, Access, and Parking

- 5.44. Policy DP21 (Transport) of the District Plan seeks to ensure that that development is accompanied by the necessary infrastructure to support development. The District Plan aims to create sustainable communities and this includes a sustainable local transport network and ease of access to local services and facilities.
- 5.45. In order to meet the policy requirements, development will be required to support the objectives of the West Sussex Travel Plan (2011-2026), which are:
- *"A high quality transport network that promotes a competitive and prosperous economy;*
 - *A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;*
 - *Access to services, employment and housing; and*
 - *A transport network that feels, and is, safer and healthier to use."*
- 5.46. Before assessing the proposals against the above policy criteria, it is important to note that the proposed development site was considered acceptable in terms of highways, access, and parking as part of the previously approved (implementable) planning application (ref. DM/16/0392). As such, it is considered that the proposed development is located in an entirely sustainable location, where sufficient parking and safe access and egress can be provided.
- 5.47. Notwithstanding the above, the proposed development site has been assessed against the policy requirements below for reference.
- "A high quality transport network that promotes a competitive and prosperous economy*
- 5.48. As set out in Section 2 (Site and Surroundings) of this Statement, the proposed development site benefits from being located in an entirely sustainable location.
- 5.49. Public transport provision is available within the surrounding area with the nearest bus stops being located approximately 160m north of the site (approximately a 2-minute walk), along Keymer Road. The bus stop is served by the 33, 33A, and 167 bus services, which provide frequent services running Monday-Saturday to Lewes, Hurstpierpoint, Burgess Hill and Haywards Heath.
- 5.50. In light of the above, and given the conclusions drawn by Officer's as part of application ref. DM/16/0392, it is considered that the proposals appropriately adhere to this criterion.

"A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time"

- 5.51. In respect to a resilient transport network, the site, as set out above, benefits from extensive public transport provision within the surrounding area. The site is also well served by a wide pedestrian footway that connects the site directly to Burgess Hill. This route provides access for pedestrians (both on foot and via cycling) to the services and facilities located further north of the proposed development site.
- 5.52. In light of the above, it is considered that the proposals appropriately support a resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time.

"Access to services, employment and housing"

- 5.53. As outlined above, and in Section 2 (Site and Surroundings) of this Statement, the site benefits from access (both via public transport and as a pedestrian) to a range of amenities that are located a short distance away. These facilities include, but are not limited to, the following:

- Birchwood Grove County Primary School (0.6 miles)
- The Railway Pub (0.8 miles);
- Cyprus Hall (1 mile);
- Waitrose & Partners (1.1 miles);
- Bright Horizons Burgess Hill Day Nursery and Preschool (1.2 miles);
- Kingdom Faith Church (1.2 miles);
- Woodlands Mead School (1.2 miles);
- Kings Weald Community Centre (1.4 miles);
- Burgess Hill Tennis Club (1.5 miles); and
- Tesco Superstore (2.5 miles).

- 5.54. In light of the above, and given that the proposed development is for 'housing' on a site that benefits from an extant (implementable) planning permission, it is considered that the proposed development appropriately provides access to services, employment and housing.

"A transport network that feels, and is, safer and healthier to use"

- 5.55. In terms of a safer and healthier transport network, due to the site's location adjacent to Keymer Road, a well-lit and pedestrian-friendly footpath / route, it is considered that the proposals support the principles of sustainable development, including utilising a transport network that feels, and is, safer and healthier to use.
- 5.56. In light of the above, it is considered that the proposals are in accordance with the relevant criteria set out above.

Interim Summary

- 5.57. As stated above, the proposals utilise the existing (approved) access on site. This access was previously considered acceptable and forms part of the application (ref. DM/16/0392) that remains extant and implementable. As such, it is considered that the following extract from the Officer's Report remains highly relevant to these proposals.

"The Highway Authority has raised no objection to the application, noting that the access has been in place for approximately 3 years, which is sufficient to ascertain whether there are any highway safety issues arising from its position. Subject to the imposition of conditions to secure cycle parking spaces, construction of the access, parking and turning spaces and a construction management plan, the above policies and guidance would hence be met."

- 5.58. In light of the above, and the assessment provided against the relevant policy criteria, it is considered that the proposals are acceptable in terms of highways, access, parking.
-

Ecology and Biodiversity

- 5.59. In terms of ecology and biodiversity, it should first be noted that the site benefits from planning permission for the construction of 1no (application ref. DM/16/0392), and as such, the ecological position of the site has already been assessed and considered acceptable. The comments provided by the ecological consultant (consultation response) as part of the previous application set out the following:

"In relation to great crested newts, it is now concluded that a European protected species licence will be required. However, the impact is likely to be low and, provided that MSDC is minded to grant consent, I would expect a licence to be obtainable from Natural England.

