



Land at Hurst Farm

Planning Statement

Date of report: February 2026

PREPARED FOR
Barratt Redrow



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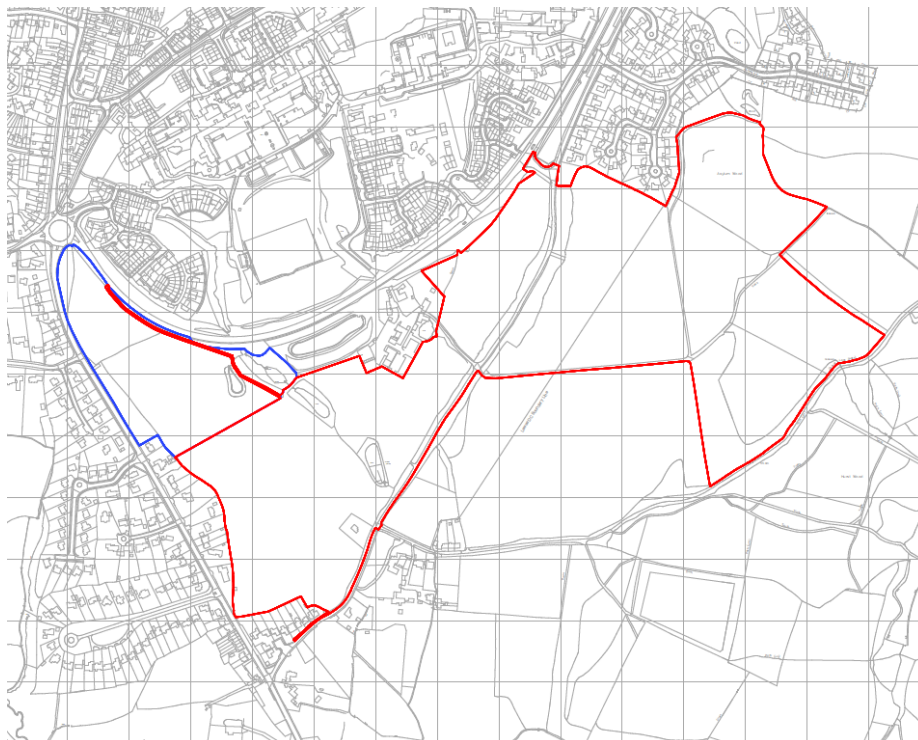
Document History

Issue	Date	Issued by	Comment
1.0	08/01/26	John Ainsworth	Draft
2.0	28/01/2026	John Ainsworth	Final

1. Introduction

- 1.1 This Statement has been prepared on behalf of Barratt Redrow Southern Counties ('the Applicant') in support of an application for reserved matters approval (**RMA**) for land at Hurst Farm, Hurstwood Lane, Haywards Heath ('The Site').
- 1.2 The application site covers land in both Mid Sussex District Council ('**MSDC**') and Lewes District Council ('**LDC**') and in accordance with national planning policy guidance, identical applications are submitted to both authorities.
- 1.3 In May 2025, Mid Sussex District Council and Lewes District Council resolved to grant outline planning permission for a master plan led development of land to the south of Haywards Heath for the following:
- Outline application with all matters reserved except for access for the erection of upto 375 new homes, a two-form entry primary school, burial ground, allotments, open space with associated infrastructure, landscaping and parking areas. (MSDC Reference: DM/22/2272, LDC Reference: LW/22/0517)*
- 1.4 An application to MSDC for the variation of Conditions 2 and 32 of DM/22/2272 to allow a revised access point from Hurstwood Lane into Parcel 2 of the site was granted permission on 23rd December 2025 (DM/25/1630).
- 1.5 An application via S96a to LDC for a Non-material amendment of approval LW/22/0517 to facilitate a revised access location was approved on 05 Jan 2026 (LW/25/0707).

Figure 1.1. Outline Planning Application - Red Line Boundary



Reserved Matters Application

- 1.5. The planning conditions attached to the outline permissions stipulate that planning permission is subject to conditions requiring additional information covering the following.

MSDC: DM/25/1630

1. Approval of the details of the appearance, layout, scale and landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority, prior to the commencement of development on site. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission".

The development hereby permitted must be begun either not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

2. In all aspects the reserved matter submissions shall be broadly in conformity with submitted parameters plan drawing (drawing no's C5116_0000-01 Rev G, C5116_0000-02 Rev F, C5116_0000-03 Rev D, C5116_0000-07 Rev D).

Reason: In the interest of appearance, character and amenity of the area to accord with policy DP26 of the District Plan and policy H1 of the Neighbourhood Plan.

LDC: LW/22/0517

2. In all aspects the reserved matter submissions shall be broadly in conformity with submitted parameters plan drawing (drawing numbers C5116_0000-01 Rev G, C5116_0000-02 Rev F, C5116_0000-03 Rev D, C5116_0000-07 Rev D)

Reason: To ensure a satisfactory development and in the interests of amenity and landscape character in accordance with LLP1 policies CP10 and CP11, LLP2 policies DM25 and DM27 and section 15 of the NPPF.

- 1.6. This Reserved Matters Application is therefore submitted pursuant to the Outline permission and seeks to address the above conditions. The Reserved Matters application deals with matters of layout, appearance, scale and landscaping and is submitted pursuant to the parameter plans approved in the Outline Planning Permission.

- 1.7. The Reserved Matters Application is therefore submitted as per the following description:

Erection of up to 375 dwellings, burial ground, allotments, open space with associated infrastructure, landscaping and parking areas, with new vehicular and pedestrian access from Hurstwood Lane

- 1.8. This application relates to all aspects of the Outline permission except for the primary school located at the western end of the land subject to the outline permission. This element of the Outline scheme will be delivered via a separate Reserved Matters Application.

Accompanying Reports

- 1.9. This Planning Statement sets out the proposals in detail and examines them against relevant national and local policies, guidance and other material considerations. This statement should be

read in conjunction with the drawings submitted as part of the application, in addition to the following accompanying documents:

- Application Forms, Certificates and Notices
- Full Suite of Architectural Plans and Drawings, prepared by IDP Architecture.
- Design and Access Statement, prepared by IDP Architecture.
- Landscape Strategy plan, prepared by Terra Firma.
- Transport Statement, prepared by Milestone.
- Drainage Technical Note, prepared by Milestone.
- Heritage Statement, prepared by CuraTerra.
- Preliminary Ecological Assessment, prepared by ACD Environmental.
 - Dormouse Technical Note, prepared by ACD Environmental.
 - Reptile Mitigation Strategy, prepared by ACD Environmental.
 - Biodiversity Net Gain Report, prepared by RSK.
- Arboricultural Impact Assessment and Method Statement, prepared by ACD Environmental.
- Planning Noise Assessment, prepared by Suono.
- Air Quality Impact Assessment, prepared by RSK.

Structure Accompanying Reports

1.10. The structure of this Planning Statement is as follows.

- **Section 2** (Site Context) provides an overview of the site and surrounding area as well as the relevant planning designations.
- **Section 3** (Pre-Application Advice) sets out an overview of the pre-application engagement undertaken with MSDC, LDC and WSCC and local stakeholders.
- **Section 4** (The Proposed Development) sets out details of the development proposals.
- **Section 5** (Planning Policy Framework) sets out the relevant planning policy framework that the proposals are to be considered against.
- **Section 6** (Planning Assessment) provides a discussion of the material planning considerations arising from the application proposals.
- **Section 7** (Conclusions) presents our conclusions.

2. Site Context

The Site and Surrounding Context

The Site and Surrounding Context

- 2.1. The site subject to this Reserved Matters Application comprises 33 hectares of greenfield land that is currently mostly undeveloped and partially used for grazing purposes. The Site lies predominantly within the administrative area of Mid Sussex District Council; however, approximately 13 hectares on the north-eastern side of the site fall within the administrative area of Lewes District Council (**LDC**). West Sussex County Council (**WSCC**) is the highways authority.
- 2.2. The Site is located on the southern periphery of the town. Established residential development surrounds the Site to the west, north, and east, while agricultural fields and woodland lie to the south. Haywards Heath Town Centre is approximately 1.3 km to the northwest of the Site, and Princess Royal Hospital is located about 250 m to the north.

Figure 2.1. Site Location Context (Google Earth)



Accessibility

Vehicular, Pedestrian and Cycle

- 2.3. The A272 (Rocky Lane) runs to the north of the site. Rocky Lane serves as a southern relief road, providing connections to the A23 to the west and the A22 to the east. The B2112 (Fox Hill), which heads south from Rocky Lane towards Wivelsfield Green, runs to the west of the site.
- 2.4. The site is bisected through its centre by Hurstwood Lane, which provides a link between Rocky Lane to the north and Fox Hill to the southwest.

- 2.5. The Outline Planning Application provides full planning permission for a total of five access points to the site, one for each of the residential parcels and one to the primary school site (which falls outside of this RMA).
- 2.6. An existing pedestrian and cycle crossing point is located on Rocky Lane, just west of the junction with Hurstwood Lane. Robertson Drive (via Rocky Lane) and the eastern end of Hurstwood Lane provide existing pedestrian and cycle links to the wider town and the Princess Royal Hospital.
- 2.7. The Outline Application proposes improvements to the pedestrian and cycle connectivity. This includes the provision of additional crossings on Rocky Lane and a toucan crossing on Fox Hill

Bus

- 2.8. Bus stops are located on Fox Hill, close to the junction with Hurstwood Lane and at Princess Royal Hospital, serving a wide variety of bus routes. (Table 2.1).

