



Land at the Old Vicarage Field and The Old Estate Yard

Planning Supporting Statement – May 2025
(Incorporating Statement of Engagement)



**Gillings
Planning**

Contents

Land at the Old Vicarage Field and The Old Estate Yard, Church Road, Turners Hill

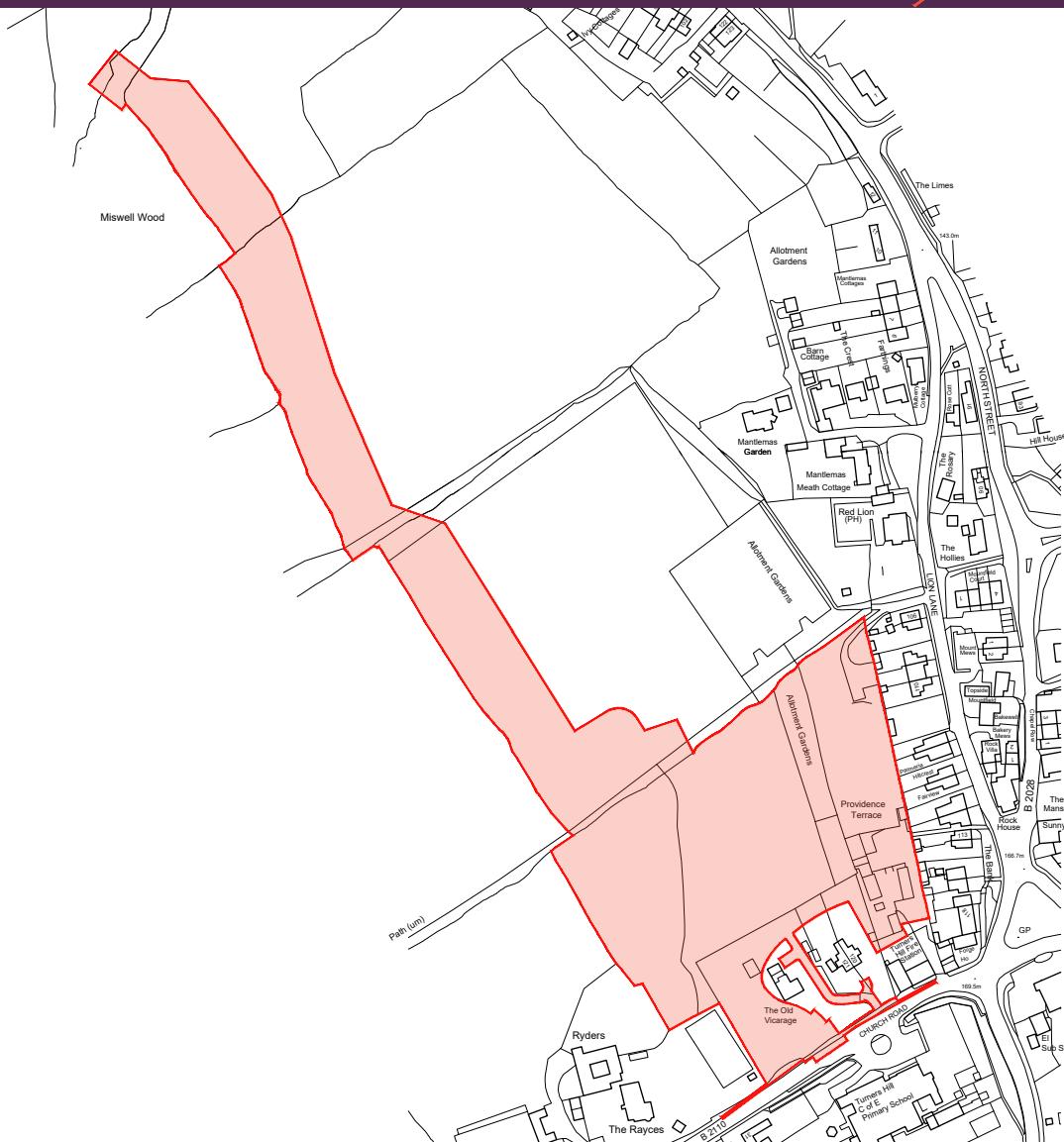
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Introduction



1.1 This Planning Statement (incorporating the SCI), prepared by Gillings Planning on behalf of Elivia Homes and the Paddockhurst Estate ("the Applicants"), is submitted in support of an application for full planning permission for 40 dwellings on land at the Old Vicarage Field and The Old Estate Yard, Church Road, Turners Hill, RH10 4PA.

1.2 The description of development for which planning permission is sought is as follows:

Demolition of existing buildings and the development of 40 dwellings (including affordable housing) with open space, access, parking, drainage, landscaping and other associated works as well as the creation of a new community car park and replacement parking for Lion Lane residents.

1.3 This Statement provides a planning analysis to demonstrate that the submitted proposals are acceptable in planning terms and in accordance with relevant planning policy and guidance.

1.4 **Table 1.1** opposite sets out the documents submitted in support of the planning application which should be read alongside this Planning Statement and the plans & drawings are listed within the covering letter for the planning application submission.

1.5 The remainder of this statement is structured as follows:

- Section 2: Site Location and Description (including Planning History)
- Section 3: Development Proposals
- Section 4: Statement of Engagement
- Section 5: Planning Policy Context
- Section 6: Planning Analysis
- Section 7: The Planning Balance

Table 1.1: Schedule of Supporting Documentation

Document	TECHNICAL CONSULTANT
Arboricultural Impact Appraisal and Method Statement	Barrell Tree Consultancy
Archaeology Desk-based Assessment	TVAS South
Air Quality Statement	Hawkins Environmental Ltd.
Arboricultural Impact Appraisal and Method Statement	Barrell Tree Consultancy
Design and Access Statement	ON Architecture
Ecological Impact Assessment, Shadow Habitats Regulations Assessment and Baseline Biodiversity Net Gain Assessment	Sam Watson Ecology
Energy and Sustainability Statement	Arcadian Architectural Services Ltd.
Flood Risk Assessment and Surface / Foul Water Drainage Strategy Report	Abstract
Heritage Statement	Smith Jenkins
Land Contamination and Ground Investigation	WSP
Landscape and Visual Appraisal with Impact Overview	Fabrik
Minerals Resource Assessment	Land and Mineral Management
Noise Assessment	Hawkins Environmental Ltd.
Planning Application Form, Ownership Certificate	Gillings Planning
Travel Plan	Transport Planning Associates
Transport Statement	Transport Planning Associates
Road Safety Audit & Designers Response	Transport Planning Associates

Site Location and Description

Site Location

2.1 The site is located within the village of Turners Hill, Crawley, towards the village's western edge. It is 5.5km southwest of East Grinstead, 7km east of Crawley and 11.5km north of Haywards Heath.

2.2 Turners Hill is a medium sized village, such that it provides essential services for the needs of its own residents and the immediate surrounding communities, including a primary school and pre-school, fire station, doctors' surgery, two public houses, a local shop, allotments and a number of other amenities including a hair salon and a cycle store. Further amenities are found nearby in Crawley and East Grinstead, both of which can be reached by bus, as detailed within the accompanying Transport Assessment.

2.3 To the south of the site and adjoining the site boundary are three dwellings, comprising The Old Vicarage, 121 and 120 Church Road, with Church Road and Turners Hill Church of England Primary School beyond. To the east of the site and adjoining the site boundary are semi-detached and terraced housing (including a number of shops),

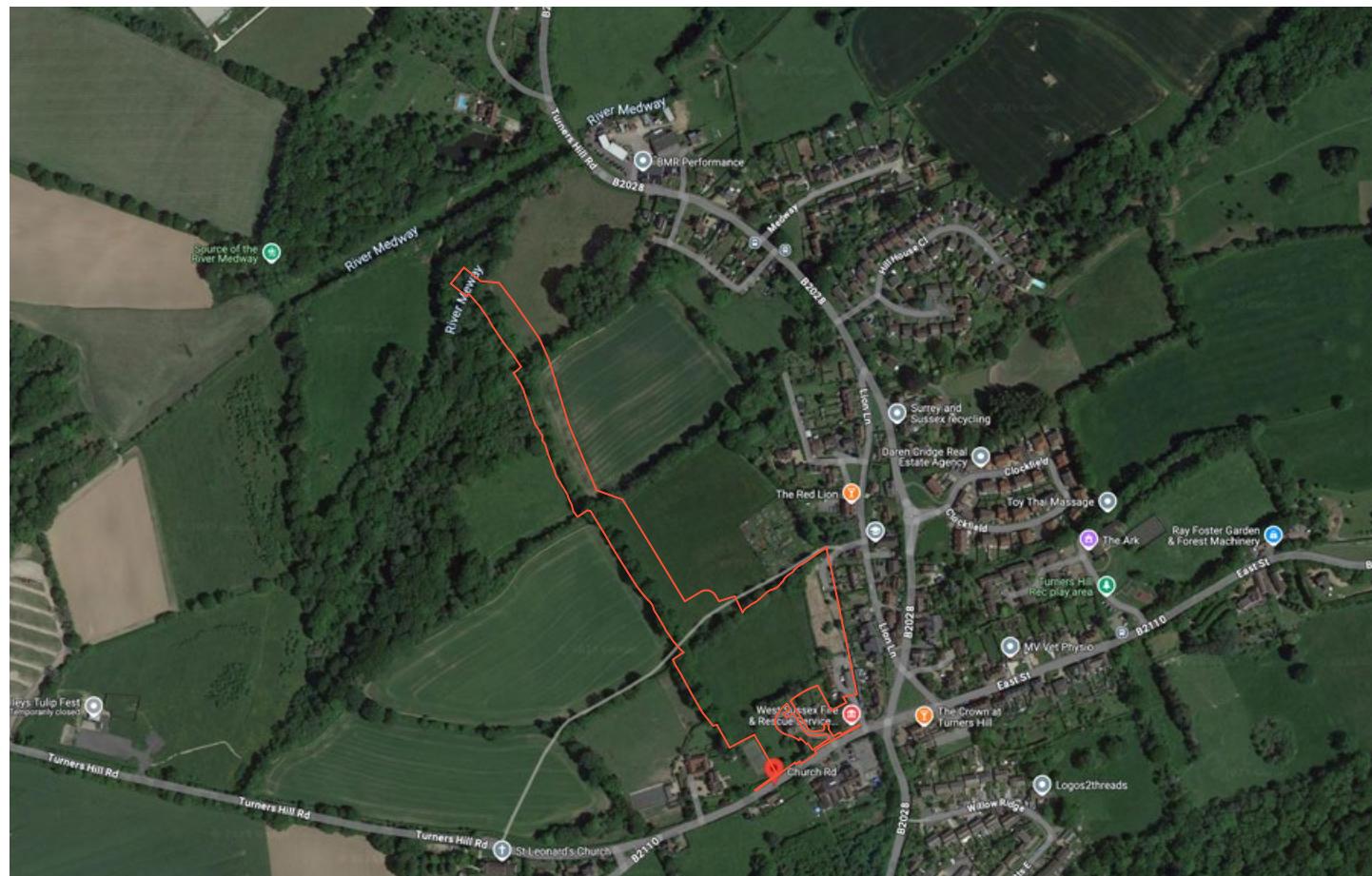


Image courtesy of Google

which sit along Lion Lane. To the south east of the site is Turners Hill fire station, of which the station's drill yard adjoins the southern boundary of the site. There are a number of field's which extend beyond the site to the north. Also, to the north, is Butcher's Wood Ancient Woodland and Turners Hill allotments. Further beyond to the west and adjoining the site boundary are a further two residential properties, including the Rayces and The Ryders.

Site Description

2.4 The site is broadly rectangular in shape but becomes more irregular towards the south where the southern boundary interacts with the Old Vicarage and 121 and 120 Church Road. To the north are a series of further underdeveloped green fields which extend towards the watercourse. The site extends 3.36 hectares and comprises two areas of land known as Old Vicarage Field (north of the Old Vicarage) and the Old Estates Yard (north of Turners Hill fire station). The majority of the site is grassland, however the Old Estates Yard hosts a number of outbuildings and workshops, along with an area of hardstanding which is used currently as an informal area of car parking by Lion Lane residents. The site can currently be accessed in three areas; Old Vicarage Field is currently accessible via the existing property off Church Road (The Old Vicarage) and the Old Estates Yard is accessible to the east of Turners Hill fire station; and pedestrian access also exists from Lion Lane into the Old Estates Yard. Further access can be gained to the north eastern corner of the site via an

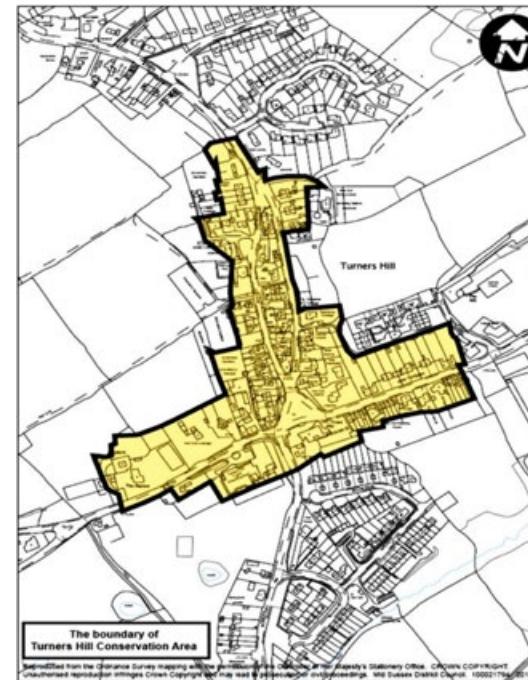
existing access off Lion lane which currently serves the allotments and an area of parking for Lion Lane residents.