With respect to other ecological considerations, there are, in my opinion, no biodiversity reasons for refusal or amendment subject to the following condition:

Unless otherwise agreed in writing by the local planning authority, development shall proceed only in strict accordance with the recommendations given in the following ecological reports:

Herpetofauna Survey Assessment (Revised May 2016) by Calumma Ecological Services; and

Dormouse and Bat Report (11 May 2016) by Kate Baldock.

Reason: to ensure that the proposals avoid adverse impacts on protected and priority species and contribute to a net gain in biodiversity, in accordance with 109 and 118 of the NPPF."

- 5.60. Since the approval of application ref. DM/16/0392, the appropriate District Level Licence (DLL) has been obtained and the works approved can be implemented accordingly. The Non-Material Amendment submitted and approved in 2023, and the subsequent Discharge of Conditions application, ensures that the development of the site is authorised under the required District Licence. It is in this context that the ecological position of the site should be assessed and considered accordingly.
- 5.61. Notwithstanding the above, the PEA and corresponding Reptile Survey Report have been updated and submitted as part of this application. The key text from the conclusions of these reports can be seen below for reference.

Preliminary Ecological Appraisal

- "With the implementation of the recommended mitigation and enhancement measures, the scheme can proceed without significant adverse effects on biodiversity and offers opportunities for local ecological enhancement."*

Reptile Survey Report

- "The enhancement opportunities identified in section 5 of this document will result in new opportunities for reptiles and likely beneficial effects for biodiversity at the site should they all be implemented in full."*

- 5.62. In light of the above, and in the context of the detail set out within the supporting ecological reports, it is considered that the site is not constrained by ecology and biodiversity, and are wholly in accordance with aims and objectives of Local Planning Policy DP38 (Biodiversity).

Trees

- 5.63. Policy DP37 (Trees, Woodland and Hedgerows) sets out that *"The District Plan will support the protection of trees, woodland and hedgerows, as well as encouraging new planting. Development will be required to incorporate trees, woodland and hedgerows into the design and landscaping scheme."*
- 5.64. The Officer's Report for application ref. DM/16/0392 describes the site as *"secluded, given the vegetation cover, its size and distance back from the highway beyond a large property"*. As such, given the extensive vegetation cover forming part of the site's characteristics, it is appreciated that trees form an important material consideration in this instance.
- 5.65. That said, the Report also confirmed that *"while a number of trees will be removed to accommodate this development, the application has been accompanied by a Tree Report noting that the vast majority of trees (122 out of 140) are categorised as Category C, C/U or U. It makes recommendations that 17 trees should be removed even in the absence of development, and that 23 additional trees require removal to facilitate development, based upon the proposed layout. None of these trees are subject to preservation orders and the most important tree is T50 (Common Oak, a Category A2/A3 tree 20m in height). The council's Tree Officer has considered the proposal, recommended that the original layout was repositioned further away from this tree and upon receipt of revised plans withdrew the original objection."*
- 5.66. To support this application, an Arboricultural Implications Assessment been undertaken to produce / provide a base inventory of the tree stock and an Arboricultural Implications Assessment of the proposed development.
- 5.67. A total of 110 individual trees and small/linear groups were inspected, ranging from <10-250 years of age with all but 3 Oaks planted as part of various landscaping schemes spread over many decades since the original host dwelling was built ('Parklands'). The Report confirms that most of the older trees are around the boundaries with later additions forming what was previously a garden area, and is now heavily overgrown.
- 5.68. The Report submitted alongside this application confirms the following breakdown of the various number of trees and groups in each BS category.

BS Category	Total Number of Trees
A	3
B	19
C	76
U	12
	110

Table demonstrating number of trees and groups

- 5.69. The proposed development, as demonstrated in the above 'Design' section and the corresponding DAS, is sited primarily within the same development area as the approved (implementable) dwelling. This is also the case for the purposes of the District License – which requires the development area to remain as per the approved dwelling.
- 5.70. The proposals will, as set out within the corresponding report, require the removal of 21 individual trees and one small group, all but two of which are BS Category C or U, and as such, should not represent a significant

constraint to the proposals, according to BS5837:2012 – not least given that the majority of the key trees are to be retained.