Table 2.1. Local Bus Routes

Stop	Route	Destination
Fox Hill / Princess Royal Hospital	166	Lewes – Haywards Heath
	271	Brighton (Kemp Town)
	272	Brighton (Kemp Town) – Crawley
Princess Royal Hospital	30	Lindfield – Haywards Heath
	31 (A, B)	Cuckfield – Uckfield
	33 (A)	Haywards Heath - Hustpierpoint
	39	Bolnore Village
	62	Crawley – Walstead
	89	Horsham – Haywards Heath
	149	South Chailey – Scaynes Hill
	270	Brighton (Churchill Square) – East Grinstead

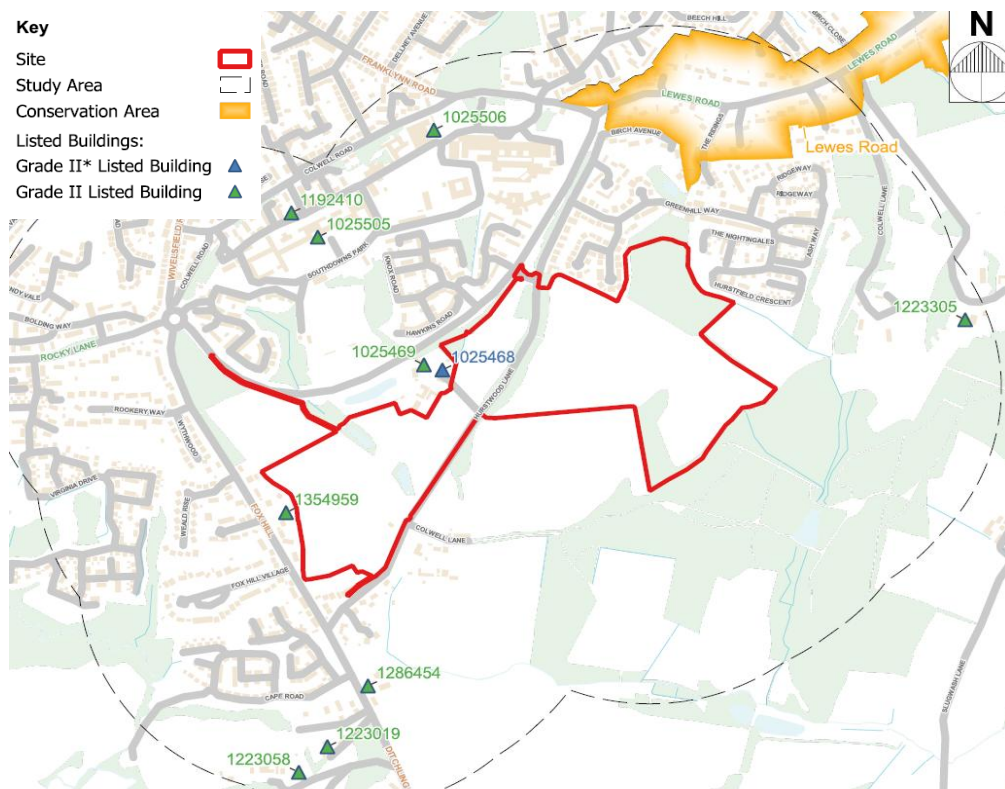
Rail

- 2.9. Haywards Heath railway station is situated 1.6 miles to the north of the Site, serving Thameslink, Southern and Gatwick Express services between Bedford (2tph), Cambridge (2tph), London Victoria (6 tph), Brighton (6tph), Eastbourne (2tph) and Littlehampton (2tph).

Heritage

- 2.10. The site does not contain any listed buildings and is not within a Conservation Area. The Grade II* 16th-century detached Hurst Lodge (also known as the Hospital Farmhouse) and the associated Grade II listed 17th-century barn is located immediately to the north. Other nearby listed buildings include Middlefield Cottage (Grade II) on Fox Hill to the west and Cleavewater (Grade II) c.250m to the south of the site.
- 2.11. The Lewes Road Conservation Area (designated 1989) is located c.120m to the northeast of the site.

Figure 2.2: Heritage Assets Map (Cura Terrae)



Flood Risk

- 2.12. The Site is located within Flood Zone 1 (Lowest risk of flooding) (Figure 2.3). Limited parts of the Site are subject to a medium risk of surface water flooding (Figure 2.4).

Figure 2.3: Flood Risk Map (Environment Agency)

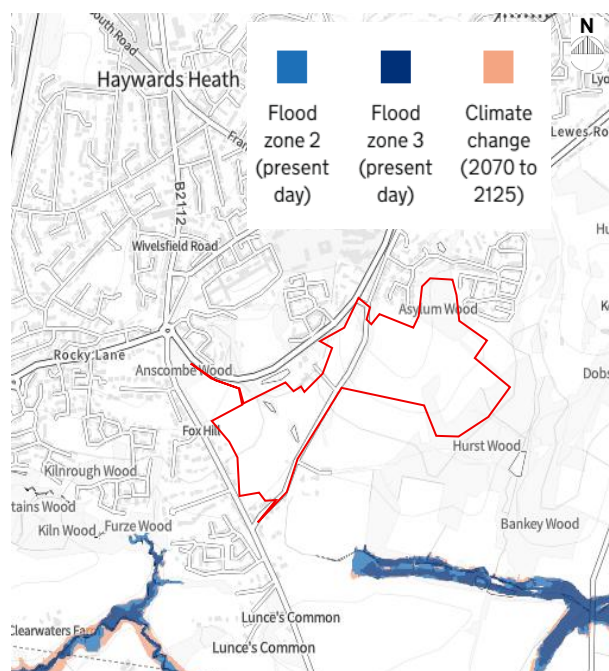
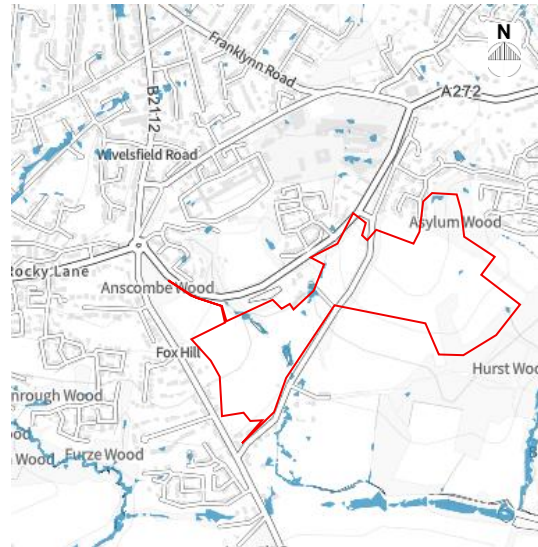


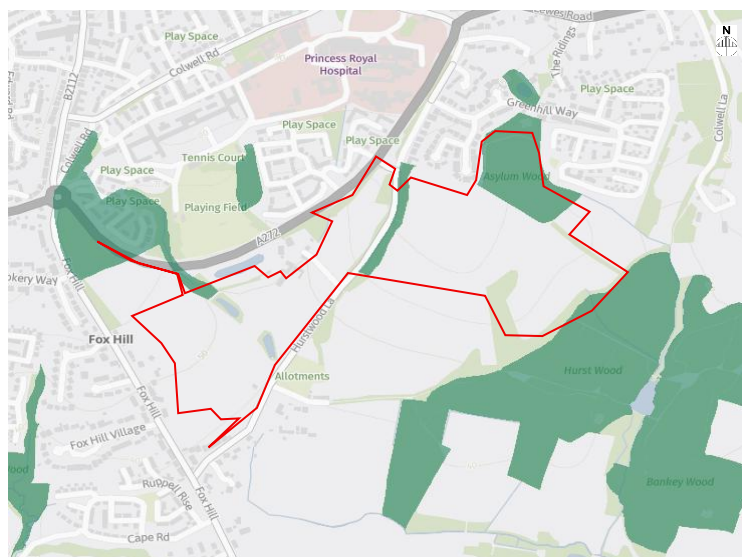
Figure 2.4: Surface Water Flood Risk Map (Environment Agency)



Trees

- 2.13. The site is bisected via a narrow band of around 0.7ha of Ancient Woodland to the immediate east of Hurstwood Lane. Additional Ancient Woodland is located to the immediate north (Asylum Wood) and to the immediate south (Hurst Wood) of the site.
- 2.14. Translocated Ancient Woodland is located adjacent to the site in a roughly triangular area of land between A272 and B2112 Fox Hill. The woodland was translocated to this location during the construction of A272 Rocky Lane.

Figure 2.4: Ancient Woodland Map (Savills, DEFRA base map)



3. Pre-Application Advice

- 3.1. This section of the Planning Statement provides an overview of the discussions that had been held with officers at MSDC and other stakeholders and outlines how the proposals have informed the detailed proposals set forth for approval as part of this detailed application.

Pre-Application Discussions

- 3.2. The applicant has sought pre-application advice from both MSDC, LDC and Haywards Heath Town Council prior to submission of this Reserved Matters application.

Local Planning Authority

- 3.3. A meeting was undertaken with MSDC on the 20th March 2025 with follow up written advice received from Steven King at MSDC on the 7th April 2025. LDC were invited to participate in the meetings but did not attend. Homes England also attended this meeting.
- 3.4. The main themes from the pre-application engagement are summarised in the Table 3.1 and with our response in Table 3.2.

Table 3.1: Pre-Application General Discussion Points

Theme	Summary of key points of discussion
Planning Strategy	The submitted Reserved Matters Application will cover both MSDC (359 dwellings) and LDC (16 homes). MSDC confirmed happy with approach
Burial Ground / Allotments / Country Park	- Homes England confirmed prior engagement with Haywards Heath Town Council. - The applicant confirmed willing to meet the costs of designing these aspects of the scheme.
Play Areas	The applicant confirmed Play Areas would be designed as accessible and inclusive facilities in accordance with Barratt Redrow guidance.
Affordable Housing	- Proposals will achieve 30% on site affordable housing within the MSDC portion only. Affordable housing within LDC to be provided via financial sum. MSDC confirmed satisfied with this approach. - MSDC requested that 5.no dwellings to be M4(3)(2)(b). The Applicant confirmed this is accepted. - MSDC requested that all affordable dwellings to meet NDSS. The Applicant confirmed this is accepted. - MSDC noted that there must be no more than 10 units in a 'cluster' or 12 if flats are included. The Applicant confirmed that this will be met.