2.5 The site is bounded to the north and west by mature trees and hedgerow. Butchers Wood ancient woodland is also to the north and adjacent to the site boundary, only in relation to the proposed drainage ditch. Existing residential properties bound the site to east along Lion Lane. The sites southern boundary is bound by the Old Vicarage, 121 and 120 Church Road, along with Turners Hill fire station towards the south eastern corner of the site.

2.6 The site comprises an undeveloped field consisting of grassland (Old Vicarage Field), and the Old Estates Yard which comprises a number of existing outbuildings, workshops and some hardstanding which is currently used as an area of informal parking for Lion Lane residents.

2.7 There are no listed buildings within the site, however the site is within close proximity to several listed buildings. These include The Old School House (grade II) to the south, Forge House and The Bank (grade II) to the east, and The Crown Hotel (grade II) to the south east. Part of the site is also located within the Turners Hill Conservation Area to the south, south-east and south-west of the site) as depicted opposite:

2.8 The Site lies within the Ashdown Forest 7km zone of influence, but is outside of the High Wield National Landscape which is to the south of the site. In terms of levels the site lies on a gently sloping



undulating plateau, following the valley down from Turners Hill Ridgeline, ranging from approximately 177m AOD within the southern section of the Site to 145m AOD within the far northern area of the Site. In relation to trees, the site contains 115 trees which primarily consist of a mixture of Oak, Ash and Beech. None of the trees are subject to individual or group Tree Preservation Order (TPO), however some of the trees to the south of the site which fall within the Turners Hill Conservation Area, are afforded protection. The most northern parts of the site, which accommodates the proposed associated drainage ditch, is within the buffer zone of Butchers Wood ancient woodland.

2.9 A variety of habitat types are identified on the site, including neutral, semi-improved, improved and amenity grassland, as well as hedgerows, non-hedgerow trees and some existing buildings. Species that are confirmed to currently inhabit the site include dormouse, nesting birds (in season), and bats.

2.10 With regard to flooding, the site is located within flood zone 1, where there is the lowest chance of flooding and no part of the site is subject to surface water flood risk.

Planning History

2.11 There have been no previous planning applications on the site and in addition there have been very few significant residential applications within the village of Turners Hill over the past fifteen years.

2.12 Sopers Ride, Selsfield Road has been subject to a number of small planning applications. An application for 9 dwellings (Planning Reference: DM/18/4540) was approved in March 2019 and has since been built out. This scheme comprised two detached homes, two pairs of semi-detached homes and a further three flats over garages. Due to the scale of the development no affordable housing units were sought, however a number of financial contributions were sought and secured via s106 including for primary, secondary and sixth-form education, libraries, TAD, community buildings, children's play, formal sport and local community infrastructure.

2.13 This application was located within the built-up area of Turners Hill and was therefore acceptable in principle.

2.14 In June 2012, an Outline Planning application for 47 homes was approved in Clock Field (Planning Reference: 11/01332/OUT). The planning application was for a mixture of one, two, three- and four-bedroom homes, of which 30% were for affordable housing. Reserved matters were approved in September 2015 and the development has since been built out.

2.15 In 2016, there was an application for 22 affordable homes that was rejected to the west of Turners Hill (Planning Reference: DM/16/1887). This application went to appeal in 2017 where it was dismissed, largely because the Site was '*divorced from all the existing clusters of residential development*' and this didn't outweigh the benefits. However, during the appeal the Inspector noted 'no new houses have been built in Turners Hill in recent years.' The Inspector highlighted the demand for housing and noted that the sites allocated within the Neighbourhood Plan hadn't come forward for development at that time.

Development Proposals

Overall Concept

3.1 The proposal seeks the construction of 40 homes, of which 30% are affordable, a replacement car park for Lion Lane residents and the construction of a new village car park. The proposed development is described in full detail within the Design and Access Statement, which accompanies the planning application.

3.2 As set out above, the proposals have been developed in conjunction with Turners Hill Neighbourhood Plan. This set out the preferred location for the car park and site entrance, along with the key features and quantum of development.

Proposed Use and Layout

3.3 The application site forms the Old Vicarage Field and The Old Estate Yard allocation within the Turners Hill Neighbourhood Plan.



Proposed Site Layout Plan
Scale 1:500 @ A1

New Homes

3.4 This proposal seeks the demolition of existing buildings on the site, and the erection of 40 high quality homes, a community car park and re-provision of parking for Lion Lane residents on the site and a new entrance on Church Road. A Sustainable Urban Drainage system with natural features is incorporated on the fields to the north of the development. In terms of mix, the proposals include:

- 6 x 1 bedroom flats;
- 7 x 2 bedroom homes;
- 20 x 3 bedroom homes (including x2 chalet bungalows with ground floor bedrooms); and
- 7 x 4 bedroom homes.

3.5 30% (12) of the 40 new homes, will be affordable homes. The distribution of the 40 homes by size and tenure is set out in schedule of accommodation opposite.

Layout

3.6 Residents and visitors will enter the site through a new welcoming entrance provided off of Church Road and to the west of the Old Vicarage; this serves a central perimeter block, with the main internal road layout looping around the central block which accommodates the majority of the new homes which are orientated so that they all front the streetscape. Further homes are provided along the sites eastern edge with homes fronting the internal road and a two storey apartment block is located in the south western part of the site.



Unit Tenure Strategy Plan



Connections

3.7 In accordance with the Neighbourhood Plan, a new continuous pedestrian footpath is provided from the northern side of Church Road extending down towards the fire station; this provides pedestrian access into the site and connects to the new village car park; An additional pedestrian footpath is also included along the site's eastern boundary, connecting pedestrians from the top of Lion Lane into the site and also provides a connection on to the existing footpath mid-way down Lion Lane. An attractive new play area is provided within the north western part of the site.



Scale and External Appearance

3.8 The design approach has been carefully considered to ensure that it responds positively to the nearby existing properties on Church Road and Lion Lane, as well as the surrounding context. In particular, careful attention has been paid towards ensuring that the development responds sensitively and positively to the Turners Hill Conservation Area, preserving its character. Examples of the different house types are demonstrated below:

3.9 In order to create a sense of place and a clear identity throughout the development, a variety of house types and styles are utilised across the development, which are designed to respond well with the existing environment as well as to create a high quality, attractive residential development. A pleasant palette of materials are demonstrated,

reflecting the contextual approach adopted by the design team. A maximum height of two storey's has been adopted across the site in order to respect the locality in terms of the overall scale and mass. The variety of house types and styles demonstrated will create an attractive public realm and provides visual interest within the streetscape.

3.10 The proposed layout includes: 6 flats, 14 semi-detached properties, 3 sets of three terraced houses (9 homes) and 11 detached homes including 2 chalet style bungalows. The Unit Plan below, shows the size of the different types of homes and their location:

House Type	Quantum
Flats	6
Semi-detached	14
Terraced	9
Detached (including Chalet bungalows with ground floor accommodation)	11

3.11 Overall, the layout has been designed as such to facilitate the requirements of the site allocation, as well as to create an attractive place to live; therefore, the built form has been positioned to ensure that the site feels spacious on the ground with landscaped areas and natural buffers along the site's boundaries where possible, as well as achieving an appropriate development density.

3.12 A detailed analysis of the adopted design approach is also contained within the accompanying Design and Access Statement.





Landscaping

3.13 A landscape masterplan and strategy has been developed to ensure that the development nestles into its environment. Mature trees have been maintained on the west, north and southern boundaries, creating a natural buffer between the settlement and the countryside.

3.14 The landscape plan and strategy is included below. This demonstrates an extensive soft landscaping scheme, including wildflower meadows along with new and enhanced native buffer planting leading to various colour and wildlife enhancement. Attractive front gardens serving each property are included, which will assist in softening the street scene; in a similar vein, appropriately spaced tree planting is included within the proposed car parks.



3.15 There is a naturalised area of play planned in an accessible location within the site. The proposed landscape plan highlights that there will be naturalised elements including boulders and timber, which will stimulate imaginative play.

3.16 The view from Church Road is a key aspect that has been considered when developing the proposals. The Old Vicarage is revealed as a result of the new access point from Church Road, but in contrast, the new development is largely hidden

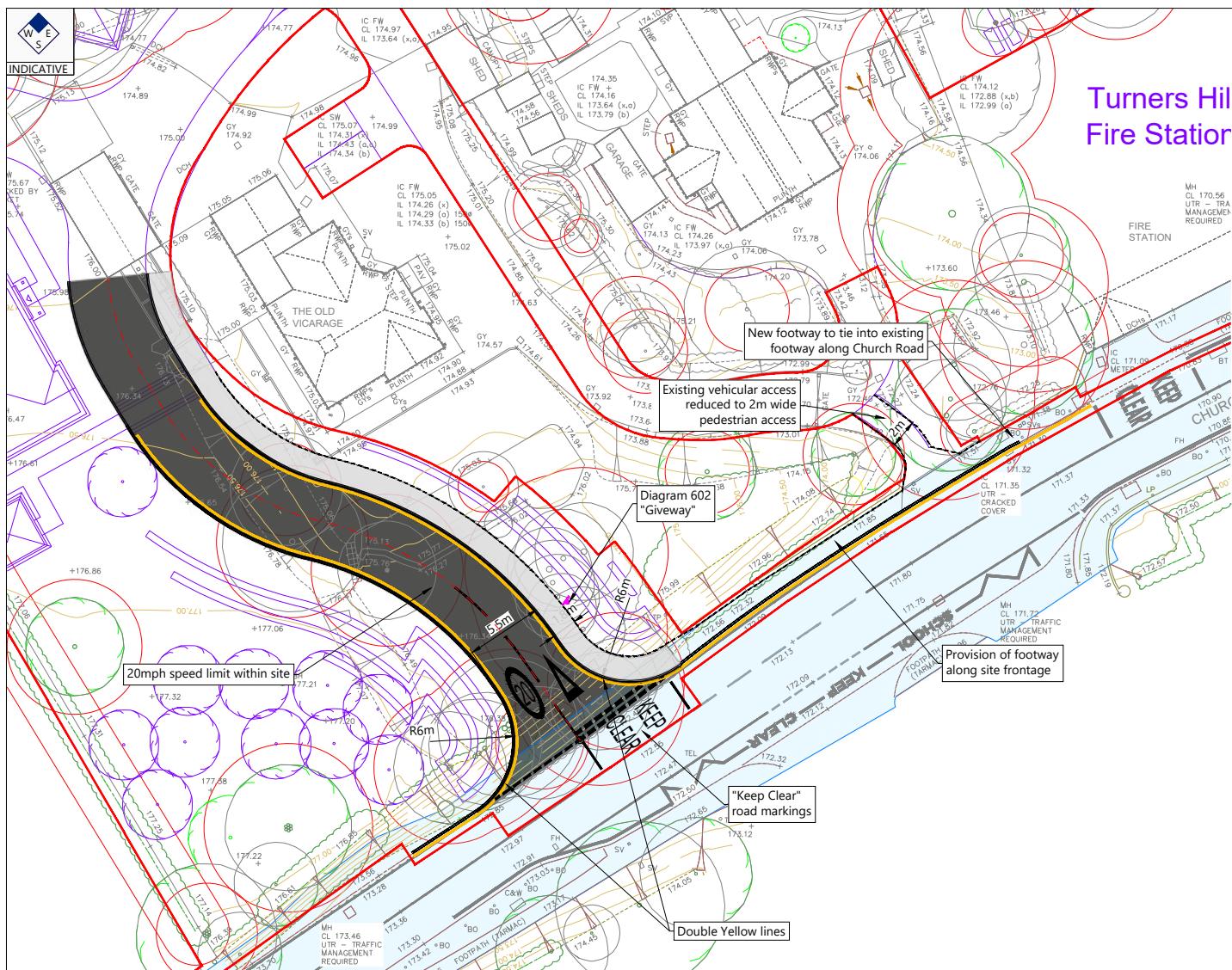
from view thanks to existing vegetation and the careful planting of new trees. This is particularly important in the context of the Turners Hill Conservation Area.



Access, Servicing, Parking and Refuse

3.17 The development is designed to be highly sustainable with footpaths, EV charging points. Cycle storage is also provided throughout within garages and sheds.

3.18 There is one new vehicular access into the new development. This will be via Church Road and to the west of the Old Vicarage as per the requirements of the site allocation. This will provide access to the new properties as well as the existing properties at the Old Vicarage and 121, 120 Church Road, the community car park and some of the replacement parking for Lion Lane Residents. sufficient visibility splays are achieved within the new site entrance; the detailed site entrance plan is detailed opposite.



Proposed Site Access Arrangement

3.19 Swept path analysis has been undertaken for the new vehicular access, along with the internal road layout, which demonstrates the light traffic associated with the residential use and the public car park could enter and exist the site safely. Emergency and refuse vehicles are also demonstrated to be able to traverse the site adequately and safely. This is demonstrated in the swept path drawings opposite.

3.20 There is a second vehicular entrance via Lion Lane which will provide access to the smaller private car park only, for Lion Lane residents.