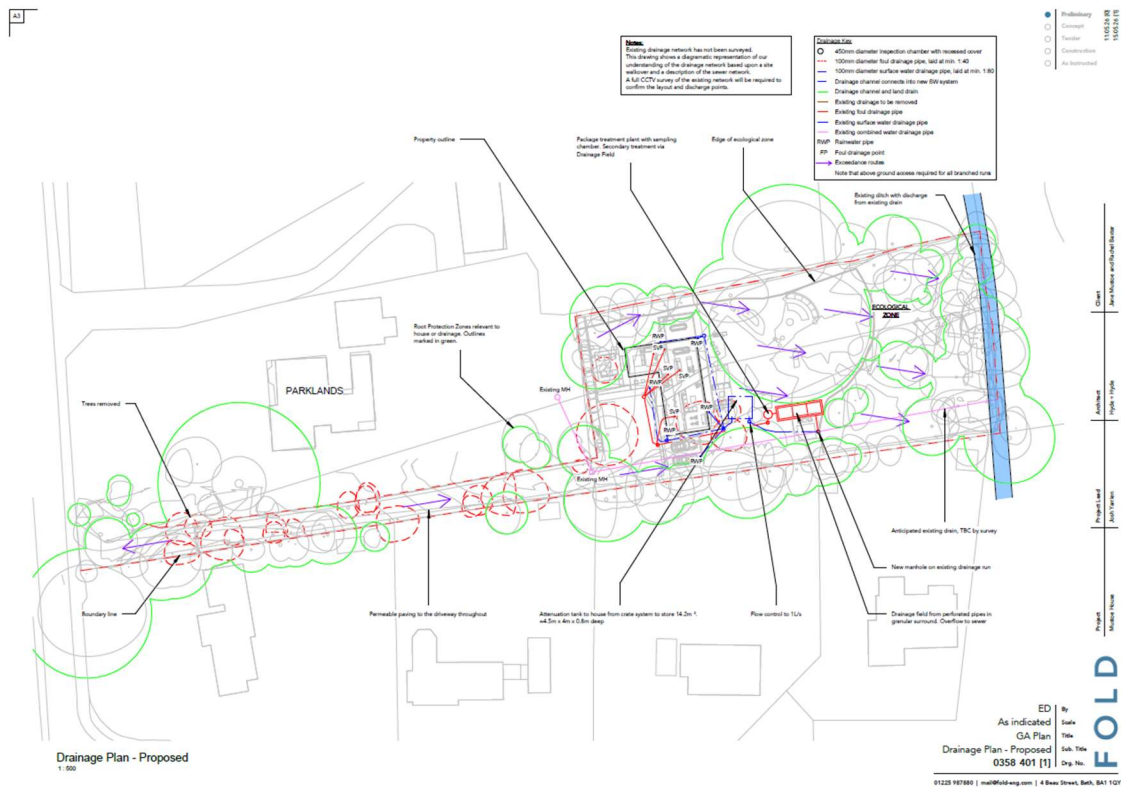
- 5.71. In light of the above, taking into the account the previous comments (no objection), the siting of the proposed dwelling, and the robust tree protection measures that have been proposed (see AIA), it is considered that the proposed development supports the protection of trees and hedgerows on the development site, and will have no impact over and above the approved (implementable) position. As such, it is considered that the proposed development is wholly in accordance with Policy DP37 (Trees, Woodland and Hedgerows) of the District Plan.
-

Drainage

- 5.72. The site's lawful (extant and implementable) fallback position for the construction of 1no. dwelling was confirmed through application ref. DM/20/1499, whereby the following reason for approval is listed:

*"1. The works carried out on site, **namely the partial laying of drainage infrastructure**, constitutes a material operation in accordance with Section 56 of the Town and Country Planning Act (1990) (as amended). The works therefore constitute a material operation pursuant to the lawful commencement of application DM/16/0392 and a certificate to this effect may be issued solely for the purpose of Section 191 of The Town and Country Planning Act (1990) (as amended)."*

- 5.73. In light of the above, it is considered that drainage does not represent a constraint to development, and the proposed dwelling can be suitably accommodated on the proposed development site – not least given that a partial laying of drainage infrastructure has already been undertaken.
- 5.74. That said, given that this application seeks to redesign the dwelling approved on the development site, the proposed drainage strategy has been updated to reflect the proposed dwelling. An extract of the proposed drainage plan can be found overleaf for reference:



Proposed Drainage Plan

Key					
○	450mm diameter inspection chamber with recessed cover	---	100mm diameter foul drainage pipe, laid at min. 1:40	- - -	100mm diameter surface water drainage pipe, laid at min. 1:80
●●●●●	Drainage channel connects into new SW system	---	Drainage channel and land drain	---	Existing drainage to be removed
---	Existing foul drainage pipe	---	Existing surface water drainage pipe	---	Existing combined water drainage pipe
RWP	Rainwater pipe	FP	Foul drainage point	→	Exceedance routes