Table 3.2: Pre-Application Design Discussion Points and Application Response

Theme	Key Points of Discussion	Application Response
Design Considerations	MSDC's focus to ensure that the connectivity of the scheme was well thought out, and a clear desire line was proposed for pedestrian and cycle users through the scheme.	Pedestrian and cycle links connect to Rocky Lane and dwellings face outwards towards Haywards Heath to encourage connectivity to the wider town.
	MSDC queried whether it was appropriate for Parcel 2 to have rear gardens facing the most-northern basin.	Dwellings within Parcel 2 face outwards towards the open space and basins.
	MSDC requested flats between 3 and 4 storeys along the boundary between Parcels 2 and 3, facing onto the Open Space.	Apartment blocks B, C (3 storey) and D (4 storey) provide a strong frontage to the central area of open space (village green), alongside 3 storey dwellings.
	MSDC noted that an overlay of the Tree Plans would be beneficial to ensure as many trees as possible are retained in their current positions.	Arboricultural plans are provided as part of this Reserved Matters Submission.
	MSDC noted that some clusters of affordable dwellings were too concentrated.	Affordable dwellings are distributed across the parcels, with no more than seven affordable dwellings located adjacent to each other.
	MSDC noted that they were not happy with the central design of Parcel 2 and the over-domination of flats and parking courtyards. Request was to mainly secure parking courtyards behind FoGs or similar rather than having them facing roads.	All parking courtyards within parcel 2 now site behind buildings.
	MSDC requested provision of pedestrian access to the business park at Hurst Wood Grange.	The Parameter Plans do not allow for this. This was noted by the applicant at the meeting.

Heritage	MSDC detailed will need to ensure scheme appropriately relates to neighbouring Listed Buildings.	- Dwellings face towards the grouping at Hurst Grange Farm. - Open Space and a wooded belt are provided around Middlefield Cottage.
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3.5. Further to the meeting on the 20th March 2025 written comments were subsequently received from MSDC. This reflected consultation responses from the MSDC Urban Designer, Conservation Officer and Housing Enabling Team Manager.

3.6. The following summary of the key additional points arising from the written response is set out.

- **Drainage:** Key for the means of drainage for the site to be established at the outset so that the layout of the streets and buildings can then be informed by this and can be designed to conform with the Council's Design Guide SPD.
- **Topography:** Essential for the layout to work with the contours of the site to avoid, as far as possible, extensive retaining structures and large areas of cut and fill.
 - Layouts should be accompanied by sections and street scenes to fully explain and demonstrate how the proposed layout will work and exactly what it would look like.
 - Sections of large apartment buildings will be required to show how these will fit into the profile of the land.
- **Number of Dwellings:** Desirable to bring forward 375 units to make efficient use of this allocated site.
- **Heritage:** Recognition from MSDC that change to setting of heritage assets is an inevitable consequence arising from the allocation of the site for residential development. MSDC detailed harm to neighbouring heritage assets was judged at the outline stage to be less than substantial and therefore a balancing exercise was required between this harm and the public benefits of the proposal. Design should seek to minimise harm to heritage assets as much as possible.
- **Section 106:** MSDC will only collect infrastructure payments for the dwellings that fall within the administrative boundary of Mid Sussex. If a new property straddles the boundary between the two local authorities, MSDC will agree with Lewes DC which authority would receive the infrastructure payment for that unit.

Haywards Heath Town Council

- 3.7. A meeting was undertaken with Haywards Heath Town Council on the 7th May 2025. The main points of the discussion can be summarised within Table 3.3, alongside setting out how the application responds to these comments.

Table 3.3: Haywards Heath Town Council Pre-Application Design Discussion Points and Application Response

Theme	Summary of key points of discussion	Application Scheme Response (If required)
Planning Strategy	The applicant offered to cover costs associated with the planning design and planning approval of the ancillary uses but will not be involved in the construction or tendering of the ancillary uses.	
Burial Ground	- Design matters including the following were discussed. - To contain a loop road or road with hammerhead at the end. - Parking Area to be provided for 4-6 cars. - Landscaping along boundary edges to ensure it feels tranquil with minimal views of surrounding houses. - Access to be provided along the southern boundary with gates.	- Burial ground contains a loop road alongside a small parking area. - A tree belt particularly to the west and north provides tranquillity and minimises views towards the new dwellings, - Access is provided along the southern boundary.
Allotments	- Design matters including the following were discussed. 5-10% of allotments to be disabled/accessible. - Parking Area to be provided for 4-6 cars - can be combined with an area for the Country Park if easier. - Storage area to be provided for the Parish Council to store materials. To be located at the entrance alongside the parking spaces. - Allotment boundary to be principally hedging with minimal trees to stop shading.	- The allotments have been designed to LPA standards. - Retaining walls and banking have been utilised to create level plots on a series of terraces. This has resulted in 17 x 5 rod plots (standard), and 6 x 2.5 rod plots, which are to be finished with topsoil and accessed by grass paths. 3x accessible 5 rod plots will be located near to entrance, hard surfaced and supplied with raised beds. - A gravel surfaced car park is provided to LPA requirement to serve the allotments and the Country Park.

		• 3 water points and a storage shed are provided. • The allotment has a proposed metal boundary fence, softened in planting, for security.
Country Park	• Design matters including the following were discussed. ▪ Small parking area to facilitate 4-6 cars with room for a small food/coffee truck to pull in to. ▪ Country Park to be principally open space with an accessible walking route, no equipment required although may be some desire for some trim-trail equipment along the edge.	• The country park will comprise native scrub and woodland planting, wildflower and amenity space. • Varied paths of mown grass, hoggins and mulch will increase accessibility by defining steeper and more comfortable routes with the addition of way-markers. • The shared car park will encompass space for a coffee van and maintenance vehicles.

Design Review Panel

- 3.8. In line with the requirements of the MSDC Local Plan, the applicant has engaged with the MSDC Design Review Panel and Design South East (**DSE**). Feedback from the design review panels have been taken into consideration with changes made to the detailed design of the scheme to positively respond to comments from the panel.

Design South East

- 3.9. Meetings were held with DSE in July and November 2025. A written response was received on the 11th July 2025.
- 3.10. The following points were raised.

- Consideration should be given to views to and from the site.
- Important to avoid large retaining walls.
- Pedestrian / wheeling / cycle routes should be prioritised.
- Reduce dominance of parking on the streetscene.
- Relationship with the historic building group to the north requires further consideration.

MSDC Design Review Panel

- 3.11. A meeting was held with the MSDC Design Review Panel (**DRP**) on the 16th July 2025.

- 3.12. The DRP considered care had been taken with the orientation of buildings and responding to the change of levels across the site, together with passive surveillance and integration with the natural environment.
- 3.13. The DRP requested opportunities should be taken to.
- Secure linked ecology spaces, to create wildlife corridors and pedestrian permeability throughout the development and beyond.
 - Integrate car parking.
 - Ensure that orientation and shading were optimised to avoid overheating.
 - Develop a coherent strategy for complying with Future Homes Standard.
 - Improve the strategy for trees particularly along secondary roads.

4. The Proposed Development

The Reserved Matters Scheme

- 4.1. This RMA has been designed in accordance with the parameters established via the approval of the Outline Application.
- 4.2. This application seeks approval of Reserved Matters for 375 homes (Use Class C3), together with a burial ground, allotments, and areas of open space, under the following description of development:
- Erection of 375 dwellings, burial ground, allotments, open space with associated infrastructure, landscaping and parking areas, with new vehicular and pedestrian access from Hurstwood Lane*
- 4.3. This RMA encompasses land within both MSDC and LDC.

The Masterplan

- 4.4. The site benefits from Outline Planning Permission granted in May 2025 under MSDC reference DM/22/2272 and LDC reference LW/22/0517.
- 4.5. An application to MSDC for the variation of Conditions 2 and 32 of DM/22/2272 to allow a revised access point from Hurstwood Lane into Parcel 2 of the site was granted permission on 23rd December 2025 (DM/25/1630).
- 4.6. An application via S96a to LDC for a Non-material amendment of approval LW/22/0517 to facilitate a revised access location was approved on 05 Jan 2026 (LW/25/0707).
- 4.7. The description of the approved development is as follows:
- “Outline application with all matters reserved except for access for the erection of up to 375 new homes, a two-form entry primary school, burial ground, allotments, open space with associated infrastructure, landscaping and parking areas. (MSDC Reference: DM/25/1630, LDC Reference: LW/22/0517)”.*

Approved Plans

- 4.8. Condition 2 of the Outline permission ('OPA') requires the development 'to be carried out broadly in conformity in accordance with the approved plans. The 'approved plans' of the extant permission across the wider site includes the following parameter plans.
- Parameters - Land Use Plan: C5116_0000-01 Rev G
 - Parameters - Building Heights Plan: C5116_0000-02 Rev F
 - Parameters - Residential Densities: C5116_0000-03 Rev D
 - Parameters - Landscape and Green Infrastructure: C5116_0000-07 Rev D
- 4.9. The reference to 'broad compliance' opposed to strict compliance provides a degree of flexibility for deliverability at reserved matters stage.

5. Planning Policy Framework

- 5.1. The National Planning Policy Framework (“**NPPF**”), Section 38(6) of the Planning and Compulsory Purchase Act 2004 directs local planning authorities to determine planning applications in line with the policies of the Development Plan unless material considerations indicate otherwise.
- 5.2. The adopted statutory Development Plan for MSDC comprises.
 - The Mid Sussex District Plan 2014-2031 (March 2018)
- 5.3. The adopted statutory Development Plan for LDC comprises.
 - Lewes District Local Plan Part 1 Joint Core Strategy 2010-2030 (May 2016)
 - Lewes Local Plan Part 2 Site Allocations and Development Management Policies (February 2020)

National Planning Policy

- 5.4. The NPPF (2024) and the National Planning Practice Guidance (2014) (with further updates) represent material considerations that should be considered in the determination of all planning applications.

National Planning Policy Framework

- 5.5. At the heart of the NPPF is a presumption in favour of sustainable development which is outlined in paragraph 11. Criteria C specifies that any development proposals in accordance with an up-to-date development plan are to be approved without delay.
- 5.6. The NPPF sets out that the Government expects the planning system to deliver homes, businesses, and infrastructure and improve local places whilst at the same time protecting and enhancing the natural and historic environment.
- 5.7. The NPPF outlines the three overarching objectives for achieving sustainable development – Economic, Social and Environmental [Paragraph 8].
 - **An economic objective** – 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.
 - **A social objective** – 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
 - **An environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’
- 5.8. Paragraph 40 encourages good quality pre-application discussion.