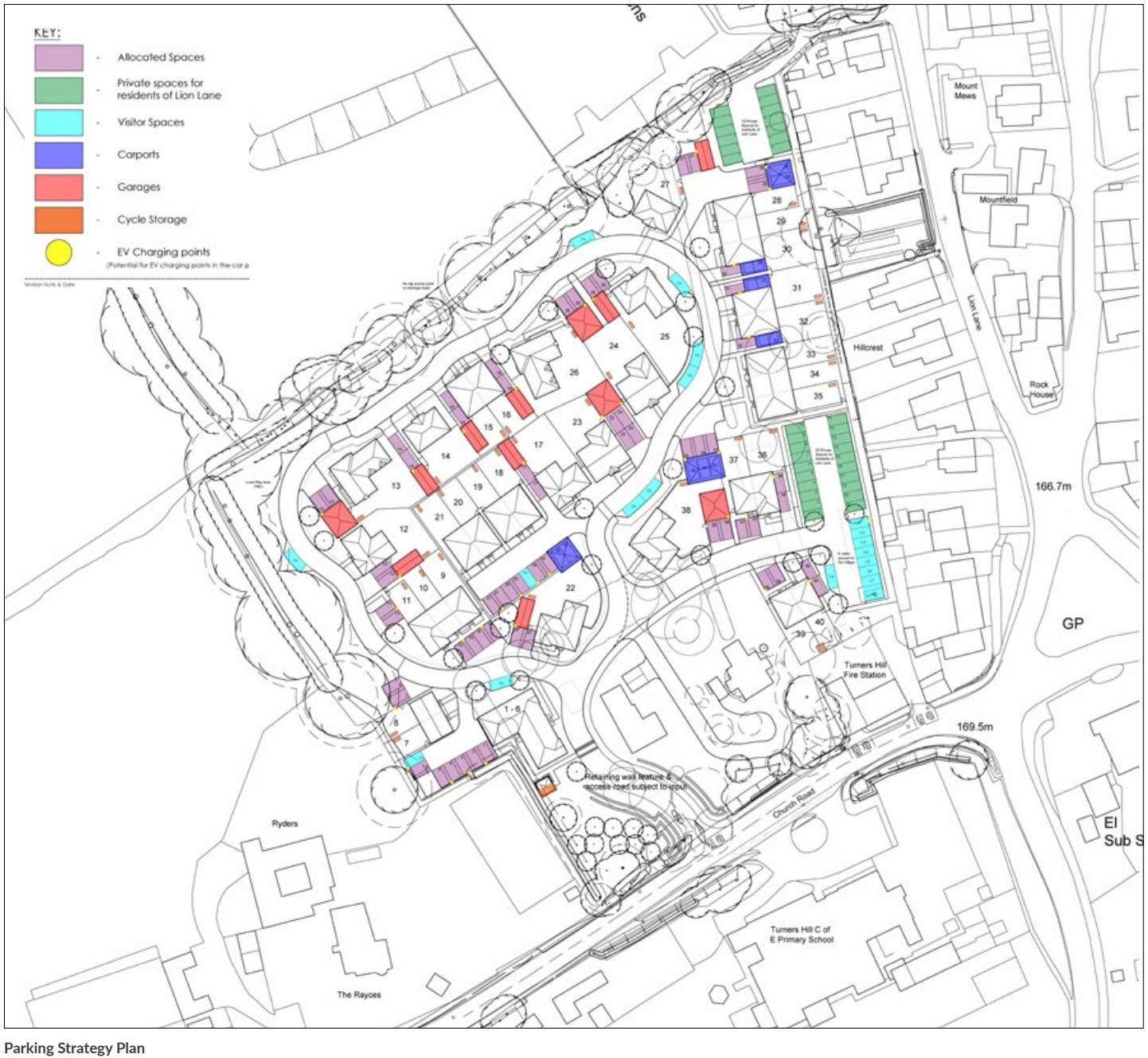


Swept Path Plan

3.21 Of the two car parks provided a total of 33 spaces are included for Lion Lane residents; this includes 2 spaces for No's 106 and 107 Lion Lane, as well as 2 spaces for no. 29 and 2 spaces for No. 30 Lion Lane. A total of 9 parking spaces (including 1 disabled space) are included for general visitors to the village. The parking proposals include both active and passive EV charging points; The application includes a Parking Plan and a Refuse Strategy Plan which are shown in the diagram opposite.

3.22 The key features of the plan are:

- 33 private replacement spaces proposed for Lion Lane residents – These are located in two separate car parks in the north east and east of the site (the spaces are highlighted in green on the parking plan).
- A community car park with 8 spaces (highlighted in turquoise on the plan) – The car park is located close to the shops making it ideal for local residents. An additional disabled visitor space is also included taking the total spaces in the community car park to 9.
- 10 additional visitor spaces (highlighted in turquoise on the plan) which are dispersed throughout the site.
- 49 allocated car parking spaces for the new homes (illustrated in purple) as well as a 7 car ports and 18 garages. Each home, including the affordable housing, has access to an EV charging point.
- The apartment building is served by a separate bin store which is in close proximity to the highway; bins are provided for general waste, recycling and glass.



3.23 The proposal links existing footpaths with the development as well as providing new pedestrian routes which in turn will contribute towards improving pedestrian connectivity in and around the site.

3.24 The accompanying Transport Assessment prepared by Transport Planning Associates provides additional information.

Drainage

3.25 The site lies within Flood Zone 1 and so is at the lowest risk of flooding.

3.26 The existing site has no formal foul drainage connection to the public sewer network but the sewer records for the area show that there are foul water sewers to the south and east within Church Road and Lion Lane.

3.27 The proposed development will connect to the Southern Water foul sewer to the east of the site via a new private foul sewer connection. Southern Water have been consulted via a pre-development enquiry and have confirmed that they have sufficient capacity within the network.

3.28 The use of SUDS will ensure that all surface water pollution hazard indices are matched or bettered prior to discharge. Surface water will be collected within new drainage basins and subsequently discharged to the stream/watercourse downhill to the north via a new drainage ditch.

3.29 The accompanying Flood Risk Assessment and Drainage Strategy provides additional information.



Statement of Engagement

4.1 In accordance with national and local policy and guidance, a full programme of community and stakeholder engagement has been undertaken.

Principal activities included:

- A meeting with Parish Councillors on 23rd May 2022 and on the 12th November 2024.
- Initial discussions with Mid Sussex District Council at the pre-application stage – The discussions included participation from local Councillors as well as relevant Council Officers.
- Turners Hill web based/virtual consultation in 2024. This included leaflet distribution and the creation of a dedicated consultation website.
- Individual virtual meetings with key community stakeholders including Turners Hill Fire Station representatives and Turners Hill CoE Primary School.

Pre Application Discussions

4.2 In line with Government Guidance on best practice, initial discussions with Highways Officers at West Sussex County Council were undertaken on 28th April 2022 and planning Officers at Mid Sussex District Council on the 18th July 2022.

4.3 During the meetings a first draft of the masterplan was presented, which is shown opposite.

4.4 Both West Sussex County Council and Mid Sussex District Council produced a written response which set out their feedback. The Highways Response outlined West Sussex County Council's parking standards, EV charging requirements as well as the key requirements of the Travel Plan and Transport Statement within their formal pre-app response. Officers stated that the strategy for dealing with pedestrians and the site gradients should be set out at application stage.



Proposed Sketch Site Layout - Submitted with the Pre-App

4.5 The table below highlights the main points raised within Mid Sussex District Council's written response and the changes that have been made to the scheme as a result of the discussions.

Comment	Response
Urban Design	
<p>The layout is organised around a series of cul-de-sacs that do not link up.</p> <p>The proposed footpath link on the E boundary that links the two-car park ignores the development and is an inappropriate back alley that has minimal natural surveillance and potentially undermines the security of the adjacent rear gardens and does not accord with DG13 that requires buildings to be arranged with public areas to the front.</p>	<p>The masterplan has been altered to create a single arterial road that serves the properties.</p> <p>The footpath on now also provides unrestricted access into the development via the village car park area. This connects to footpath provided on the southern section of the site which links to Church road and the wider village beyond.</p>
<p>Sight lines could at least be improved by splaying the entrances to the alley at both ends. The alleyway at the rear and side of plot 23 provides no natural surveillance and undermines plot 23's security and seems unnecessary as there is an existing link on the SE corner of the site.</p> <p>Both car parks on the eastern side lack natural surveillance (the opportunity for plot 22 and 23 to provide some frontage has not been taken as their E boundary accommodate garages / parking).</p>	<p>The layout has been reconfigured to maximise natural surveillance of the path.</p> <p>This alleyway has been removed in the new proposals.</p> <p>The new masterplan improves surveillance of the car parks. New footpaths and properties 27, 28, 35, 36 and 40 now overlook the car parks.</p>
<p>The car parks would benefit from additional soft landscaping.</p> <p>The block of flats appears rather squeezed in to the south west boundary and unattractively positioned behind bin stores on the approach road. The threshold area between this block and plots 8-10 is also unfortunately dominated by hard standing. The long rear garden boundary of the adjacent plot 13 is also exposed to the road frontage and provides an inauspicious termination of the entrance axis into the site.</p>	<p>Additional green space is provided and will break up the car park including trees where appropriate. The landscaping plan for the site provides additional information on the soft landscaping throughout the site.</p> <p>The new plans have repositioned the block of flats. As a result, the new layout incorporates additional landscaping in front of the flats. The bin storage area has been relocated so its nearer the boundary and is a less prominent feature within the streetscape.</p>
<p>The attractive verdant character of the Church Rd boundary will potentially be undermined by the loss of trees and vegetation to facilitate the proposed vehicle access. The difference in levels may also necessitate retaining measures that risk looking like an unsympathetic intervention.</p>	<p>The plans incorporate hard standing for cars between the block of flats and plots 7 and 8 on the new layout. This however is softened by additional soft landscaping in front of the flats and upon the entrance to the parking area.</p> <p>The layout has been altered and additional trees will be planted to enhance the character of Church Road. The drawings submitted show the view from Church Road and the landscape plan submitted demonstrates the extensive landscaping proposals in this part of the site.</p>
Planning Officers	
<p>There's no mention of bungalows within the pre-app letter, as required by Policy THP2, for the elderly and/or disabled; suitable provision should be made.</p>	<p>Policy THP2 states that there will be 2 bungalows provided on site. Our updated plans comprise of two chalet style bungalows.</p>
<p>The proposed 31 dwellings is approx. 18dph, which very low.</p>	<p>The updated masterplan provides 40 homes. This represents a significant increase in housing density on the site whilst maintaining a well designed site.</p>
<p>There is a dominance of detached dwellings; increasing the mix to include more semi and terraced properties might provide a better mix of unit types and help get closer to the allocation yield.</p>	<p>The updated proposals now comprises 14 semi detached, 9 terraced and 11 detached homes along with 6 flats.</p>
<p>The applicant should be aware of the new and updated policies coming through the District Plan Review, including those related to climate change and sustainability, health and wellbeing, Biodiversity Net Gain and self and custom build housing.</p>	<p>It is acknowledged that the emerging district plan is currently at examination. In light of this, the proposals have been prepared following an extensive review of the relevant emerging policies.</p>

Comment	Response
Ecology	
<p>A planning application will need to be supported by adequate ecological surveys and assessments to enable the LPA to determine any application submitted.</p> <p>If there are residual impacts, these will need to be compensated for on site or offsite with long term management secured, and appropriate enhancements included to ensure a Biodiversity Net Gain is demonstrated from the development.</p>	<p>Sam Watson Ecology Ltd has been commissioned by Elivia Homes to carry out an ecological appraisal and all relevant surveys. These have informed the proposals.</p> <p>10% BNG is achieved as part of the proposals. Please refer the accompanying ecology reports.</p>
<p>A Preliminary Roost Assessment will need to consider whether subsequent aerial surveys or emergence / dawn surveys are required to provide certainty of likely impacts on bats. In addition, the ecologist should also determine the likely impacts upon foraging and commuting bats for the proposed scheme.</p>	<p>An ecological appraisal and relevant surveys have taken place to meet this requirement.</p>
Affordable Housing	
<p>The current housing need in Turners Hill is 12 1B, 3 2B, 5 3B & 3 4B.</p> <p>25% (3) of the total number of affordable housing dwellings, in the form of 2B/4P houses, will need to be First Homes not shared ownership, and 75% (7) of the affordable housing dwellings will need to be for affordable or social rent.</p> <p>The dwellings must be separately identified on an Affordable Housing Plan, with the proposed First Homes shown in blue and the proposed rented units shown in red, together with their allocated car parking spaces.</p> <p>An Affordable Housing Schedule is also required showing the plot number, type of dwelling, number of storeys, floor area in m², the floor level in the case of any flats, number of bedrooms, number of persons and proposed tenure for each affordable housing unit, in order to clearly demonstrate that all requirements are being met. A tenure blind approach will also be required.</p> <p>The rented flats will need to be located in a separate block, around a separate core/entrance or on a separate floor(s) to any open market flats, and any ground floor rented flats should have individual accesses"</p>	<p>This application helps to meet the need for affordable housing in the locality. We have maintained correspondence with the Council's Housing Enabling Officer to ensure that the proposals are reflective of the most up to date need in Turners Hill; this is understood to be:</p> <p>14 1B, 5 2B, 4 3B and 3 4B.</p> <p>Reflective of the need, the proposals include 8 1B, 3 2B and 1 3B affordable homes. The proposals will significantly contribute towards the need in Turners Hill.</p> <p>The proposals include the required 75% / 25% tenure split in favour of affordable rented homes. 2 first homes and 1 shared ownership unit are also included.</p> <p>An affordable housing plan is included as required.</p> <p>This is provided within the proposed schedule of accommodation submitted with the application.</p> <p>The rented properties are located in their own block that is exclusively for affordable rent homes. The flats each have their own individual access.</p>

4.6 The proposals were reviewed following the pre-application meeting to consider the points that had been raised and a revised scheme was sent to Officers on the 6th September 2022. This included the abolition of cul-de-sacs and the provision of 9

additional homes on the site. No formal response was received to the updated proposals. The proposals have since been updated further in any case.