- 5.75. The full drainage strategy can be found in the Drainage Statement (prepared by Fold) which has been submitted in support of this application. Section 6 (Commentary) of the Drainage Statement sets out the summary for the proposals and next steps. The conclusion confirms that the surface water will be attenuated and discharged to the local water course after a flow control, with the foul water being treated by a packet treatment plant prior to discharge to the water course.
- 5.76. The next phases of the drainage design (which will be submitted to authority in due course) will include the following items being considered.
- A formal site investigation including BRE 365 compliant infiltration tests to determine the possible infiltration rate of the ground;
 - A formal drainage survey to confirm the routes of the existing foul and surface water runs on the site;
 - Sizing of the surface water attenuation/infiltration on the site for a given discharge rate based on the site investigation; and
 - Discussions with the Environment Agency in relation to the general binding rules and any further requirements for the site.
- 5.77. As set out within the Drainage Statement, it is considered that a suitable drainage strategy has been designed and can be achieved. These proposals have been informed by, and are made in the context of, the previously approved and implemented drainage design. The next steps will ensure that this approach is fine-tuned,

however, in any event, it is considered that drainage does not represent a fundamental risk to development, and is acceptable in light of both national and local planning policy.

Other Material Considerations

5.78. Given the nature and form of development proposed, a number of other material considerations might apply to the proposal. These include:

- Flood Risk;
- The Historic Environment; and
- Public Rights of Way.

5.79. While none of these material considerations are considered to represent a fundamental constraint to development, given their relevance to the nature of proposal, they have been addressed in this section accordingly.

Flood Risk

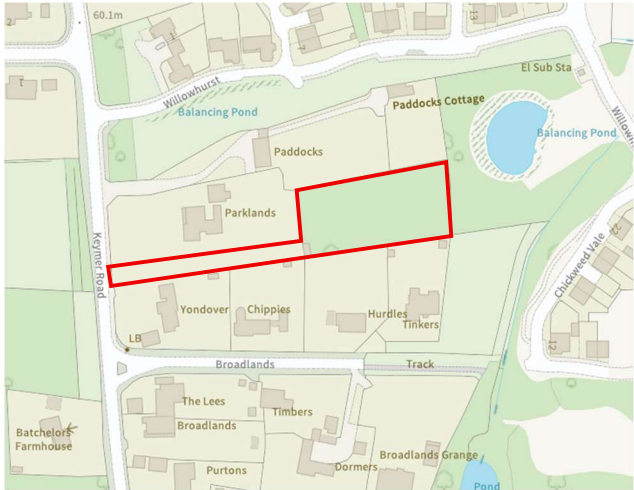
5.80. As demonstrated by the extract of the Mid-Sussex constraints map provided overleaf, the site is not located in an identified area of flood risk. As such, it is considered that the proposals are not constrained by flood risk.



Mid-Sussex Constraints Map Extract (approximate site location highlighted in red)

Historic Environment

5.81. In terms of the historic environment, the extract provided overleaf demonstrates that the site is not constrained by any historic designations.



Historic England Map Extract (approximate site location highlighted in red)

Public Rights of Way

5.82. As for PRoWs, the map extract provided overleaf demonstrates that the there are no PRoWs located within, or directly adjacent to, the development site. There are however multiple footpaths and bridleways located within the surrounding area – which provide additional means of pedestrian access to the centre of Burgess Hill, and the Nature Conservation Sites to the west (Nightingale Lane Meadows and Batchelors Farm).



Rights of Way Map (approximate site location in yellow)

Key	
	Footpath
	Bridleway

6. Summary and Conclusions

Summary

- 6.1. This Planning Statement outlines the context within which the full application is made, provides a detailed examination of the main planning considerations raised by the proposals together with a reasoned justification in support of the proposed development.
- 6.2. The proposed development seeks full planning permission for the development of a dwelling at Parklands, Keymer Road, Burgess Hill – a site which benefits from an extant (implementable) planning permission for the construction of a dwelling (application ref. DM/16/0392).
- 6.3. It is considered that the proposals represent a policy compliant proposal, that is both appropriate and acceptable as a result of the following:
- The principle of a dwelling in this location has been long established through the extant (implementable) planning permission (ref. DM/16/0392);
 - The proposed design is considered to appropriately respond to the local character and context of the built and natural environment ensuring the proposed development remains appropriately separated and subservient;
 - The proposals are considered acceptable in terms of Highways, Access, Parking – not least as the proposals comprise a materially similar arrangement as previously approved;
 - The site is located in a sustainable location, benefiting from a range of modal options within the vicinity, encouraging the use of active and alternative methods of transport;
 - The proposals are considered acceptable in light of ecology, biodiversity, and green infrastructure – as demonstrated by the supporting documentation;
 - The proposals provide for an appropriate drainage method / strategy that deals with both surface and foul water; and
 - The proposals are considered acceptable in terms of sustainability, flood risk, the historic environment, and PRoWs.
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Conclusion

- 6.4. Having regard to the above material considerations, it is considered that the proposed development represents an appropriate and policy compliant scheme.
- 6.5. Accordingly, it is therefore considered that the proposed development is acceptable, and we would respectfully request that the full application be approved.
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GJP.

**Planning &
Development
Consultancy**