- 5.9. Paragraph 60 details the importance of a sufficient amount and variety of land to come forward where it is needed to support the Government's objective of significantly boosting the supply of homes.
- 5.10. Section 9 relates to the promotion of sustainable transport. Paragraph 109 details transport issues should be considered from the earliest stages of development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This includes "*c) understanding and addressing the potential impacts of development on transport networks;*" and "*e) identifying and pursuing opportunities to promote walking, cycling and public transport use.*"
- 5.11. Paragraph 110 requires significant development to be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes, while recognising that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.
- 5.12. Paragraph 116 states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 5.13. Section 12 (*Achieving well designed places*) sets out the great importance that the Government places on design of the built environment. Paragraph 124 outlines that planning policies and decisions should "*promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions*".
- 5.14. Paragraph 129 requires planning decisions to support development that makes efficient use of land. This should take account of:
- "a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.*
- b) local market conditions and viability.*
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use.*
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) the importance of securing well-designed, attractive and healthy places."*
- 5.15. Paragraph 131 incorporates good design as a key aspect of sustainable development to create successful places to live and work.
- 5.16. Paragraph 136 details the importance trees play to the character of urban environments.
- "Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."*

- 5.17. Paragraph 182 requires schemes to incorporate sustainable drainage systems (SuDS) to control flow rates and reduce volumes of runoff. These should be proportionate to the scale of the proposals and provide multifunctional benefits including facilitating improvements in water quality, biodiversity, and amenity.
- 5.18. Paragraph 161 requires new development to incorporate measures and infrastructure to be resilient to the impact of climate change and assist with the aspiration of achieving net zero by 2050. This includes physical protection measures, encouraging the reuse of existing resources and reductions in greenhouse gas emissions.
- 5.19. In terms of energy and sustainable development, Section 14, paragraph 166 details:
“In determining planning applications, local planning authorities should expect new development to: comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption”
- 5.20. Section 15 requires decisions to protect and enhance valued landscapes, recognise the intrinsic character and beauty of the countryside, provide net gains in biodiversity and prevent new development from having an adverse effect on quality of soil, air, water or noise.
- 5.21. Section 16 (*Conserving and enhancing the historic environment*) requires applicants to describe the significance of any heritage assets affected by development [207].
- 5.22. Paragraph 210 details that, in determining applications LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with the conservation and the desirability of new development in making a positive contribution to local character and distinctiveness.
- 5.23. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal [215].
- 5.24. The proposed development is entirely compliant with the thrust of the principles of the NPPF and will deliver a sustainable form of development on the edge of one of the largest settlements in MSDC.

Draft National Planning Policy Framework (2025)

- 5.25. The Ministry of Housing, Communities and Local Government (**MHCLG**) published a consultation on a draft revised NPPF on 16th December 2025 which runs until 10 March 2026. At present whilst this document currently carries limited weight, it provides a clear direction of travel for the future of planning and national policy.
- 5.26. The objectives of Part 4 (*Achieving sustainable development*) are described as meeting development needs through sustainable patterns of development, including through maximising the potential for growth on suitable land within settlement.
- 5.27. This is achieved through applying the presumption in favour of development [National Decision-Making Policy (**NDMP**) S3] and for development within settlements the application of NDMP S4 (*Principle of development within settlements*).

- 5.28. NDMP 4 is clear that “*Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework*”.
- 5.29. Part 6 (*Delivering a sufficient supply of homes*) aims to support the delivery of a substantial increase in the supply of homes, by ensuring that a sufficient amount and variety of land can come forward where needed. This includes planning for an appropriate mix of accommodation for the local community.
- 5.30. NDMP 07 (Meeting the need for homes) states “*substantial weight should be given to the benefits of providing accommodation that will contribute towards meeting the evidenced need of the local community, taking into account any up-to-date local housing need assessment, and other relevant evidence (including the extent to which there is a five year supply of deliverable housing, and performance against the Housing Delivery Test)*”.

Mid Sussex District Council

Adopted Planning Policy - Mid Sussex District Plan 2014-2031

- 5.31. The Mid Sussex District Plan 2014-2031 (**MSDP**) was adopted on 28 March 2018 and provides the strategic planning overview of the district during the plan period (up to 2031) as well as the detailed development management policies.
- 5.32. Policy DP4: *Housing* details an objectively assessed housing need of 14,892 dwellings over the plan period. An average of 1,090 dwellings per annum will be delivered between 2024/25 and 2030/31.
- 5.33. Other policies within the MSDP relevant to this application are.
- **Policy DP21 (Transport):** Requires development to support the creation of sustainable and healthy communities, alongside the objectives of the WSCC Transport Plan.
 - **Policy DP26 (Character and Design):** Requires development to be well designed, reflect the distinctive character of the town and being sensitive to the countryside and landscape.
 - **Policy DP27 (Dwelling Space Standards):** Nationally described space standards will be applied to all development.
 - **Policy DP28 (Accessibility):** Requires all development to meet and maintain high standards of accessibility to support the creation of healthy and inclusive communities. Development should encompass provision for 20% of dwellings to meet Category 2 – accessible and adaptable dwellings under Building Regulations – Approved Document M Requirement M4.
 - **Policy DP29 (Noise, Air and Light Pollution):** Requires noise sensitive development including dwellings to not be located close to, and protected from unacceptable levels of noise, light and air pollution.
 - **Policy DP30 (Housing Mix):** Requires housing development to provide a mix of dwelling types and sizes from new development (including affordable housing) that reflects current and future local housing needs.
 - **Policy DP31 (Affordable Housing):** Requires provision of 30% of on-site affordable housing.

- **Policy DP34** (*Listed Buildings and Other Heritage Assets*): Requires development to protect listed buildings and their setting. This requires a demonstration of a thorough understanding of the building and its setting.
- **Policy DP35** (*Conservation Areas*): Requires development to protect the setting of a conservation area including views into and out of the area.
- **Policy DP37** (*Trees, Woodland and Hedgerows*): Requires development to incorporate existing important trees, woodland and hedgerows and support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting.
- **Policy DP38** (*Biodiversity*): Requires development to Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity.
- **Policy DP39**: *Sustainable Design and Construction*: Details measures that development proposals should incorporate to improve the sustainability of development.
- **Policy DP41**: *Flood Risk and Drainage*: Requires SuDS to be sensitively designed and located to improve biodiversity, enhanced landscape and good quality spaces.

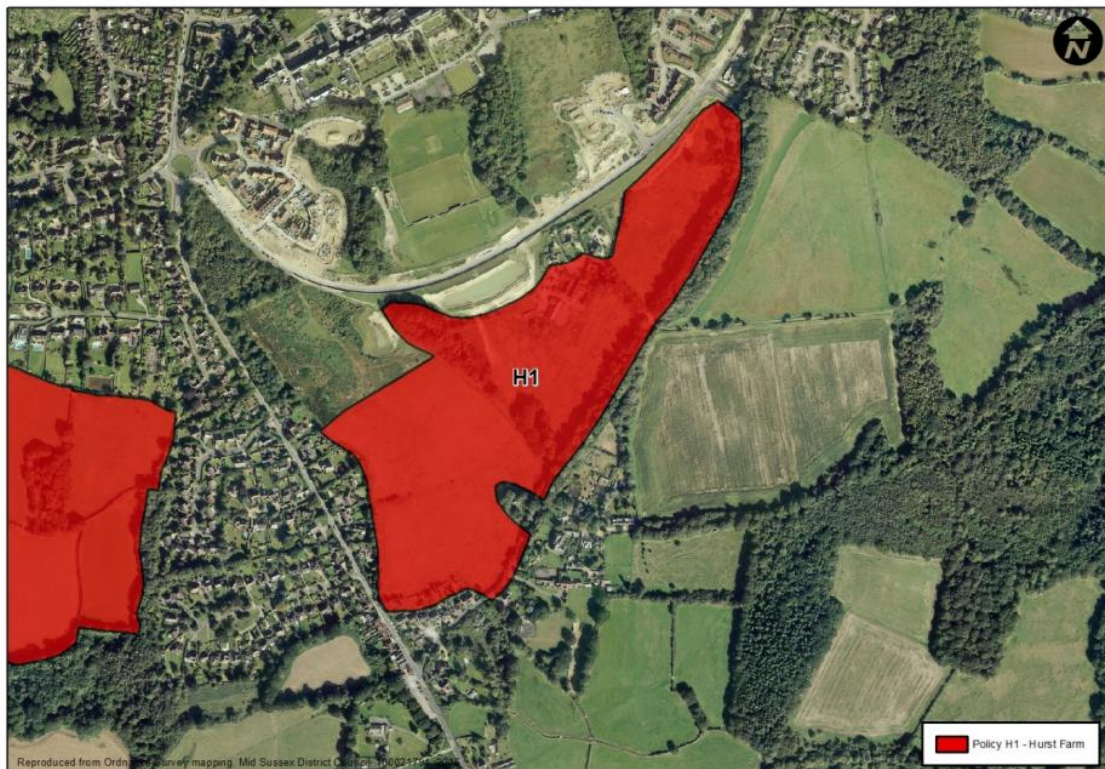
Emerging Planning Policy - Mid Sussex District Plan 2021-2039

- 5.34. The adopted Local Plan (March 2018) is now over 5 years old. MSDC have commenced work on the preparation of the replacement Local Plan 2021-2039 which supersedes the policies contained within the adopted version of the district plan.
- 5.35. Regulation 19 (**R19**) Consultation was undertaken through January / February 2024 and submitted for examination in July 2024. Stage 1 examination sessions commenced in October 2024.
- 5.36. The R19 emerging Local Plan outlines a housing supply of 20,616 dwellings between 2021 and 2036 against an identified need of 19,620 homes. This includes allocated sites providing capacity for 6,687 homes and a windfall allowance of 1,768 homes.
- 5.37. The site subject to this RMA is not allocated within the emerging R19 Plan, and forms part of this windfall allowance. Neighbouring land to the immediate east of Hurstwood Lane is subject to site allocation policies DPA5 and DPA6 for 36 and 30 dwellings, respectively.
- 5.38. In April 2025, the Inspectorate wrote to Mid Sussex District Council to outline concerns that the authority have failed to meet the duty to cooperate in respect of the delivery of housing to meet unmet housing need from neighbouring authorities of Crawley, Horsham and Brighton and Hove. The inspector recommended that the draft Local Plan was withdrawn.
- 5.39. MSDC wrote to the inspector in September 2025 setting out that they consider the Emerging Local Plan to have been prepared in accordance with all legal duties, including meeting its housing need in full and making a significant contribution towards the unmet need of neighbouring authorities despite substantial environmental and infrastructure constraints.
- 5.40. The Inspector wrote to MSDC in November 2025 confirming that they will provide MSDC the opportunity to represent its case in hearings scheduled to take place at a date to be arranged in early 2026.
- 5.41. At this stage, the draft Local Plan holds very limited weight in the determination of the reserved matters application.