Public Consultation and Engagement with Ward and Parish Councillors

4.7 As the site is allocated within the Turners Hill Neighbourhood Plan, the project team were particularly keen to engage with Ward and Parish Councillors to understand their vision for the site.

4.8 On the 22nd May an initial meeting was held with the Parish Council to discuss the first iteration of the masterplan. Ward Councillors were also invited to the pre-application meeting with Officers which allowed them to be involved in the emerging discussions.

4.9 A further meeting was held with the Parish Council on the 12th of November 2024 to discuss the revised proposals following the initial pre-application process with the LPA.

4.10 The Parish Council felt that the best mechanism for engaging with local residents was consultation website and mail shot to the residents. The Parish Council also offered to display the information regarding the proposals and recommended that we engaged with the head of the Primary School. This approach was adopted by Elvia homes and a detailed website was produced.

4.11 Individual meetings were also held with:

- The Head of Turners Hill CoE Primary School.
- Representatives of West Sussex Fire and Rescue Service in relation to Turners Hill Fire Station.

4.12 The website included the updated site layout, elevation drawings, landscape proposals and details of the types of homes that are proposed on site. 482 residents in the village received a flyer which gave a brief summary of the proposals and a link to the consultation website where they could engage with the emerging proposals; direct contact details for Gillings Planning were also included. Further information was also displayed in The Ark, Mount Lane, Turners Hill, Crawley RH10 4RA.

4.13 Individual bespoke letters were also sent directly to residences which adjoin the site along Church Road and Lion Lane.

4.14 Residents were invited to complete a short survey and contact details were provided so that residents could discuss further with Gillings Planning if required.

4.15 Of the responses received, (3.08%) were in favour of the proposals, (6.15%) were in favour of the proposals with some reservations and (90.77%) were not in favour of the proposals.

4.16 Of those who responded, the main comments raised were as follows:

- Traffic Congestion and Road Safety
- Inadequate local infrastructure
- Detrimental Impact on Village Character
- Environmental Concerns

4.17 Each of these key areas of consideration are addressed and assessed in full within the planning analysis section of this document.

4.18 In summary, the applicant has actively engaged with the local community and stakeholders to communicate and develop the proposals. This has met the requirements of the NPPF and the local guidelines, as set out in the Council's SCI (Adopted 2018). The pre-application engagement has ensured that the local community and key political stakeholders are well-informed of the proposals. Communication with interested parties remains on-going. As such, the applicant considers that the pre-application engagement undertaken with the local community and key stakeholders has been timely, meaningful, and effective.

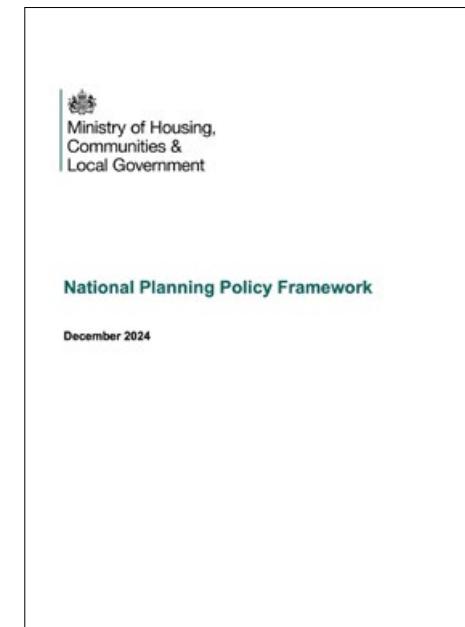
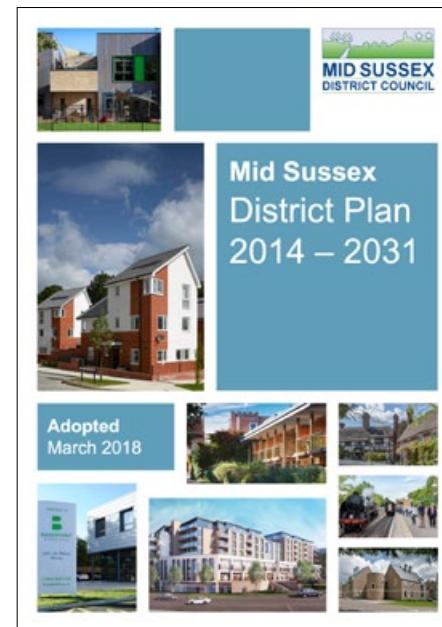
Planning Policy Context

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning application be made with regard to the Development Plan, unless material considerations indicate otherwise.

5.2 This is reiterated at paragraph 48 of the National Planning Policy Framework (NPPF), which also makes it clear that the NPPF is a material consideration in decision making.

5.3 The site is situated within the administrative area of Mid Sussex District Council (MSDC) where the development plan comprises the Mid Sussex District Plan 2014 – 2031, the Site Allocation Development Plan Document (DPD), saved policies of the Mid Sussex Local Plan 2004 and the Turners Hill Neighbourhood Plan.

5.4 Mid Sussex District Council are also in the process of preparing The Emerging District Plan 2021 – 2039. Currently, this is at the examination stage as discussed further below.



5.5 The main planning policy considerations pertinent to the proposed development are considered and set out within Appendix 2.

Planning Analysis

Principle

6.1 This section analyses the suitability of the proposed development in the context of local and national planning policy. This analysis is provided to confirm that:

- The Tilted Balance applies, where the Council acknowledge they cannot demonstrate a five-year housing land supply and the most important polices for determining the application are out of date;
- When weighed in the planning balance overall, the adverse impacts of the proposal do not significantly and demonstrably outweigh the benefits; and
- Notwithstanding the application of the tilted balance, and in any event, the proposal complies with the Development Plan, where the presumption in favour of sustainable development applies and permission should be granted; and there are no material considerations that indicate the proposal should be determined otherwise.

6.2 Reference is made within this section to assessments within technical reports that have been submitted in support of the planning application. Those should however be referenced in full as part of the assessment of the planning application.

Application of the Tilted Balance

6.3 In accordance with paragraph 11(d) of the NPPF, the tilted balance should be applied here, as set out below – where it is argued that the policies of most importance to determining the application (in this case policies DP4, DP5, DP6, DP12 & DP15) are out of date.

6.4 The following section sets out why the tilted balance, and therefore the presumption in favour of sustainable development applies.

Five-Year Housing Land Supply Results in the Development Plan Being Out of Date

6.5 The Council is currently unable to demonstrate a five-year supply of housing, as confirmed by recent decisions made by the Council.

6.6 The Council's most recent acknowledgement of an exact housing land supply figure is understood to be contained within a statement of Common Ground signed by the Council on the 18th of December 2024. This was as part of the ongoing appeal inquiry procedure under the appeal reference APP/D3830/W/24/3350075 (LPA reference: DM/24/0446); it confirms that the Council agreed that, based upon the December 2024 revised Standard Method for calculating housing need, the Council is able to demonstrate a 3.38 year supply of deliverable housing.

6.7 As a result, the Council cannot demonstrate a five-year housing land supply, as is required to under paragraph 78 of the Framework. Consequently, the polices which are most important for determining the application, are out of date (in this case those relating to housing, as set out below). The tilted balance applies in favour of granting planning permission for sustainable development.

Defining the Polices Most Important for Determining the Application

6.8 It is considered that the polices most important in this case are defined by the Mid Sussex District Plan 2014 – 2031 and relate to the distribution and quantum of housing:

- Policy DP4 (Housing) which identifies the minimum number of houses needed in the district and sets out the provision spatially. In particular, Turners Hill is grouped as a category 3 settlement where the minimum requirement of housing provision within these settlements is 2,200 units over the plan period;
- Policy DP5 which identifies the Councils commitments in relation to planning for future housing need;
- Policy DP6 which sets out the districts settlement hierarchy and confirms that development will be permitted within defined settlement boundaries and sets a strict criteria for the expansion of existing settlement boundaries;
- Policy DP12 which seeks to protect and enhance the countryside. In relation to new development, the policy restricts new development in the countryside unless specific criteria can be met, including if support is provided for development through a different local plan policy or a relevant neighbourhood Plan; and
- Policy DP15 which confirms new homes in the countryside will be permitted where they are compliant with DP12 and where special justification exists.

4.9 Other polices are of course relevant but are not considered to be the most important. Where a five-year housing land supply cannot be demonstrated, as set out above, those polices are considered to be out of date. It is however considered that the policies that are adopted in respect of development design etc, continue to apply and are attributed full weight.

The Tilted Balance is Not Disapplied

6.10 In this scenario, the NPPF (at paragraph 11d) confirms that planning permission should be granted, unless:

- i the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii 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.

6.11 In respect of 11(d)(i), the site does not fall under the following 'areas or assets' of particular importance:

- Habitats site
- Sites of Special Scientific Interest;
- Green Belt,
- Local Green Space,
- Area of Outstanding Natural Beauty,
- National Park (or within the Broads Authority)

- Heritage Coast
- Irreplaceable habitats
- risk of flooding or coastal change
- Heritage assets

6.12 In respect of 11 (d) (ii) all other material planning considerations have been assessed and where necessary, have been considered against the technical polices contained within the Mid Sussex District Plan 2014 – 2031 and confirms that no adverse impacts are demonstrated. This is considered in detail under 'compliance with the wider development plan' below.

Principle Compliance with the Development Plan in Any Event

6.13 The NPPF (as updated in December 2024) notes that (at paragraph 11) that in making decisions "...a presumption in favour of sustainable development" is applied, which means (as set out in paragraph 11c) approving development that accords with an up-to-date Development Plan without delay.

6.14 The Development Plan documents relevant to the application in this case are as follows:

- Mid Sussex District Plan 2014 – 2031; and
- The Turners Hill Neighbourhood Plan 2014 – 2031.

6.15 The Emerging Mid Sussex District Plan 2021 – 2039 is currently at Examination and stage 1 hearings were concluded on the 31st October 2024. To date, there are unresolved objections to the majority of policies in the draft district plan and as such, only limited weight is being given to the plan at the time of writing.

6.16 Accordingly, an assessment is made below to confirm that the proposed development accords in general terms with the adopted Development Plan.

Locational Policies of the District Plan

6.17 Chapter 1 of the Mid Sussex District Plan 2014 – 2031 confirms that it supports the National Planning Policy Framework's 'presumption in favour of sustainable development'.

6.18 The site is located within the village of Turners Hill and is situated outside of but adjacent to the defined built-up area boundary, as established within the adopted Mid Sussex District Plan 2014 – 2031 and as confirmed on the adopted policy map for Turners Hill. Policy DP6 of the adopted District Plan, identifies Turners Hill as a category 3 medium sized village, such that it provides essential services for the needs of its own residents and the immediate surrounding communities.

6.19 Policy DP4 identifies the minimum number of houses that are needed in the district and sets out the provision of housing need spatially. It is confirmed that a minimum figure of 16,390 homes need to be provided in the 17-year plan period

2014 – 2031. Category 3 settlements which includes Turners Hill, are expected to deliver a minimum of 2,200 homes over the plan period, although it is noted that a residual of 311 existed thanks to completions and existing commitments.

6.20 The site is outside of the defined built-up area boundary and therefore policy DP12 applies. Policy DP12 confirms that development in the countryside will only be supported where the development is supported elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan. Further, policy DP6 applies and states that it supports the expansion of settlements under a list of certain conditions, including but not limited to, a site being allocated in a neighbourhood plan; the development must also be demonstrated to be sustainable including by reference to the settlement.

6.21 The sustainability of the site and its acceptability for development is reflected within its allocation under policy THP2 of the Turners Hill Neighbourhood Plan 2014 – 2031 for 44 new homes. Having regard to the spatial strategy, including policies DP6, DP12 and DP15, the principle of development in this location is therefore acceptable because although it is outside of the defined built-up area, the development is both supported and allocated within the Turners Hill Neighbourhood Plan.

6.22 The development proposed therefore accords with the district's spatial strategy, notwithstanding that the policy is out of date.

6.23 The proposed development seeks to deliver additional homes and a new village car park on this site, in accordance with the specific allocation policy THP2 of the Turners Hill Neighbourhood Plan. The following section examines how the proposals comply with the allocation policy.

Compliance with the Turners Hill Neighbourhood Plan Site Allocation

6.24 The Turners Hill Neighbourhood Plan 2014 – 2031 was formally made in March 2016. Therefore, the Neighbourhood Plan and the policies it contains are more than 5 years old and can be considered 'out of date'. However, the Neighbourhood Plan still forms part of the Development Plan in this case and remains a material consideration, albeit holding a reduced amount of weight. As such, the proposals are assessed against the relevant policies of the Neighbourhood Plan below.