Adopted Neighbourhood Plan - Haywards Heath Neighbourhood Plan (December 2016)

- 5.42. The adopted Haywards Heath Neighbourhood Plan (**HHNP**) sets out proposed local planning policies for the development of the town from 2014 to 2031.
- 5.43. Land to the north of Hurstwood Lane forms part of allocation Policy H1 (Land at Hurst Farm) in the Haywards Heath Neighbourhood Plan. The site allocation is for 350 new homes, the provision of a new school plus informal open space to include a burial ground and allotments.

Figure 5.1: Policy H1: Land at Hurst Farm (HHNP)



- 5.44. Furthermore, the following policies are of relevance to the determination of this application:
- **Policy E3** - A site is allocated off Hurstwood Lane to provide new allotments.
 - **Policy E4** - A site is allocated off Hurstwood Lane to provide for a new cemetery.
 - **Policy E6** - New major development will be required to promote Green Infrastructure opportunities within the site and establish and / or enhance links between this and existing Green Infrastructure in the immediate vicinity of the site.
 - **Policy E7** - New development proposals will be required to incorporate Sustainable Drainage Systems, where practical, as part of the design of new housing and commercial development and indicate how such schemes will be managed and maintained.

- **Policy E8** - New major development proposals, defined as 10 or more dwellings, 1,000sqm floorspace or more, or application sites over 1 hectare, will be required to be designed to support making the town more sustainable.
- **Policy E11** - Major Development proposals sited on the edge of Haywards Heath or in a visually prominent location will be required to be supported by an assessment of the views to and from the proposed development.
- **Policy E13** - Proposals for new residential development should provide good quality private outdoor space which is appropriate to the development propose.
- **Policy T1** - Planning applications for new major development proposals will be required to provide good pedestrian and cycle connections with safe crossing points to the existing pedestrian and cycle network linking to the town centre and local services.
- **Policy L3** - Land is allocated as open space to provide a landscape setting to the proposed Allotments and Cemetery.

Lewes District Council

Adopted Planning Policy – Lewes Local Plan Part 1 Joint Core Strategy 2010-2030 (May 2016)

- 5.45. The north-eastern end of the site is located within Lewes District and is therefore subject to the Lewes District Local Plan. Part 1 of the Plan was adopted in May 2016 as the Core Strategy setting out the spatial vision for the district between 2010 and 2030.
- 5.46. The relevant policies of the Core Strategy for this application are:
- **Spatial Policy 1** (*Provision of housing & employment land*): Details a minimum of 6,900 dwellings will be provided between 2010 and 2030.
 - **Spatial Policy 2** (*Distribution of housing*): Details Neighbourhood Plans could be used to identify the provision of a of minimum of 200 additional units within locations not identified within the Local Plan.
 - **Core Policy 1** (*Affordable Housing*): Details a district wide target of 40% affordable housing, including affordable rented and intermediate housing, will be sought for developments of 10 or more dwelling units. In exceptional circumstances this requirement can be determined on a site-by-site basis where justified by site or market conditions. Affordable units should be integrated throughout the development area.
 - **Core Policy 2** (*Housing Type, Mix and Density*): Requires housing developments to provide a range of dwelling types and sizes to meet the identified local and reflect the context of the site.
 - **Core Policy 9** (*Air Quality*): Details development should not have a negative impact on the surrounding area in terms of its effect on health, the natural environment or general amenity to provide mitigation measures and promote opportunities for walking, cycling and public transport.
 - **Core Policy 10** (*Natural Environment and Landscape*): Requires the landscape qualities and characteristics of the district are maintained and where possible enhanced.

- **Core Policy 11** (*Built and Historic Environment & Design*): Requires development to conserve the character of towns, villages and rural environments, and ensuring all development are designed to a high standard.
- **Core Policy 12** (*Flood Risk, Coastal Erosion & Drainage*): Requires that development is steered away from areas of flood risk.
- **Core Policy 13** (*Sustainable Travel*): Details development that encourages travel by walking, cycling and public transport will be supported.
- **Core Policy 14** (*Renewable and Low Carbon Energy*): Details the incorporation of renewable and low carbon energy will be encouraged within development.

Adopted Planning Policy – Lewes Local Plan Part 2 Site Allocations and Development Management Policies (February 2020)

- 5.47. The Local Plan Part 2 (**LPDMP**) includes a number of further housing and employment allocations as well as setting the general development management policies for the district. The Site does not benefit from an allocation with LDC.
- 5.48. Policy DM1 (*Development Boundaries*) identifies that proposals outside the planning boundaries new development will only be permitted where it is consistent with a specific development plan policy or where the need for a countryside location for development can be demonstrated.
- 5.49. In addition to Policy DM1, the following policies are of relevance to this application:
- **DM15** (*Provision for Outdoor Playing Space*): Details provision of outdoor playing space available for public use will be sought.
 - **DM16** (*Children's Play Space in New Housing Development*): Requires provision of children's play space for development encompassing over 20 dwellings.
 - **DM23** (*Noise*): Requires Residential development to demonstrate that users of the development will not be exposed to unacceptable noise disturbance from existing or future uses.
 - **DM25** (*Design*): Requires the layout and design (including scale, form, height and massing) of development to respond to the characteristics of the development site.
 - **DM27** (*Landscape Design*): Requires development demonstrates a high quality of landscape design.
 - **DM33** (*Heritage Assets*): Requires proposals make a positive contribution to the setting of heritage assets.

Emerging Planning Policy

- 1.5.1.1 The adopted Local Plan is now over 5 years old. LDC have undertaken 3 stages of Regulation 18 Consultation.
- 1.5.1.2 Stage 1 (*Issues and Options*) consultation was carried out from 9 July to 3 September 2021. Stage 2 (*Spatial Strategy and Policy Directions*) consultation was carried out between 29th November 2023 to 19th February 2024.
- 1.5.1.3 Stage 3 (*Defining our policies and early site allocation proposals*) consultation was carried out between 6 January 2025 and 28 February 2025. This incorporates early site allocation proposals. The site subject to this RMA is not identified as a site allocation.

6. Planning Assessment

- 6.1. This section provides an assessment of the proposed development having regard to the Development Plan policies outlined above.

Principle of Development

- 6.2. On an application for approval of reserved matters, the principle of the development is established by the grant of the outline planning permission: see McClean Homes (East Anglia) v SSETRA [1999] PLCR 372. The Application accords with the permission granted under the Outline Consent which has established the principle of residential (C3) and associated infrastructure in this location (see Parameter Plans).
- 6.3. National, regional and local planning policy seeks to secure sustainable patterns of development and regeneration through concentrating development in accessible locations. This is encapsulated in the presumption in favour of sustainable development set out in the NPPF, which states that proposals which accord with the development plan should be approved without delay (paragraph 11).
- 6.4. Policy H1 [Land at Hurst Farm] in the HHNP allocates the land within MSDC for 350 new homes, the provision of a new school plus informal open space to include a burial ground and allotments.
- 6.5. The Outline Planning Permissions (DM/25/1630 and LW/22/0517) as approved May 2025 established the principle of development on the site for up to 375 dwellings, a two-form entry primary school, burial ground, allotments, open space with associated infrastructure, landscaping and parking areas.
- 6.6. This RMA submission has been designed in accordance with the approved parameter plans, as detailed.
- **Land Use Plan:** The Land Use Plan details the locations of 4 residential parcels, open space, burial ground and the allotments alongside the vehicle access points. The locations of the various land uses and access points are as set out within this plan.
 - **Building Heights Plan:** The Building Heights Plan details the highest buildings (up to 4 storey) around the village green between parcels 2 and 3, with parcel 2 on the lower ground also capable of accommodating buildings up to 3 storeys. The proposal has been designed on this basis.
 - **Residential Densities:** The Residential Densities Plan details high densities (45-50 units / ha) within parcels 2 and 3, with lower densities within parcel 4 (3—35 units / ha). This is reflected within the overarching character areas.
 - **Landscape and Green Infrastructure:** The Landscape and Green Infrastructure Plan details provision of a Village Green between Parcels 2 and 3 alongside Country Park (as per the requirements of HHNP Policy L3) within the north west corner of the Site. This arrangement is followed through within the masterplan.
- 6.7. This Reserved Matters application is in accordance with the outline planning permission and the provisions of the HHNP and therefore the principle of development at the site remains acceptable.
- 6.8. With an established and continued need for market and affordable housing, neighbourhood plan allocation and the outline permission already in place, Reserved Matters approval for a scheme in accordance with the provisions of the approved parameter plans should be granted without delay.

Furthermore, when considering that the site is included in the current housing land supply calculations, it must be noted that Barratt Redrow are a national housebuilder who will seek to progress the build process as soon as practical after a Reserved Matters permission is granted. This will ensure that dwellings are brought forward in good time and make a significant contribution to MSDC's housing supply position.