6.25 Policy THP2 of the Turners Hill Neighbourhood Plan sets the allocation requirements for the development of the site and has guided the overall master plan. The allocation includes a criterion that any development of the site should deliver, including the delivery of 44 new homes, 30% of which are affordable and a mix comprising mainly of 1,2 and 3 bedroom properties as well as 2 bungalows. In addition, a key requirement of the allocation is the delivery of a new village car park.

6.26 The proposed development is considered to comply with policy THP2 of the Neighbourhood Plan in its entirety. The scheme proposed

delivers 40 new homes which is within the 44 unit limit established within the allocation whilst achieving an appropriate layout for the site which is discussed further under 'compliance with the wider development plan'. Of the 40 new homes, 30% are affordable with the desired housing mix demonstrated inclusive of 2 chalet bungalows with ground floor accommodation. A village car park is also provided.

Conclusion on the Principle of Development

6.27 In summary, it is accepted that the polices most important for determining the application are out of date and the tilted balance therefore applies.

6.28 Notwithstanding the above, it is considered that the proposal is in accordance with the Development Plan as a whole including the Neighbourhood Plan and the Emerging Development Plan in that:

- The site is both suitably and sustainably located;
- There is no conflict with policies DP6, DP12 & DP15 confirming development outside of defined built-up area boundaries is supported where it is part of a Neighbourhood Plan allocation; and
- The proposals are compliant with allocation policy THP2 of the Turners Hill Local Plan.

6.29 The development of the site for 40 new homes and a new village car park is therefore acceptable in principle:

- It would locate new housing in a sustainable location and on a site that is allocated for this type of development;
- It would deliver much needed new homes responding to the needs of the local area and the wider district; and
- It would deliver much needed additional public parking in the form of a new village car park as required by the Neighbourhood Plan.

6.30 Having regard to the above, this proposal is acceptable in principle and considered to accord with the Development plan policies DP1, DP4, DP5, DP6, DP12, DP15, DP30, DP31; policies THP2 and THP8 of the Turners Hill Neighbourhood Plan; and sections 2, 2, 5 and 8 of the NPPF.

Compliance With the Wider Development Plan

6.31 The remainder of this chapter examines material planning considerations to demonstrate that in all regards the proposal conforms with the policy framework including the development plan and the NPPF. Namely, these considerations relate to:

- The Turners Hill Neighbourhood Plan Site Allocation;
- The Emerging District Local Plan;
- The Provision of Housing, Housing Mix & Affordable Housing;



- Design and Scale;
- Landscape Visual Impact
- Landscape Design Strategy;
- Built Heritage;
- Access, Highways & Parking;
- Flood Risk and Drainage;
- Ecology and Biodiversity;
- Arboricultural Impact;
- Sustainability and Energy;
- Noise;
- Air Quality; and
- Archaeology.

The Turners Hill Neighbourhood Plan

Site Allocation

6.32 As discussed above, the Neighbourhood Plan and the policies it contains are more than 5 years old and can be considered 'out of date'. Notwithstanding this, the proposals are considered to comply in principle with the site allocation policy. The technical considerations of the policy are considered below.

6.33 Whilst the total number of new homes is below the allocation requirement of 44, the slightly reduced number of 40 homes, allows for a well-designed layout at an appropriate density for the site and in addition, ensures the inclusion of a sufficiently sized village car park. Both the number of homes and the overall site layout has been subject to extensive community consultation including with the Parish Council, where recent discussions with Parish Councillors did not raise a concern with the quantum of development. The proposals have also been heavily informed by pre-application discussions with Council Officers, including Urban Design Officers, to ensure that the proposals have been designed in accordance with national and local policy as well as guidance on design, whilst achieving an appropriate and realistic density of development on the site.

6.34 In terms of the other criteria set out within the site allocation policy, the proposals will:

- Provide an entrance road to the west of The Old Vicarage with a minimum width of 5.5m;

- Close the existing entrance to The Old Vicarage and School View, replaced with a continuous footpath between the new entrance road and the Fire Station;
- Provide a new entrance road that services the new properties, re-provides access to the Old Vicarage and School View as well as the new Village car park;
- Include internal estate roads which meet the needs of Emergency and Utility vehicles;
- Provides new homes compliant with NDS standards for floor space and storage;
- Where provided, garages measure internal dimensions of 7m x 3m; and
- Designed so as to preserve and enhance the character of the Turners Hill Conservation Area.

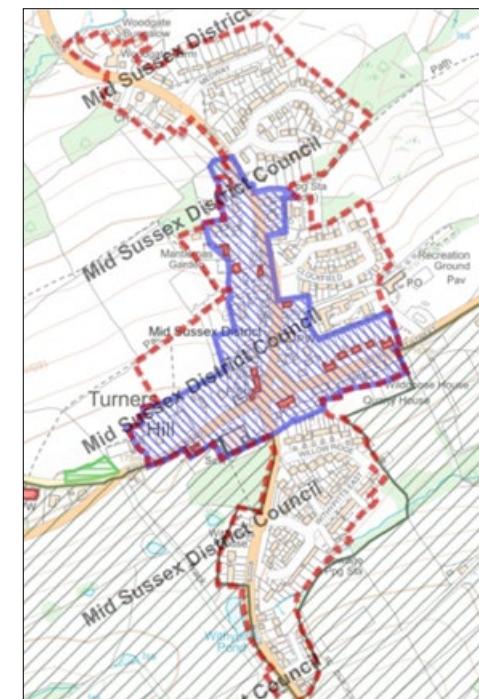
6.35 The site allocation policy also states that S106 and CIL funds generated from the development will provide a financial contribution to the Village Enhancement Scheme. Negotiation on contributions as a whole, will take place during the course of the planning application and will depend on viability.

6.36 The proposed development is therefore considered to comply with policy THP2 of the Turners Hill Neighbourhood Plan.

The Emerging District Local Plan

6.37 Whilst the Emerging District Plan is afforded limited weight as noted within appendix 2 (Planning Policy Context), it is considered that the proposals are compliant with the emerging spatial strategy for the district.

6.38 The emerging settlement hierarchy maintains that Turners Hill is classed as a category 3 settlement. As identified above in this document, the emerging policy map confirms that the built-up area boundary in Turners Hill has been reviewed and has been expanded. As a result, the application site is included within the defined built-up area boundary as shown below:



6.39 As a result, emerging policy DPH3 (Sustainable Development – Inside the Built-up Area) would apply. This confirms that within built-up area boundaries, as defined on the polices maps, development will be permitted within towns and villages.

6.40 Based upon the above, as the site will be located within the defined built-up area boundary of Turners Hill, the proposals represent sustainable development inside the built-up area in accordance with policy DPH3 and therefore the development proposed on the site is acceptable and in accordance with the emerging spatial strategy.

The Provision of Housing, Housing Mix & Affordable Housing

6.41 As discussed above, the polices most relevant to the provision of housing in the district are out of date and the Council cannot currently demonstrate a five-year housing land supply. In light of the lack of a five-year housing land supply, the proposed development of 40 new homes within the district will make a valuable contribution towards addressing this shortage.

6.42 Policy DP4 in the Mid Sussex District Plan 2014 – 2031 sets out the minimum requirement for new housing over the plan period. However, as noted above, this policy is out of date.

6.43 Whilst at the time of writing, only a limited amount of weight can be afforded, policy DPH1 of the Emerging District Plan 2021 – 2039 provides a more up to date reflection of the districts

minimum need for housing; however even still, the figure is not based upon the December 2024 standard method for calculating housing need. Notwithstanding this, the emerging policy notes that the district's local housing need is a minimum of 19,620 over the plan period 2021-2039.

6.44 This proposal would deliver much-needed additional homes, contributing towards the overall housing need within the district and at a time when there is a pressing need to boost the number of homes delivered nationally.

6.45 Policy DP30 of the Mid Sussex District Plan 2014 – 2031 states that housing development must provide a mix of dwelling types and sizes from new development that reflects current and future local housing needs. In addition, the current and future needs of different groups within the community should be met such as older people and vulnerable groups.

6.46 In this vein, policy THP2 of the Turners Hill Neighbourhood Plan states that a mix of dwellings which addresses the priorities of the parish including mainly 1, 2 and 3 bedroom homes and 2 bungalows for the elderly and/or disabled must be provided.

6.47 With the above in mind, this proposal seeks to deliver 6 x 1-bed flats, 7 x 2-bed houses, 20 x 3-bed houses (including 2 x chalet bungalows with ground floor bedrooms) and 7 x 4 bed houses. All of which will be constructed in accordance with national described space and M4(2) standards in accordance with policy DP27 and DP28.



Unit Mix Strategy Plan



Unit Tenure Strategy Plan

6.48 In terms of affordable housing, 30% of all the units on the site are affordable in accordance with policy DP31 of the Mid Sussex District Plan 2014 – 2031 and policy THP2 of the Turners Hill Neighbourhood Plan. This results in a total of 12 much needed affordable homes on the site at a 75/25% tenure split in favour of affordable rent and the remainder in favour of intermediate homes.

6.49 Based upon the above assessment, the proposed development accords with polices DP27, DP28, DP30, DP31 of the MidSussex District Plan 2014-2031 and THP2 of the Turners Hill Neighbourhood Plan.

Design and Scale

6.50 The design development of the scheme has been a detailed and iterative process with extensive input from the Local Planning Authority, as detailed within the statement of community involvement section of this statement. The design rationale is set out within the Design and Access Statement which accompanies the planning application. This provides an analysis of the site context, and the proposed development and should be referenced in full.

6.51 In brief however, the design approach of the scheme demonstrates that the proposal represents a high standard of design which respects the local context, meets all relevant standards and provides a high quality approach towards design which will enhance the visual appearance of the site.





6.52 The scheme has been revised extensively following pre-application engagement with Officers. The proposal consists of 40 homes, presented in a mix of houses with designs influenced from the surrounding areas materials and vernacular. At the same time maintaining a high quality environment and space standards.

6.53 The layout has been amended to omit all residential Cul de sacs following the comments from the Urban Design Officer, the revised proposal now favours a single loop which allows for greater permeability throughout the site. The entrance to the site now provides a consistent building line which is set back from the road, which allows for the provision of a green entrance to the site, minimising the appearance of the change in levels.

6.54 All constraints and opportunities of the site have been considered, highlighting key views, natural features and thoroughfares. The scheme is designed to compliment and best use the features of the site to ensure a well suited and well designed development. These considerations result in a carefully considered and detailed layout, drawing from the opportunities present on the site and mitigating all constraints. This high quality design ensures an attractive and functional proposition for the site, compliant with the national design guides for a well designed place.

6.55 In terms of appearance, a high quality and distinctive scheme is envisioned for the site which uses locally sourced materials. This will not only benefit the scheme in giving it a mature aesthetic,

but will also reduce the environmental and visual impact. Traditional details typical to the area are included to reflect the West Sussex vernacular. Further details regarding the materiality of the proposed dwellings are included within the accompanying DAS and house type drawings.

6.56 The scale of the development is considered to be suitable to the sites location and the surrounding locality. The scale ranges from single storey garages and car barns, to two storey dwellings. This is indicated on the plan below:



Unit Heights Strategy Plan

6.57 In conjunction with setting an appropriate scale for the development as set out above, every effort has been made, with the exception of the loss of some low grade trees to form the access from Church Road, to retain all of the established boundary trees and hedgerows; this in turn assists in ensuring the visual impact of the scheme on its surroundings and the surrounding landscape is minimised (discussed in more detail under the next heading).

6.58 Having regard to the above, the proposed development is considered to comply with policies DP15, DP26, DP30, DP39, relevant design guidance and the wider provisions of the NPPF.

Landscape Visual Impact

6.59 The application is supported by a Landscape and Visual Appraisal with Impact Overview (LVAIO), prepared by fabrik Chartered Landscape Architects. The LVAIO details the setting of the site within its wider landscape context, in support of developing a proposal that minimises its impact upon the surrounding landscape. A series of key representative viewpoints have been considered as part of the LVAIO in order to demonstrate a range of receptors at various distances from the site. The LVAIO sets out the final landscape assessment and the proposals visual effects; this should be referred to in full, but is summarised in this section below.

6.60 The LVAIO confirms that, the baseline visual assessment of the site is such that it is predominantly well-screened and that public

views (identified in detail within the LVAIO) of the site are only possible from within the immediate environment; views of the site begin to diminish and become difficult to distinguish further away from the local environment due to a combination of intervening vegetation, built form and undulating topography.

6.61 The LVAIO reveals that overall, the proposed development of up to 40 dwellings will result in a transformation of the site from open grassland, car parks, and disused built form into a high-quality residential scheme, integrated within retained and enhanced boundary vegetation and green infrastructure. The landscape impact includes some loss of existing vegetation, localised regrading, and visual changes during construction, leading to temporary moderate adverse effects, particularly where boundary vegetation is removed. However, these are mitigated long-term by compensatory native planting, new open spaces, and the sensitive incorporation of SuDS. While minor adverse effects are expected on the immediate site and its character, effects on the broader landscape and distant views, including from the High Weald National Landscape, are considered negligible. Over time, the development is anticipated to deliver moderate beneficial effects through visual enhancement, landscape structure, and improved open space, ultimately replacing low-quality features with a well-integrated residential environment. In addition, the high quality nature of the proposed development and its maturation over time will further moderate any adverse effects.

6.62 It is therefore considered that the visual impact of the proposed development upon the surrounding landscape would be in accordance with policies DP12, DP13, DP16, DP17, DP26, DP37.

Landscape Design Strategy

6.63 The landscaping of the site is an integral part of the design approach. A landscaping design strategy has been prepared by fabrik Chartered Landscape Architects in support of the application and should be referred to in full.

6.64 The landscape design strategy responds to the proposed development such that it complements the overall design approach, creating an attractive residential development with a high quality public realm, as well as enhancing the sites appearance within the immediate locality and the wider landscape context. The main features of the soft and hard landscape proposals are as follows and detailed in the image below:

- New tree planting within the street scene;
- Natural play and recreation;
- Native planting terraces in and around the new site entrance to soften and frame the entrance road;
- Attractive front gardens comprising single species hedge planting along with ornamentals, grasses and perennials;
- New tree planting within the northern parcel;
- A species rich meadow with mown path and tree clusters;



- Damp meadow mix to swale and basin planting;
- Buffer planting for dormouse habitat;
- Enhancements to existing boundary vegetation;
- Block paving;
- Macadam;
- Flag paving;
- Timber post and rail fencing;
- Timber bollards and knee rails;
- Brick boundary walls

6.65 Policy DP24 requires all new residential development to provide on site play areas of an appropriate scale to support the new development. In addition, policy DP26 requires new development to include appropriate landscaping and green space as well as protecting existing open spaces, trees/ vegetation which contribute towards the character of the surrounding area. Based upon the proposed landscape strategy set out above, it is considered that the proposed development complies with these policies.

Built Heritage

6.66 Policy DP34 requires new development to protect listed buildings and their settings, along with other heritage assets. In addition, policy DP35 requires new development within a conservation area to conserve or enhance its special character and appearance.

6.67 The application is supported by a Heritage Statement prepared by Smith Jenkins which should be referred to in full. This confirms that there are no listed buildings or other heritage assets within the application site. However, a number of listed buildings and non-designated heritage assets are situated within the surrounding area, some of which are within close proximity to the site. Moreover, the site is partially (to the south) located within the Turners Hill Conservation Area.

6.68 The accompanying Heritage Statement comprises a full assessment and determines any

heritage impact as a result of the proposals. In summary, the Heritage Statement confirms:

"there will be a low level of 'less than substantial' harm caused by the application proposals to the Turners Hill Conservation Area and the listed buildings along The Bank. The character and appearance of the section of the conservation area within the site boundary will be altered, becoming residential rather than rural, with additional alterations to a small number of views through the conservation area, including those looking at the aforementioned listed buildings. There will also be harm caused to the two non-designated heritage assets closest to the site entrance: the Old Vicarage and 120 & 121 Church Road."

6.69 However and notwithstanding the levels of harm identified above, the materiality of the proposed dwellings is in-keeping with the wider conservation area and has been informed by the Turners Hill Village Design Guide, and this and the positioning of the development and accompanying landscape has minimised the impact on the surrounding heritage assets as much as possible. The low level of harm identified is considered to be outweighed by the wider benefits that are associated with the scheme which are set out in more detail within the planning balance section of this Planning Statement.

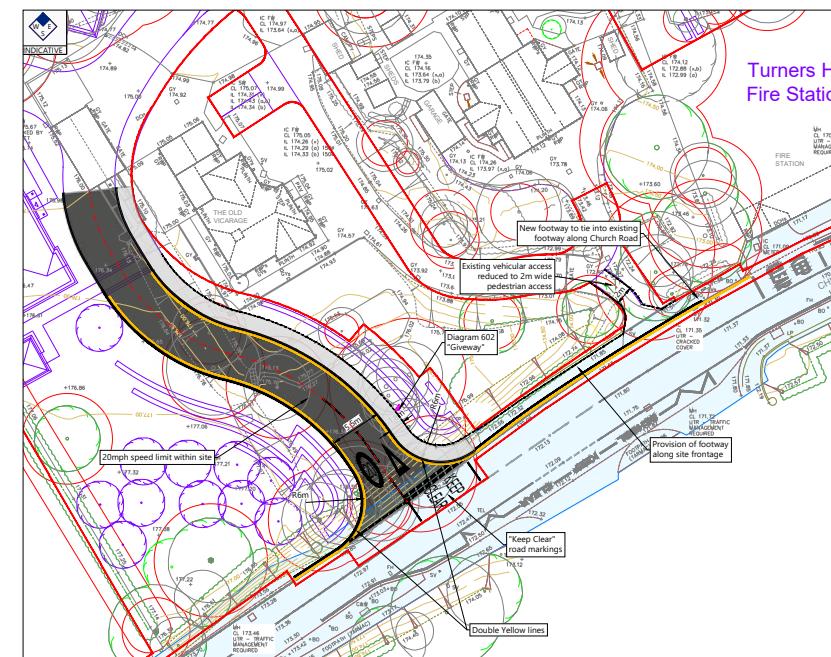
6.70 The proposed development is therefore considered to comply with policies DP34 and DP35 and the wider National Planning Policy Framework.

Access, Highways & Parking

6.71 A Transport Assessment and Travel Plan have been prepared by Transport Planning Associates and accompanies this planning application. The documents should be referred to in full for a detailed assessment in relation to access, highways and parking.

Access

6.72 In accordance with the requirements of the Turners Hill Neighbourhood Plan site allocation requirements, vehicle access to the site will be provided via a new simple priority junction onto Church Road, the full extent and detail of which is outlined within the accompanying site access proposal drawings below:



6.73 The access road will have an initial width of 5.5m along with a radii of 6m. In addition, 'Keep Clear' markings are to be introduced at the junction to ensure that any queueing at Church Road / East Street / North Street / Selsfield Road crossroads does not impact upon the operation of the proposed site access. Appropriate visibility splays of 2.4m x 57m are achieved, which are in keeping with the speeds recorded in the ATC as detailed further within the accompanying Transport Assessment.

6.74 Within the site, internal roads will comprise shared surfaces. The route between the site access at Church Road and the new village/southern Lion Lane resident's car park will have a width of 5.5m, whilst the internal loop road will see a width of 4.8m which, as demonstrated within the accompanying Transport Assessment, is sufficient to allow two cars to pass as well as allowing access by fire tender and/or refuse collection. Accompanying swept path analysis drawings submitted with this application demonstrate this in detail.

Trip Generation

6.75 A trip generation analysis has been undertaken within the accompanying Transport Assessment. The analysis anticipates the proposed development will result in a total trip generation of 20 two-way vehicular movements during the AM peak hour, 18 two-way vehicular movements during the PM peak hour and a total daily flow of 190 two-way vehicular movements. It is therefore considered that the proposed development will have a minimal impact upon Church Road.

6.76 In relation to the proposed village/Lion Lane resident's car park, it is considered there is likely to be very limited peak hour movements resulting from the car park. As such, no trip generation has been proposed; the accompanying Transport Assessment does however consider this in further detail within its junction capacity assessment. It is also important to note that most trips to and from the car park are likely to be diverted trips that already exist on the local highway network and as such, the impact of these will be limited.

6.77 In addition to trip generation analysis, the Transport Assessment has undertaken an assessment of development traffic distribution within the local highway network. Based upon this assessment, it is anticipated that the proposed development will likely generate approximately one vehicle movement every 20 minutes along the B2028 (N) (North Street), one vehicle movement every 60 minutes along the B2110 (E) (East Street) and one vehicle movement every six minutes along the B2110 (W) (Church Road and Turners Hill Road) during the peak hours.

6.78 Based upon the assessment of development traffic distribution and further junction modelling analysis contained within the accompanying Transport Assessment, it is considered that the proposed site access will operate within capacity, with minimal delays and very low levels of traffic demand. Therefore, the associated impact on the local and wider highway network is anticipated to be negligible.

Parking

6.79 The Transport Assessment confirms that the proposed development is compliant with the relevant parking standards. A total of 74 allocated residential car parking spaces are provided on-site; whilst the preferred WSCC requirement is 80.4 car parking spaces, the proposed level of allocated parking is within the 10% buffer that is deemed acceptable within the WSCC guidance. Furthermore, the supporting Travel Plan encourages the use of sustainable transport modes and discourages car use, further demonstrating that the proposed car parking provision is suitable.

6.80 In relation to EV, the development provides both active and passive EV charging points, with a total of 40 spaces (one per dwelling) having active provision and all remaining spaces, including visitor spaces, having passive provision. The village car park also includes one active EV charging point with the remaining spaces benefiting from passive provision. This is in accordance with WSCC guidance.

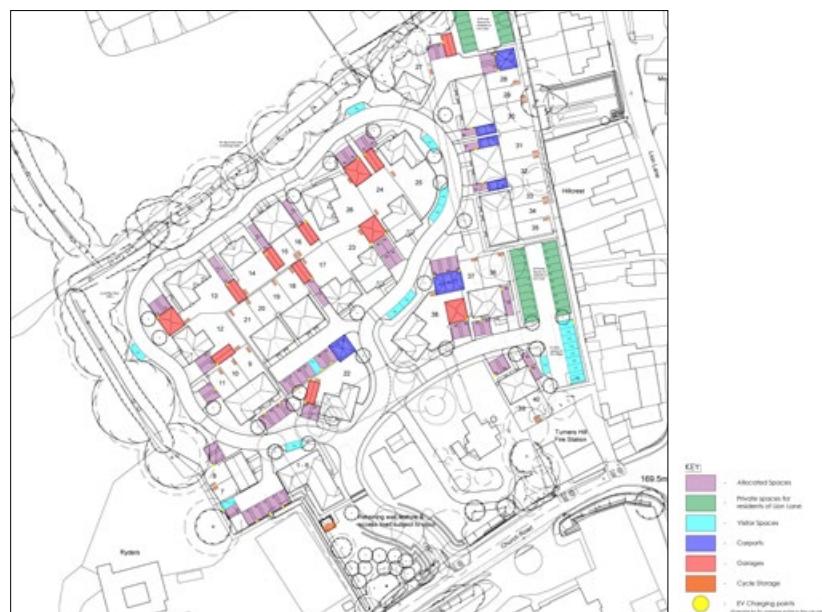
6.81 With regard to visitor parking, a village car park with 8 spaces is provided along with an additional disabled visitor space, taking the total spaces in the community car park to 9. The car park is located close to shops and other amenities, making it ideal for existing residents. 10 additional visitor spaces, which are dispersed throughout the site, are also provided.

6.82 Existing parking provision for Lion Lane residents is appropriately and sufficiently re-

provided via a new 20 space car park within the south eastern corner of the site, adjacent to the new village car park. In addition, an improved and formalised car park within the north eastern corner of the site will provide 13 parking spaces for Lion Lane residents. Passive EV charging points will be provided for all Lion Lane residents parking spaces.

6.83 In terms of cycle parking, a total of 65 safe and secure cycle parking spaces are provided throughout the site, ensuring compliance with WSCC cycle parking standards. For houses, cycle parking is provided within either a secure shed or garage, whereas for the flats, a secure communal cycle store is provided.

6.84 The parking strategy plan is included for reference here:



6.85 Based upon the assessments made above in respect of access, highway impact and parking, the proposed development complies with polices DP21, DP22, all relevant WSCC guidance and the wider provisions of the NPPF.

Flood Risk and Drainage

6.86 A Flood Risk and Surface Water Drainage Strategy has been prepared by Abstruct and submitted in support of the application. The documents should be referred to in full.

Flood Risk

6.87 The accompanying Flood Risk Assessment (FRA) confirms that the site is located within Flood Zone 1, meaning that there is a less than 1:1000 year probability of flooding from fluvial sources. The nearest open water feature is an unnamed watercourse (ordinary) to the north of the development, approximately 390m beyond the proposed development, and 43.5m lower than the proposed development and therefore poses low flood risk. Furthermore, The West Sussex County Council Strategic Flood Risk Assessment shows no particular flood risk to the site and states that no special measures are required for development around Turners Hill.

6.88 With regard to surface water flooding, the (FRA) acknowledges that large rainfall events can overwhelm the local infiltration and drainage capacity leading to localised flooding and surface water flowing overland. Surface water flooding can

also be caused by a reduction in the capacity of the local surface water drainage due to blockage. Due to the topography of the site, it is likely that any surface water is likely to be conveyed away from the site towards the open fields to the north. In addition, EA surface water flood map data confirms that the site is at very low risk of flooding from pluvial sources. Whilst the proposed development includes an increase of impermeable area, the accompanying Surface Water Drainage Strategy ensures that this type of flood risk will not be increased as a result; moreover, the effects of climate change are accounted within the strategy.

6.89 The FRA also confirms that groundwater and sewer flood risk is low, and flooding from canals and reservoirs are unlikely in this location.

Surface/Foul Water Drainage Strategy

6.90 The accompanying Surface and Foul Water Drainage Strategy confirms that the site as existing, naturally discharges surface water away from the site towards the north, making its way to the stream/watercourse via greenfield runoff.

6.91 As part of the proposed development, Surface water will be discharged to the watercourse downhill to the north of the development at the QBar Greenfield Runoff Rate agreed with the Lead Local Flood Authority. The use of SUDS with suitable mitigation indices (permeable paving, swales, and an attenuation basin) will ensure that all surface water pollution hazard indices are matched or bettered prior to discharge.