- 6.9. Development of the Site for up to 375 units will deliver a range of positive social, economic and environmental benefits which should be afforded significant weight in the planning balance. These demonstrate that the three dimensions of sustainable development as set out in the NPPF are achieved and include the following:

- **Economic objective** – Delivery of 375 residential units will contribute towards reinforcing a strong, responsive and competitive economy through the delivery of mix of high-quality new housing accommodation (affordable and open market housing units) to satisfy established local demand. The Proposed Development will lead to an increase in in footfall, activity and local expenditure which will in turn help support local businesses and job creation in the vicinity. As such, the proposals are consistent with the NPPF and the Development Plan policies.
- **Social role** – The Proposed Development will directly support strong communities' health, social and cultural well-being through the introduction of a mix of housing types and sizes designed to satisfy local market demand, including early delivery of affordable housing which represents a tangible benefit to the local community. The design of the residential masterplan has been carefully considered with the desire to achieve a high-quality urban environment which positively relates and integrates with its surroundings and foster creation of a successful community. The areas of public realm, including the burial ground have been designed to be inclusive and accessible to all users. This accords with the NPPF and the Development Plan.
- **Environmental Role:** The scheme delivers enhancements to ecology and biodiversity through delivery of extensive landscaping and replacement habitats.

- 6.10. **It has been demonstrated that the principle of development is established via the parameters established via the Outline Consent and approved parameter plans alongside the provisions of the HHNP Policies H1 and L3.**

Housing provision and mix

- 6.11. The application delivers 375 residential dwellings. The scheme includes a range of unit typologies and sizes, across a variety of tenure types. The mix provides a balanced response to local housing needs, and all the proposed new dwellings have been designed to be of a high standard of design. All the residential units comply with the Nationally Described Space Standards. Amenity space for the residential units is provided in the form of private gardens for the houses and balconies for the flatted units which is augmented by provision of communal amenity space, child play space and strategic open space.
- 6.12. In accordance with MSDC Policy DP 30 (*Housing Mix*) the scheme has been designed to achieve a balanced mix of housing typologies to satisfy local need and market demand.

Table 6.1. Market Housing Mix Summary

No. Beds	SHMA (2021) (%)	Provision (No.)	Provision (%)
1	5-10	11	4
2	20-25	46	17
3	40 – 45	139	51
4	25 – 30	65	26
5		7	
Total		268	

- 6.13. The guidance contained within the Strategic Housing Market Assessment (SHMA (2021)) does not comprise prescriptive standards to be adhered to. It is noted that there is scope for deviation from the standards contained within, where it can be demonstrated that the proposed would achieve a broad mix of housing types to cater to local market demand. The scheme as submitted broadly aligns with the standards contained in the SHMA. Over provision of three bed typologies is appropriate in planning terms as the offering will deliver a broad range of family sized dwellinghouses that meet market demand.
- 6.14. The layout will ensure that the amenities of future and existing residents are protected and include a range of private and public amenity spaces. The proposed layout has been designed to respond positively to the existing character of the area, so that it integrates seamlessly with the surrounding context of the southern side of Hayward Heath.

Affordable Housing

- 6.15. The signed Section 106 Legal Agreement pertaining to the outline consent sets out the following.

Section 2 (1.1) - To submit to the District Council for approval as part of or prior to each Reserved Matters Application relating to a Residential Reserved Matters Area the Affordable Housing Scheme for that Residential Reserved Matters Area comprising: -

1.1.1 - details of the area and location of the land within the Residential Reserved Matters Area upon which the Affordable Housing Units are to be constructed and which shall have been previously agreed in writing by the Responsible Officer for Housing; and

1.1.2 - a scheme for the provision of Affordable Housing Units within that Residential Reserved Matters Area which shall include the number, size, type and the tenure mix of the Affordable Housing Units to be delivered in that Residential Reserved Matters Area to reflect the site wide Default Tenure Mix and to meet the range of affordable housing needs in the locality and (in relation to the Social Rented Units and Affordable Rented Units and First Homes) in broad conformity with the specification set out in Part Three of Schedule 2 and which shall have been previously agreed in writing by the Responsible Officer for Housing.

Section 2 (4.1) - That the Affordable Housing Units shall comply with the Occupancy Requirement and shall be constructed to a standard required to meet:

4.1.1. any mandatory standards in relation to design, construction and accessibility required by Homes England; and

4.1.2. the standards set out in the Affordable Housing SPD; and

4.1.3. the National Space Standard; and

4.1.4. the specific requirements contained in Part M4(3)(1)(a) and (b) and Part 1.1M4(3)(2)(b) of Schedule 1 of the Building Regulations 2010 as amended for the Wheelchair Accessible Units. which are current at the date of the relevant Reserved Matters Approval and all First Homes shall also be constructed to no less than the standard applied to the Market Housing Units.

6.16. The RMA Submission has been prepared in conformity with the Section 106 Legal Agreement as detailed.

- **Location of the land within the Residential Reserved Matters Area upon which the Affordable Housing Units are to be constructed:** The detailed phase Site Layout Plans sets out the location of the affordable dwellings. These are scattered throughout the development area. This is detailed within the Tenure Plan (PL003_05 Rev) and the individual parcel plans.

- **A Scheme for the provision of Affordable Housing Units within that Residential Reserved Matters Area:** As per the outline consent the scheme provides the provision of 30% affordable dwellings. These incorporate a mix of 1- & 2-bedroom flats, 1-, 2-, 3- & 4-bedroom dwellings available for Affordable rent and as First Homes.

A detailed plot schedule has been prepared to accompany the application; information is also set out within the Design and Access Statement (04.05). A summary is set out within table 6.2.

Table 6.2. Affordable Housing Mix Summary

No. Beds	Provision
1	27
2	67
3	11
4	2
Total	107

6.17. Due to the overarching design, it has not been possible to incorporate any affordable housing units within land that falls within LDC. A proportional affordable housing contribution will therefore be provided to LDC.

6.18. It has been demonstrated that the works subject to the RMA fully comply with the provisions of the NPPF [124] MSDP Policies DP30 [Housing Mix], DP31 [Affordable Housing] and LDC Core Policy 2 [Housing Type, Mix and Density] through the provision of a range of dwellings that responds to local housing need and reflect the context of the site.

Design Considerations

Layout and Quality

6.19. The NPPF (Chapter 12) places great importance on the design of the built environment. Good design is a key aspect of sustainable development and is invisible from good planning. NPPF Paragraph 131 is clear that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

- 6.20. Paragraph 135 details developments should be visually attractive, sympathetic to local character and help establish a strong sense of place. Development is required to optimise the potential of the site including the provision of green and open space.
- 6.21. Locally, MSDP Policy DP26 (*Character and Design*) requires development to be well designed, reflect the distinctive character of the town and being sensitive to the countryside and landscape and LPDMP 25 (*Design*) requires the layout and design (including scale, form, height and massing) of development to respond to the characteristics of the development site.
- 6.22. The proposed overarching layout, comprising 4 parcels separated by extensive corridors of green infrastructure, has been developed in accordance with the broad layout defined within the approved land use plan and the landscaping and green infrastructure plan.
- 6.23. The proposed layout ensures that all future residents will enjoy a suitable level of residential amenity. As has been stated previously, all homes will meet or exceed the NDSS in accordance with MSDC Policy DP27 (*Dwelling Space Standards*), thereby ensuring that a suitable amount of space is provided for each resident.
- 6.24. All houses will benefit from private amenity space in the form of rear and in some instances front gardens. Further to the private amenity space, residents will have easy access to public outdoor amenity space in the form of multipurpose communal green spaces which border each development parcel alongside a new country park. These spaces provide opportunities for informal recreation, SuDS, Children's play and wildlife habitats for proposed and existing residents. Further information on each area of public open space is set out within Paragraph 6.41 of this Planning Statement.
- 6.25. The proposed development would provide a suitable level of residential amenity for future residents and would not negatively impinge upon any nearby existing residents. Accordingly, the proposals are considered acceptable when considering residential amenity.
- 6.26. Detailed Streetscene plans have been prepared by IDP (PL200-01-05).

Density, Scale and Composition

- 6.27. The quantum and broad location of development within the site remains as considered at the outline planning permission stage and the pre-application stage and is in accordance with the approved land use, residential density and building heights parameter plans. The overarching design is landscape led and has been progressed with best-practice urban design principles in mind. These seek to ensure the development sits sensitively within the site and its context, whilst also providing an attractive and people focused environment.
- 6.28. The 4 development parcels can be divided into 2-character areas.
- **Character Area 1:** Comprising parcels 1 and 4 to the north of the Site. Massing is largely limited to 2 storeys except for one dwelling. House types (including the 3 bed *Warwick*, *Oxford* and *Martham*) are based around the Redrow Heritage Collection take inspiration from the early – mid 20th century Arts & Crafts movement. The predominant materials comprise a mix of red brick, alongside chalk render and timber cladding alongside a mix of grey and red roof tiles.
 - **Character Area 2:** Comprising parcels 2 and 3 to the south - west of the Site. 2.5, 3 and 4 storey buildings are located on lower ground. House types (including the *Birtley* +, *Allerthorpe* and *Martham*) are more contemporary than Character Area 1. The predominant material will be a mix of red and multi brick, alongside red hanging tiles and weatherboarding, alongside a mix of grey and red roof tiles.

- 6.29. The two distinct character areas will each establish a strong and distinct sense of place between the dwellings on the higher ground to the north and those to the south.
- 6.30. The scheme optimises the potential of the overarching Site ensuring that the density of buildings is appropriate to the topography, landscape setting and heritage context.
- 6.31. Lower densities are provided along the edges of the development and on the higher ground within Character Area 1 to the north. This ensures that the scheme does not dominate local views. Density is highest at the centre of the Site within Character Area 2, particularly around the Village Green, ensuring this space is framed, well defined and overlooked.
- 6.32. The scheme has also been designed to be outward facing, always ensuring natural surveillance and the retention of a feeling of safety and security.
- 6.33. **It has been demonstrated that the works subject to the RMA fully comply with the provisions of the NPPF [paragraph 131 and 135], MSDP Policy DP26 [Character and Design] and LDC LDMP Policy DM25 [Design] through incorporating a carefully considered and efficient design that reflects the context of the Site. The 2 distinct character areas help create a sense of place that reflects the landscape setting of the Site. The works subject to the RMA also comply with HHNP Policy E13 through the provision of good quality private outdoor space.**

Heritage Considerations

- 6.34. A Heritage Assessment has been undertaken by CuraTerra as per the requirements of NPPF Paragraph 207. This document provides a full assessment of the development upon the historic built environment. Below Ground Archaeology was considered via the Environmental Impact Assessment undertaken to accompany the outline planning application.
- 6.35. The Site is not located within or does not contain any locally or nationally designated heritage assets. As set out in the Heritage Assessment, CuraTerra considers that the proposed residential development would cause less than substantial harm to the significance of Hospital Farmhouse, Barn at Hospital Farm Farmhouse and Middlefield Cottage, as summarised.