Proposed site layout including drainage infrastructure

6.92 A storage basin will be used to balance volumes generated by the site prior to discharge for all storms up to and including the 100 year event with a 45% allowance for climate change.

6.93 Foul flows are proposed to communicate to the existing Southern Water public foul sewer to the east of the site in Lion Lane via a new connection. This will be via a new manhole built over the public sewer. Sufficient foul sewer capacity has been confirmed by Southern Water, as detailed within the accompanying Surface/Foul Water Drainage Strategy.

6.94 In terms of maintenance, the accompanying report prepared by Abstract confirms that the surface water drainage system serving the development will be managed and maintained by the residents own appointed management and maintenance team once the development has been officially handed over. Furthermore, recommendations are included setting out the various elements of the drainage system and the recommended maintenance requirements and intervals.

6.95 It is therefore considered that the proposed development complies with policies DP41, DP42 and the wider provisions of the NPPF.

Ecology and Biodiversity

6.96 The application is supported by the following documents in relation to Ecology and Biodiversity prepared by Sam Watson Ecology:

- Ecological Impact Assessment, Shadow Habitats Regulations Assessment and Baseline Biodiversity Net Gain Assessment; and
- Statutory Biodiversity Net Gain Metric.

6.97 In addition to the above, it is confirmed within the supporting ecological assessment that, whilst a recent walkover of the site was conducted on the 15th April 2025 and confirmed that the site continues to remain largely unchanged, surveys to update the established baseline are currently underway and the results of which will be submitted to the Council in due course.

6.98 The Impact Assessment is underpinned by a desk study and a phase 1 habitat survey. In addition, further and more detailed surveys were undertaken in relation to reptiles, bats, Dormouse and other fauna.

6.99 The assessment confirms that no part of the site was the subject of a statutory or non-statutory nature conservation designation. The site is, however, located within 7km of the Ashdown Forest Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) and Special Protection Area (SPA). Although not a statutory designation, the woodland at the extreme northern end of the site at which the proposed drainage connection

terminates, is identified on the MAGIC website as being ancient, semi-natural woodland.

6.100 The site is characterised by the following habitat types:

- Species-poor, neutral grassland
- Species-poor, semi-improved grassland
- Amenity grassland
- Improved grassland
- Hedgerows
- Arable
- Ancient woodland
- Bramble scrub
- Non-hedgerow trees
- Buildings and hardstanding

Reptiles

6.101 The survey results confirm that no reptiles of any species were recorded during the reptile surveys undertaken.

Bats

6.102 Surveys of existing buildings/structures and trees were undertaken in relation to bats. Full detail on the survey results are contained within the accompanying Ecology Impact Assessment but are summarised here.

6.103 In terms of existing buildings and structures on the site, all are relatively small, ancillary structures and vary in terms of materiality. All existing buildings and structures were assessed as having negligible roosting potential and no evidence of bats were found.

6.104 In terms of tree roost potential, it is confirmed within the Ecology Impact Assessment that the majority of trees proposed for removal were assessed as having negligible roosting potential for bats. A small number of trees had light covering of ivy, however this is confirmed to only elevate their roosting potential to the 'low' category. One tree (apple tree) was assessed to have high roosting potential due to the presence of some large cavities within the tree; these were inspected further and no evidence of bats was found.

Dormouse

6.105 The full Dormouse survey results are contained within the Ecology Impact Assessment. To summarise, one dormouse nest was found in May 2022 and in October 2022 three dormouse nets were found, and one dormouse nest containing one adult dormouse was found.

6.106 In response to the survey findings, the Impact Assessment and Mitigation section of the supporting Ecological information sets out appropriate mitigation measures and supporting recommendations.

Biodiversity Net Gain Assessment

6.107 In terms of the baseline assessment, the completed metric is provided in support of this application. This indicates that the site has a pre-development baseline habitat value of 11.19 habitat units (HaU) and a hedge baseline value of 5.31 hedge units (HeU).

6.108 It is acknowledged that the proposed development is subject to the statutory requirement of achieving 10% biodiversity net gain. Details of how the proposal will achieve the mandatory 10% net gain in biodiversity required by the Environment Act 2021, will be agreed via the approval of a Biodiversity Gain Plan submitted pursuant to this condition.

6.109 In order to quantify the likely quantum of enhancement required to achieve 10% net gain, an assessment of possible post-development biodiversity interventions has also been completed. Based on these parameters, the Metric indicates that the development would result in an overall loss of 0.99 HaU and a net gain of 2.61 HeU. This is equivalent to an 8.83% net loss in habitat-based biodiversity and a 49.28% net gain in hedge-based biodiversity. To achieve a 10% net gain a further 2.11 HaU is required.

6.110 In order to gain the additional 2.11 HaU required and to satisfy the trading rules, an agreement has been reached to secure off-site land, the details of which are to be provided in due course.

Shadow Habitats Regulation Assessment

6.111 This has been undertaken due to the proximity of the site to sites of significant biodiversity value, specifically European designations including Special Areas of Conservation and Special Protected Areas. The site is within 7km of the Ashdown Forest SPA and SAC (and SSSI). The protection afforded to this designation under the Conservation of Habitats and Species Regulations 2017 (as amended).

6.112 Given the sites proximity to the Ashdown Forest SPA and SAC (and SSSI), it is reasonable to assume that the proposed development will be assessed as likely to have a significant effect. Therefore, this will need to be mitigated appropriately.

6.113 To mitigate any significant effect, a contribution is to be made towards the provision off-site of SANG. Agreement has already been reached between the applicant and MSDC to secure this which should therefore allow MSDC when undertaking the appropriate assessment, to conclude that it is unlikely to give rise to an adverse effect on the integrity of the Ashdown Forest SP and SAC.

6.114 Based upon the assessments set out above, it is considered that the development complies with DP17, DP38 and the wider provisions of the NPPF.

Arboricultural Impact

6.115 Barrell Tree Consultancy have undertaken a Tree Survey and Arboricultural Impact Appraisal & Method Statement. There are no TPOs on or adjacent to the site, however the site is partially within the Turners Hill Conservation Area and therefore trees within this part of the site are afforded protection.

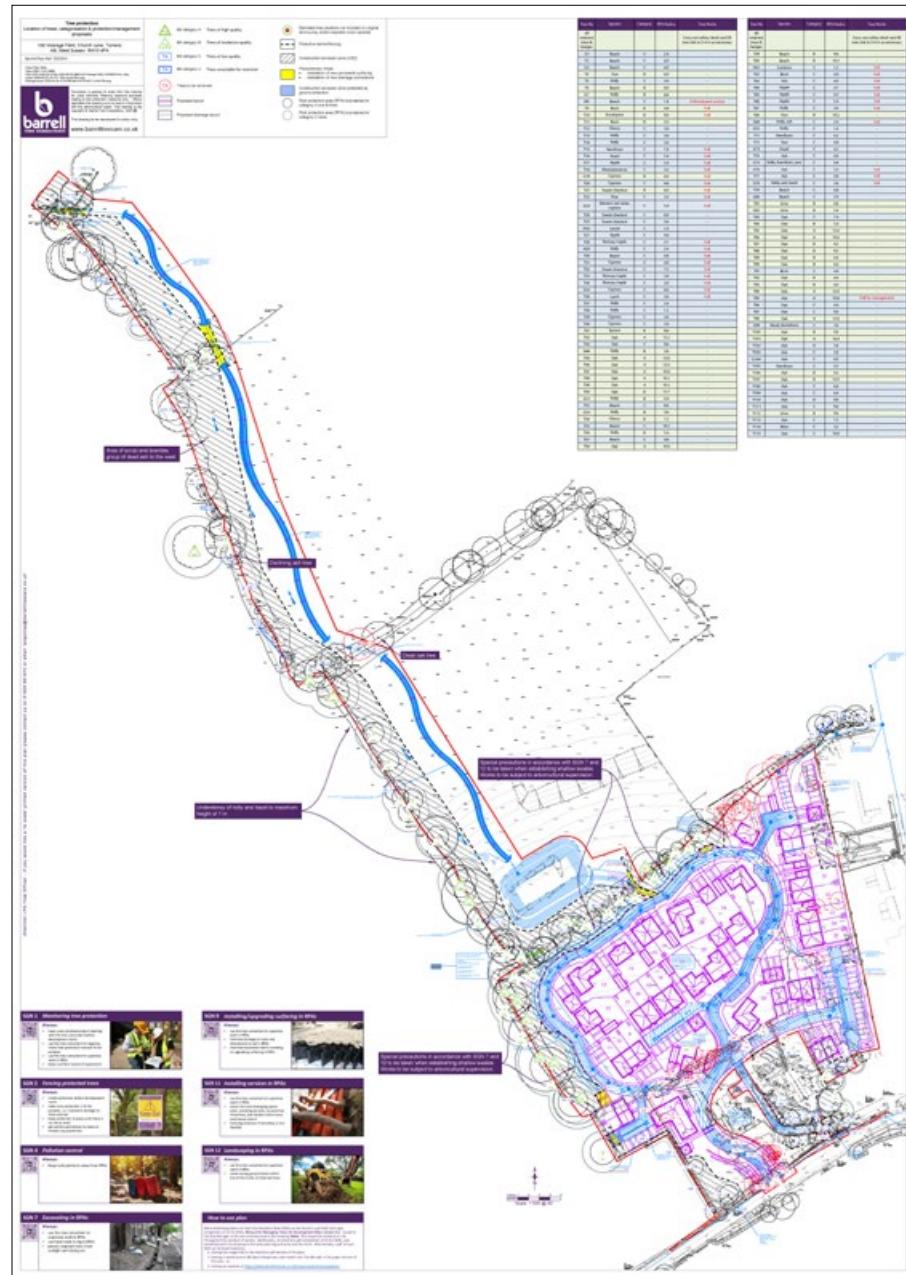
6.116 The tree survey identified a total of 115 trees ranging category A to U within the existing site, largely focused in and around the existing boundaries of the site.

6.117 The Arboricultural Impact Appraisal confirms that a total of 31 trees are to be removed to facilitate the proposals. This comprises 4 category B and 27 category C trees. In addition, 1 category U tree is to be removed; as this is for safety/maintenance purposes this is not counted as an impact of the proposed development. 0 category A trees are to be removed.

6.118 The trees to be removed are largely to facilitate the new site access proposals.

6.119 The accompanying Arboricultural Method Statement ensures that retained trees are adequately protected both during the construction phase and the lifespan of the development.

6.120 Taking the above into account it is considered that the proposed development accords with policy DP37 and the wider provisions of the NPPF.



Sustainability and Energy

6.121 This application is supported by a Sustainability Statement prepared by Arcadian Architectural Services Ltd and should be referred to in full.

6.122 Policy DP39 promotes development that makes best use of resources and increases the sustainability of communities within Mid Sussex and its ability to adapt to climate change. The policy therefore requires all development to improve the sustainability of development and where appropriate and feasible recommends a host of measures to be incorporated.

6.123 The dwellings thermal envelope will be designed to reduce the predicted energy load of the building using the improvement to the thermal element U values, air permeability and heating systems. The overall aim of the dwellings design is to ensure maximum possible reduction in carbon emissions within the constraints set by the nature and form of the development and the individual site characteristics.

6.124 The detailed design of the development sought to achieve as its objective compliance under Part L (2021) of the Building Regulations. CO2 emission reductions has been maximised whilst remaining feasible; as a result, the use of air source heat pumps are used throughout the proposed development. The SAP worksheets which accompany this application demonstrate compliance with all the criteria of Part L (2021).

6.125 In terms of water consumption, the water efficiency measures included in this development will ensure that the water use target of 110 litres per person per day is achieved.

6.126 The following devices will be incorporated within the dwellings:

- Water efficient taps.
- Water efficient toilets.
- Low output showers.
- Flow restrictors to manage water pressures to achieve optimum levels.
- Water meters with guidance on water consumption and savings

6.127 Water consumption calculations have been carried out using the Water Efficiency Calculator. The accompanying Sustainability Statement confirms that the typical water consumption will be 106.30 litres per person per day within the proposed development.

6.128 Taking the above into account, the proposed development is considered to comply with policy DP39 and the wider provisions of the NPPF.

Noise

6.129 Noise Assessment has been undertaken by Hawkins Environmental and assesses the site to determine the sites suitability for residential development.

6.130 A noise survey was conducted to characterise the noise climate of the site with the proposed layout. By measuring both the ambient and maximum noise levels it has been possible to determine whether mitigation is necessary to achieve reasonable internal and external noise levels.

6.131 The assessment adheres to the principles of Government planning policy in relation to noise, specifically enacted by the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NNPPG) on Noise and the Noise Policy Statement for England (NPSE).

6.132 The study has shown that due to noise from surrounding roads and the wider environment, the site is considered a "Low risk" site under the Pro-PG, with noise levels less than the Lowest Observed Adverse Effect Level (LOAEL); therefore, should the site be developed for residential purposes, noise must be considered and it must be mitigated and reduced to a minimum.

6.133 Using the guidance and calculation methods contained within BS 8233: 2014 'Guidance on sound insulation and noise reduction for buildings', it has been shown that the recommended maximum internal noise levels for each room use under BS 8233 can be achieved through the provision of suitable glazing and ventilation. A summary of the recommendations can be seen within the accompanying Noise Assessment.