- **Hospital Farmhouse** (*Grade II* Listed; NHLE: 1025468*) and **Barn at Hospital Farm Farmhouse** (*Grade II Listed; NHLE: 1025469*): A complex of agricultural buildings to the north of the Site. The Site is considered to make a medium contribution to this group of listed buildings due to its historical association with the Site and shared landowner from the nineteenth century and earlier.

The setting of these listed building has been eroded by the construction of the A272 and residential development to the northeast, as well as the introduction of hardstanding for carparking surrounding the former farm buildings.

CuraTerra considers this complex of former agricultural buildings will remain appreciable. The layout of the scheme has taken the listed building account by including landscaping in the section of the Site immediately to the east, which will provide a buffer between the residential development and the listed buildings. CuraTerra consider there will be less than substantial harm due to the further erosion of the agricultural setting of the farmstead.

Paragraph 215 of the NPPF is clear that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be

weighed against the public benefits of the proposal. The public benefits of the proposal as detailed within Section 7 of this Planning Statement including the provision of 375 high quality new homes, outweigh this harm.

- **Middlefield Cottage** (*Grade II Listed; NHLE: 1354959*): Seventeenth century timber-framed cottage, located immediately to the west of the Site. The Site forms part of the rural landscape within which the cottage was historically located. CuraTerra notes that this historic rural context has already undergone change with low density suburban expansion of Haywards Heath along Fox Hill in the 20th century.

The cottage is also set within a garden with mature vegetation and high hedges, making it enclosed and private. It is in this setting that the listed building is best appreciated. CuraTerra acknowledges development of the Site will pose a change to the open rural landscape currently appreciated to the rear of the property.

The impact upon the setting of Middlefield Cottage has been addressed through design with adjacent dwellings being restricted to two and two and half storeys while retaining a consistent roof height.

- 6.36. CuraTerra does not consider that the proposed development of the Site will impact the setting or significance of Cleavewater (*Grade II Listed; NHLE: 1286454*) due to intervening development, topography and vegetation, the non-designated Hurstwood House or the Lewes Road Conservation Area.
- 6.37. **It has been demonstrated that the proposals subject to the RMA fully comply with the provisions of the NPPF [Section 16] and MSDP Policies DP34 [Listed Buildings and Other Heritage Assets] and DP35 [Conservation Areas], LDC Core Policy 11 [Built and Historic Environment and High-Quality Design] and LDC DMPD Policy DM33 [Heritage Assets]. The proposals demonstrate a well-considered layout and high-quality design and demonstrating less than substantial harm to the significance of Hospital Farmhouse, Barn at Hospital Farm Farmhouse and Middlefield Cottage and no impact upon the setting of Cleavewater, Hurstwood House, and the Lewes Road Conservation Area.**

Landscape and Arboriculture

Open Space and landscaping

- 6.38. The Landscape and Green infrastructure parameter plan under the outline planning permission established the quantum and composition of soft landscape space to be delivered necessary to meet the needs of the occupants of the development. The provision of Open Space is optimised across the Site as per the requirements of NPPF paragraph 135
- 6.39. Full details of hard and soft landscaping have been set out in the accompanying landscape plans produced by Terra Firma in conjunction with IDP and within the Design and Access Statement.
- 6.40. The proposed landscaping strategy can be summarised as follows.

Key Areas

- **Central Green Infrastructure – Linear Green Spaces / Village Green / Hillside Park** Multipurpose communal green spaces border each development parcel and character area ensuring each are clearly defined. These spaces provide open space for informal recreation, SUDS and opportunities for the planting of native trees, shrubs and wildflower, to provide habitat

and green infrastructure linkages for wildlife whilst providing visual amenity and shade for residents.

- **Country Park:** In accordance with the Outline scheme the development benefits from a large country park to the north east. The Country Park will encompass a variety of native scrub and woodland planting, wildflower and amenity space. Varied paths of mown grass, hoggins and mulch will increase accessibility by defining steeper and more comfortable routes with the addition of way-markers. The country park will also incorporate areas for informal play and a picnic area.
- **Burial Ground:** The proposed burial ground will be managed by Haywards Heath Town Council. A secluded area of wildflower grass, enclosed with proposed trees and planting has been designated for ashes interment in a woodland burial setting. The central part of the site has been designed for traditional burials, including faith burials. In a private corner, a peaceful remembrance area leads onto the children's burial area.
- **Allotments:** The Allotments will be managed by Haywards Heath Town Council and will provide a variety of plot sizes alongside a communal area for plot holders to socialise and share produce.

Key Features

- **Planting:** Ornamental species internal to the site will be 'pollinator friendly', and a variety of flowering species help to enhance wayfinding and streetscape design. Wildflower meadow and species rich grass have been included throughout the scheme. Planting on steeper slopes aims to direct pedestrian movement without the need for fencing. Full details of the planting strategy are set out within the Design and Access Statement.
- **Play space:** A clearly defined play space, enclosed with planting, hedging, and fencing is proposed within the Village Green at the heart of the development to allow smaller children easy access to on-site play.

In the Country Park, a 'Dry stream' play area with glacial boulders and rocks, natural play features make use of the natural slope of the land, providing a 'play on the way' route adjacent to a hoggins footpath.
- **SuDS ponds:** Attenuation basins are provided within the public open space to avoid hard engineering solutions for water management. These have been sited to work with the existing slope of the site and planted with biodiverse grass mixes, native shrubs and marginal planting.

Arboricultural Considerations

- 6.41. An Arboricultural Impact Assessment and Method Statement has been undertaken by ACD Environmental.
- 6.42. Contextually the Site is adjacent to multiple parcels of ancient semi-natural woodland. None of the surveyed trees are subject to TPOs.
- 6.43. The scheme necessitates the removal of 46 trees, the vast majority (41) falling within category C (33) and U (8). Existing Ancient woodland (and 15m buffer zone) is protected alongside most other native and mature specimens.
- 6.44. A significant level of Tree Planting is proposed. Trees species have been selected on credentials including their suitability for different parts of the Site, including the rural edge, along the street or adjacent to SuDS features, as well as in terms of form and robustness and their ability to provide

seasonal interest and shade for parked cars without dropping fruits. The Design and Access Statement provide details of the proposed species, these will include native pioneer woodland species such as Birch (*Betula pendula*), Hawthorn (*Crataegus monogyna*) Hazel (*Corylus avellana*) and Rowan (*Sorbus aucuparia*).

- 6.45. **It has been demonstrated that the works subject to the RMA fully comply with the provisions of the NPPF [Paragraph 135 and 136], MSDC Policy DP37 [Trees, Woodland and Hedgerows] and LDC Core Policy 10 [Natural Environment and Landscape Character] and LDC LDMP Policies DM15 [Provision for Outdoor Playing Space], DM 16 [Children's Play Space in New Housing Development] and DM27 [Landscape Design] through the provision of extensive an high quality landscaped green space across the development including country park providing opportunities for formal and informal play. Existing important trees, woodland and hedgerows are protected and incorporated within the development which will also encompass significant new planting.**

Ecology & Biodiversity Net Gain

- 6.46. A Biodiversity Net Gain Assessment had been prepared in support of this application. The Biodiversity Net Gain Assessment and Gain Plan outline the measures to be implemented during the construction, development and post development stages to mitigate harm to sensitive species and receptors.
- 6.47. There are opportunities for biodiversity enhancements throughout the Site including the varied public open space areas and the country park, this is achieved through the planting of native trees, dense scrub and grassland habitats as well as the creation of new ponds and water features.
- 6.48. Whilst the scheme provides substantial ecological and biodiversity enhancements as per the Outline consent the RMA scheme is unable to provide a net gain in on-site biodiversity, much in part due to the existing condition of the Site. The scheme will utilise off-site credits to ensure that an overall net gain in biodiversity is provided.
- 6.49. **It has been demonstrated that the works subject to the RMA fully comply with the provisions of the NPPF [Paragraph 192 and 193] and MSDC Policy DP38 [Biodiversity] through providing on-site ecological enhancements and enabling off-site net gains in biodiversity as per the mitigation hierarchy.**

Transport, Servicing and Parking

- 6.50. A Transport Statement has been prepared to accompany the RMA submission by Milestone Transport Planning, and this should be read alongside this Planning Statement.

Access

- 6.51. In accordance with MSDC Policy 28 (*Accessibility*) the development will meet high standards of accessibility for a range of users.
- 6.52. The development provides active travel connectivity to Haywards Heath via a puffin crossing at the Rocky Lane / Lewes Road Roundabout, to the north of the Site. A footway/cycleway is also proposed from the north-western boundary of the Site connecting with the existing pedestrian/cyclist network at the Rocky Lane / Fox Hill roundabout.
- 6.53. Hurstwood Lane forms the primary movement corridor. The central element of which will be downgraded to pedestrian, cycle and equine movements. Principal vehicular access to Character

Area 1, the Country Park, Allotments and Burial Ground will be via a signalised junction arrangement with Rocky Lane. Vehicular access to Character Area 2 will be via Fox Hill to the south.

- 6.54. As set out in the supporting Transport Statement, Milestone concludes that the location of the Site reflects the requirements of the NPPF, regional and local policy in ensuring that patterns of growth make the fullest possible use of walking, cycling and public transport.

Car Parking

- 6.55. Vehicular parking is provided in accordance with WSCC 'Guidance on Parking at New Developments (September 2020)'.
- 6.56. The development is situated within Parking Behaviour Zone 3 as defined under the WSCC I Parking Guidance. This outlines a requirement for the proposed scheme to deliver net. 624 parking spaces. The scheme makes provision for 899 parking spaces overall (Table 6.3).

Table 6.3. Development Parking Schedule

Type of Parking	Number of Spaces
Allocated	607
Unallocated	72
Visitor	83
Integrated	78
Garage	59
Total	899

- 6.57. Each dwelling will be provided with an active Electric Vehicle (EV) charging point, alongside 20% of unallocated parking bays, with the remainder provided with passive provision to enable future upgrades when required.

Cycle Parking

- 6.58. In accordance with the WSCC Guidance (September 2020) all dwellings will be provided with cycle storage. For houses and maisonettes this will take the form of dedicated storage within the rear gardens. Cycle parking provision for apartments are in communal cycle stores, either integrated in the building or in dedicated cycle stores.

Servicing

- 6.59. Refuse and recycling collections are proposed to be conducted kerbside. Where dwellings are in areas with reduced accessibility unsuitable for a refuse vehicle marked dedicated bin points will be provided.
- 6.60. Swept path analysis has been conducted to demonstrate that all units can be suitably accessed by refuse and fire vehicles. This is contained within the Transport Statement.
- 6.61. When viewed as a whole, including the movement strategy and access connections, the development incorporates choices for the future residents, promoting opportunities to walk, cycle and take public transport.

Vehicular Movements

- 6.62. Milestone have undertaken an assessment of the anticipated multi-modal trip generating potential of the scheme. On the basis that the scale of development is unchanged this analysis is in line with the agreed trip rates as per the outline planning application.
- 6.63. Milestone have assessed the proposals creating an immaterial increase in vehicular traffic during AM / PM peak periods. The redevelopment proposals will have the potential to generate a total of 2,556 multi modal trips over a typical weekday, of those 345 and 282 would be conducted during each of the AM and PM peak periods, respectively.
- 6.64. **It has been demonstrated that the works subject to the RMA fully comply with the provisions of the NPPF [Paragraphs 110 and 116] , MSDP Policies DP 21 [Transport], DP 26 [Character and Design] and DP 28 [Accessibility], LDC Core Policy 13 [Sustainable Travel] and HHNP Policy T1 through providing a pedestrian friendly and well-connected development, with a layout that encourages travel by walking and cycling.**

Flood Risk and Drainage

- 6.65. Milestone Transport Planning has prepared a Drainage Technical Note to accompany the RMA submission.
- 6.66. The principles set out within the approved Flood Risk Assessment provided by WSP have been carried forward into the reserved matters design. The two surface water discharge locations identified have been utilised, as well as maintaining discharge rates of 5.85 l/s/hectare, based on the proposed impermeable area.
- 6.67. The surface water drainage has designed to utilise a gravity fed system with SuDS and attenuation features proposed to treat, control, and attenuation surface water runoff, prior to discharging to the existing watercourses.
- 6.68. The foul water system has been designed to utilise a gravity fed system, discharging to the existing public sewer network.
- 6.69. **It has been demonstrated that the works subject to the RMA full comply with the provisions of the NPPF [Paragraph 182], MSDC Policy DP41 [Flood Risk and Drainage], LDC Core Policy 12 [Flood Risk, Coastal Erosion, Sustainable Drainage and Slope Stability] and HHNP Policy E7 through development upon a site that is located within flood zone 1 and through the incorporation of sensitivity designed and landscaped SuDS features across the development area providing the primary means of surface water discharge.**

Air Quality

- 6.70. An Air Quality Mitigation Plan has been prepared by RSK Environmental Limited to accompany the RMA submission. This follows the Air Quality Environmental Statement (ES) and an Emission Mitigation Assessment undertaken by WSP to accompany the outline consent in 2022.
- 6.71. The Air Quality Mitigation Plan has been developed with consideration of the requirements of MSDC Condition 28 and LDC Condition 15 requiring a scheme of mitigation measures to improve air quality.

- 6.72. The calculated central damage cost value for 5 years (including both NOx and PM2.5) is £174,413, which will be used to fund on- and off-site mitigation measures. Mitigation Measures proposed included.

- **Travel Plan:** As per the requirements of MSDC Condition 35 of the Outline Planning Consent a Residential Travel Plan will be prepared and implemented and submitted to MSDC prior to occupation of the Site.

The travel plan would aim to increase resident awareness of the advantages and availability of sustainable/active modes of transport and encourage residents and visitors to use more sustainable ways of travelling to and from the development site, to minimise the adverse impacts of their travel on the environment.

- **Cycle Storage:** To promote the use of cycling for shorter journeys within Haywards Heath, all dwellings will be provided with a cycle store in the form of a garage, dedicated cycle store or a communal cycle store.
- **Electric Vehicle (EV) Charging Points:** To promote the use of electric vehicles 375.no active EV charging points (7 kW) will be provided (one EV charging point for each dwelling) and further ducting will be facilitated for remaining allocated spaces.

- 6.73. **It has been demonstrated that the works subject to the RMA fully comply with the provisions of the NPPF [Paragraph 199], MSDP Policy DP 29 [Noise, Air and Light Pollution], LDC Core Policy 9 [Air Quality] through the provision of calculated mitigation measures that will minimise the levels of air pollution, including the provision of a layout that promotes opportunities for walking and cycling.**

Noise

- 6.74. A Planning Noise Assessment has been prepared by SUONO to accompany the RMA submission.
- 6.75. The acoustic design strategy has been developed with consideration of the requirements of Condition 18 of the Outline consent applied by MSDC alongside point 10.19 of the Lewes District Council Committee Report, requiring a scheme approval, showing the exact level of glazing and/or ventilation needs for each home, based on the noise levels for the site outlined in, Chapter 12 - Noise and Vibration, of the Environmental Statement by WSP (dated July 2022).
- 6.76. SUONO have identified Rocky Lane and Hurstwood Lane as the primary sources of noise locally. Good acoustic design practices have been implemented as part of the development of the masterplan for the scheme. This has included elements such as 'buffer zones' between Hurstwood Lane and the first row of dwellings to either side of the road, in addition to the orientation of dwellings and solid walls to ensure noise to external amenity areas is screened as far as is practicable.
- 6.77. The noise mitigation strategy ensures suitable noise conditions for future residents, considering noise effects relating to building overheating control measures where appropriate. The strategy demonstrates that it will be possible to ensure a suitable noise climate internally and externally for future residents of the proposed development.
- 6.78. **It has been demonstrated that works subject to the RMA full comply with the provisions of the NPPF [Paragraph 198], MSDC Policy DP29 [Noise, Air and Light Pollution] and LDC DMPD DM23 (Noise) through assessing and providing a design that ensures dwellings are protected from the nearest noise receptors.**

Sustainability

- 6.79. A Sustainability assessment has been undertaken by Environmental Economics. The scheme will incorporate a range of sustainability measures including.
- All dwellings to be fitted with EVCP (in accordance with Building Regulations Part S).
 - All dwellings to be fitted with Air Source Heat Pumps
 - Dwellings designed to meet the latest Part L 2021 regulations which includes significantly enhanced insulation, building fabric and air permeability.
 - Introduction of Wastewater Heat Recovery units in dwellings.
 - Use of Smart Heating systems (i.e. Nest and Hive).
 - Use of PV Panels.
- 6.80. **It is demonstrated that the scheme has been developed in accordance with the provisions of the NPPF [Paragraphs 161 and 166] and MSDC Policy DP39 [Sustainable Design and Construction] and LDC Core Policy 14 [Renewable and Low Carbon Energy] through the incorporation of a range of measures to improve the sustainability of the development.**

7. Conclusion

- 7.1. This Planning Statement has been prepared in support of an application for Reserved Matters Approval submitted to Mid Sussex District Council and Lewes District Council by Barratt Redrow Southern Counties following the grant of outline permission.
- 7.2. The proposals have evolved through pre-application discussions with planning, design and landscape officers at MSDC, along with feedback informed by Haywards Heath Parish Council and the MSDC Design Review Panel.

Compliance with the Outline Planning Permission

- 7.3. The scheme has been designed in accordance and in conformity with the approved parameter plans (Land Use, Building Heights, Residential Densities and Landscape and Green Infrastructure).
- 7.4. The specific Reserved Matters required are considered in further detail below,:

- **Layout:** The location of the 4 residential parcels, open space, burial ground and the allotments and the access points has been designed in accordance with the parameters laid down by the approved Land Use Plan, with the detailed design ensuring that the scheme responds appropriately to the sites constraints, context and topography.
- **Appearance:** The overarching layout is divided into distinct 2 character areas. Character area 1 to the north of the site takes inspiration from the Arts & Crafts movement. House types are traditional in character and materials comprise a mix of red brick, alongside chalk render and timber cladding alongside a mix of grey and red roof tiles.

Dwellings within Character area 2 follow a more contemporary style. Materials will include a mix of red and multi brick, alongside red hanging tiles and weatherboarding and a mix of grey and red roof tiles.
- **Scale:** The scheme comprises delivery of 2 and ½ storey semi-detached, detached, terraced dwellings alongside flats within blocks up to 4 storeys. The tallest block (Block D) is located around the village green in compliance with the parameters established under the approved Building Heights Plan
- **Landscaping** - The Landscape and Green Infrastructure Plan details provision of a Village Green between Parcels 2 and 3 alongside a Country Park within the north west corner of the Site. This arrangement provides the basis of the landscaping scheme which also incorporates linking linear spaces providing separation between the residential parcels and provision of children's play, SUDs and new planting.

Benefits

- 7.5. The proposals will provide a wide range of planning benefits for the site and surrounding area.
- Significant amount of a varied mix of energy efficient high-quality private and affordable new homes on a locally allocated site with extant outline planning permission.
 - Provision of a range of dwelling types and sizes to satisfy local housing demand.
 - Provision of high quality landscaped public amenity space, including new country park and child play provision for use by existing residents and new residents.

- Provision of new burial ground and allotments to serve the wider community.
- Extensive provision of newly planted trees and plants across the Site.

7.6. This Planning Statement has assessed the material considerations arising from the proposals against the prevailing planning policy framework and has demonstrated that the scheme complies with the relevant national, regional and local planning policy guidance and represents sustainable development as per the requirements of the NPPF.

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