6.134 With the above taken into account, it is considered that the proposed development complies with policy DP29, the wider provisions of the NPPF and relevant practice guidance

Air Quality

6.135 An air quality assessment has been undertaken in accordance with Defra's Local Air Quality Management Technical Guidance (TG22) and the IAQM/EPUK guidance Land-Use Planning & Development Control: Planning for Air Quality (2017), addressing the effects of local air pollutant emissions, and emissions associated with the development proposals. In addition, a risk-based assessment of the impact of construction on local air quality has been conducted in accordance with the IAQM Guidance on the Assessment of Dust from Demolition and Construction (2024). An Emissions Mitigation Assessment has also been carried out in accordance with Air Quality and Emissions Mitigation Guidance for Sussex (2021).

6.136 The impact of the proposed development on local air quality has also been assessed using dispersion modelling in ADMS-Roads. The assessment shows that as a consequence of limited traffic generation and good baseline local air quality, the impact of new emissions arising from the proposed development is considered to be "Negligible".

6.137 As per Air Quality and Emissions Mitigation Guidance for Sussex (2021), a damage cost calculation has been carried out based on the level of vehicle trip generation as a consequence of the

proposed development and is discussed in detail within the accompanying assessment.

6.138 With regards to the impacts of construction on air quality, dust and other pollutant emissions from the construction and demolition phases of the construction of the proposed development, the site is designated as a "Medium Risk Site". However, with risk-appropriate mitigation, residual effects will not be considered significant.

6.139 Since it has been shown that the proposed development meets the guidance contained within Technical Guidance on Local Air Quality Management (LAQM) (TG22), IAQM/EPUK's Land-Use Planning & Development Control: Planning for Air Quality and IAQM's Guidance on the assessment of dust from demolition and construction, it is considered that the proposed development adheres to the principles of the National Planning Policy Framework since the new development will not be "put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution".

6.140 Based upon the above, it is considered that the proposed development complies with policy DP29, the wider provisions of the NPPF and relevant practice guidance.

Archaeology

6.141 An archaeology Desk Based Assessment prepared by TVAS South has been submitted as part of the application and should be referred to in full.

6.142 The assessment confirms that Parts of the proposal site fall within the Archaeological Notification Area associated with the medieval hamlet of Turners Hill, though there are no known heritage assets on the site along with the Turners Hill conservation area. The HER search suggests that proposal site lies in an area of very limited archaeological potential for periods earlier than the medieval, but there has been virtually no archaeological investigation of the area, so that the absence of known archaeological remains from earlier periods cannot necessarily be taken at face value. The site also covers a large area which raises the possibility of archaeological remains of some period being present simply by chance in what is a largely undeveloped site. Therefore, a programme of archaeological work is anticipated and is to be discussed in detail in collaboration with Council Officers.

6.143 Based upon the above, no significant adverse impact is anticipated as a result of the proposed development. Therefore, the proposed development complies with policy DP34 and the wider provisions of the NPPF.

The Planning Balance

7.1 On the basis of the analysis set out in the above section, it is considered that the proposed development comprises sustainable development in the context of the policies set out within the NPPF and accords with the Development Plan.

7.2 In summary, the proposal is considered to give rise to:

- Environmentally Sustainable – the site is located within a sustainable [urban] location, and makes effective use of previously developed land. There is a demonstrable need for the type of accommodation provided and the location is suitable.
- Economically Sustainable – the proposal will generate a significant economic benefit in terms of employment and other increases in GVA, expenditure, etc.
- Socially Sustainable – the proposal will help meet a very significant need for elderly care, and a contribution to overall housing land supply in providing a range of accommodation types.

Social Benefits

7.3 At present, there is a significant shortage of housing within the Mid Sussex District, whereby a 5 year housing land supply cannot be demonstrated. This is acknowledged by Mid Sussex District Council.

7.4 This proposal provides an opportunity to enhance the provision of housing within the District with 40 much needed, high quality new homes. This in turn will also make a healthy contribution towards the Districts housing land supply.

7.5 In addition, this proposal provides a policy compliant provision of affordable housing, with 30% of all units on the site being an affordable tenure as either affordable rented or intermediate accommodation. This will contribute significantly towards the local housing needs of Turners Hill, as well as the district more generally.

7.6 It is considered that **significant** weight should be assigned to the social benefits of the scheme set out above.

Environmental Benefits

7.7 The proposal comprises a well-designed and high quality development, which is entirely appropriate to its context in terms of urban form and materials. The new homes are of a scale that responds to the surrounding area and respects the amenity of neighbouring properties as well as providing high quality amenity for future residents.

7.8 The proposed new homes are sustainably designed, seeking to maximise CO2 reductions and minimise water consumption.

7.9 The proposed scheme will ensure ecological benefits to the site through a detailed landscaping scheme and will seek to deliver a 10% net gain in biodiversity.

7.10 It is considered that **significant weight** should be assigned to the wide-ranging environmental benefits of the scheme.

Economic Benefits

7.11 The proposed development will result in short-term construction jobs and therefore a subsequent uplift in general productivity within the local area.

7.12 The increase in residents the proposed development will bring to the local area, will assist in supporting local businesses and amenities in the long-term into the future.

7.13 It is considered that **significant weight** should be assigned to the economic benefits associated with the scheme.

7.14 The proposed use is acceptable in principle in this location and the technical assessment work undertaken in support of the application confirms that there are no other material considerations which suggest any harm would outweigh the benefits of the proposed development. The benefits are extensive and weigh heavily in favour of the scheme.

7.15 On this basis, and taking into account the significant benefits arising from the scheme, it is respectfully considered that planning permission should be granted.

Community Engagement Leaflet

Appendix 1

Old Vicarage Field and The Old Estate Yard, Church Road, Turners Hill – Proposal for 40 new homes and a community car park

Elivia Homes are developing proposals on the land at the Old Vicarage Field & The Old Estate Yard (opposite Turners Hill C of E Primary School) and we would like to know what you think before a planning application is submitted.

The 40 homes will comprise a mix of styles and sizes, including chalet bungalows, family housing and some smaller homes. 30% of all new homes on the site will be affordable. Each home will be able to accommodate an EV charging point for electric vehicles as well as storage for bikes.

In line with the Turners Hill Neighbourhood Plan allocation, a community car park will be created for residents using local shops and services, as well as some private parking for the residents on Lion Lane.

Residents and visitors will enter the site through a new welcoming entrance from Church Road, which will benefit from an extensive landscaping scheme.

We welcome your views

We value the views of the local community and would like to know what you think of our proposals. For more information including more detailed plans, please go to: www.gillingsplanning.co.uk/turnershill

Alternatively, please get in touch using the contact details below where you can provide your comments, talk to a member of our team, or request any physical copies of our consultation material.



Contact: Jordan Wiseman jordan@gillingsplanning.co.uk [02382 358855](tel:02382358855)

The Proposed Scheme

In summary, the scheme proposes:

New parking

8 community spaces for members of the community visiting the shops and 33 spaces for the residents of Lion Lane.

New homes

1 to 4 bedroom homes including chalet bungalows with a ground floor bedroom. All providing much needed housing for Turners Hill.

Affordable homes

12 affordable homes to help meet local need.

Sensitive design
40 sympathetic and traditionally designed homes.

Footpaths
New footpaths connecting the homes to Church Road and Lion Lane, as well as to the allotments and countryside to the north.

Sustainability
Homes include EV charging points and cycle storage.

We welcome your feedback as we develop the proposals before submitting a planning application in early 2025. Please scan the QR code taking you directly to our consultation website or go to www.gillingsplanning.co.uk/turnershill and let us know your thoughts by 8th December.



Contact: Jordan Wiseman jordan@gillingsplanning.co.uk [02382 358855](tel:02382358855)

Planning Policy Context

Appendix 2

2.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning application be made with regard to the Development Plan, unless material considerations indicate otherwise.

2.2 This is reiterated at paragraph 48 of the National Planning Policy Framework (NPPF), which also makes it clear that the NPPF is a material consideration in decision making.

2.3 The site is situated within the administrative area of Mid Sussex District Council (MSDC) where the development plan comprises the Mid Sussex District Plan 2014 – 2031, the Site Allocation Development Plan Document (DPD), saved policies of the Mid Sussex Local Plan 2004 and the Turners Hill Neighbourhood Plan.

2.4 Mid Sussex District Council are also in the process of preparing The Emerging District Plan 2021 – 2039. Currently, this is at the examination stage as discussed further below.

2.5 The main planning policy considerations pertinent to the proposed development are considered below.

The Mid Sussex District Plan 2014 – 2031

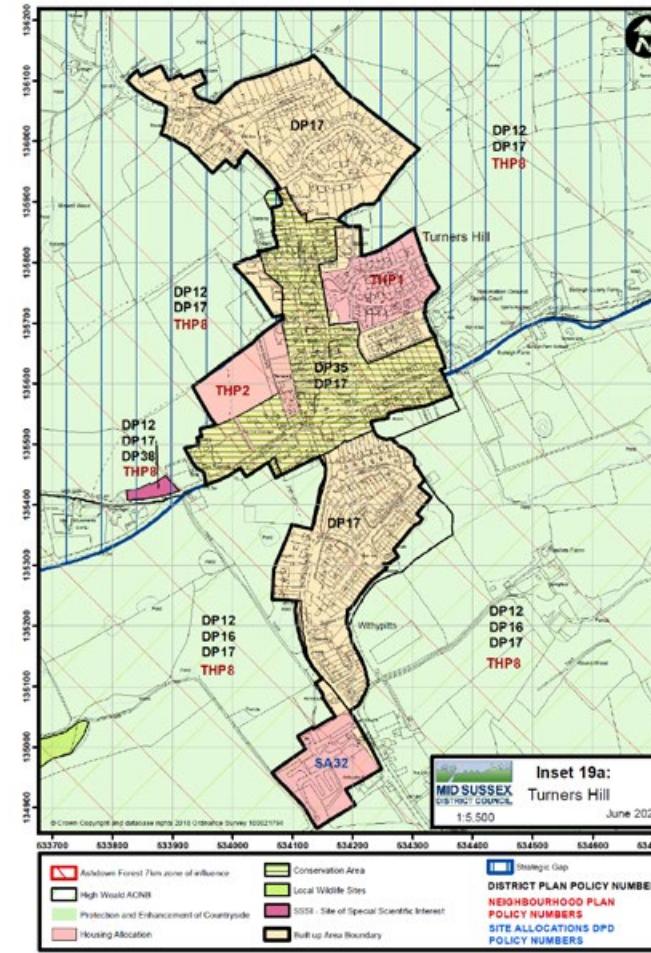
2.6 The adopted local plan policies map identifies the site as:

- An allocated site (THP2) adjacent to the main settlement of Turners Hill which is accessed via a new entrance in Church Road. A section of the site is within the Turners Hill Conservation Area.
- Within the 7km of the Ashdown Forest Field of Influence.

2.7 The following adopted policies are considered to be relevant.

2.8 Policy DP1 (Village and Neighbourhood Centre) development states that development will be supported providing it meets the following conditions:

- helps maintain and develop the range of shops and services to enable the village centre to meet local needs; and



Site Allocations DPD

- is appropriate in scale and function to its location including the character and amenities of the surrounding area; and
- is in accordance with the relevant Neighbourhood Plan

2.9 Policy DP4 (Housing) identifies the minimum number of houses that are needed in the District and sets out the provision spatially. Turners Hill is categorised with other settlements of a similar size. The policy states that for this group of settlements the minimum housing requirement is 2,200 over the plan period. However, there is a minimum residual of 311 thanks to completions and commitments. The policy states that housing delivery will be monitored through the Annual Monitoring Report. It also states that 450 units will be delivered through Windfall sites.

2.10 Policy DP5 (Planning to Meet Future Housing Need) states that the local authority will work with other local authorities to deliver housing and that there will be a review of planning in 2021 which will complete in 2023.

2.11 Policy DP6 (Settlement Hierarchy) states that development will be permitted within defined settlement boundaries. The policy supports the expansion of settlements under the following conditions.

- The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings; and

- The site is contiguous with an existing built-up area of the settlement; and
- The development is demonstrated to be sustainable, including by reference to the settlement

2.12 To meet these conditions the developer must satisfy the Council that:

- The proposal does not represent an underdevelopment of the site with regard to Policy DP26: Character and Design; or
- A large site is not brought forward in phases that individually meet the threshold but cumulatively does not.

2.13 Policy DP12 (Protection and Enhancement of Countryside) states that development in the countryside will be supported if it is necessary for the support of agriculture or is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan. The policy states that economically viable mineral reserves within the district will be safeguarded.

2.14 Policy DP13 (Preventing Coalescence) sets out an additional requirement for development within the countryside. It states that development will be permitted if it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements, and would not have an unacceptably urbanising effect on the area between settlements.

2.15 Policy DP15 (New Homes in the Countryside)

states that new homes in the countryside will be permitted, if they are compliant with policy DP12 and where special justification exists. Special justification is defined as:

- Where accommodation is essential to enable agricultural, forestry and certain other full-time rural workers to live at, or in the immediate vicinity of, their place of work; or
- In the case of new isolated homes in the countryside, where the design of the dwelling is of exceptional quality and it enhances its immediate setting and is sensitive to the character of the area; or
- Affordable housing in accordance with Policy DP32: Rural Exception Sites; or
- The proposed development meets the requirements of Policy DP6: Settlement Hierarchy.

2.16 Policy DP17 (Ashdown Forest Special Protection Area and Special Area of Conservation)

states that residential development, which leads to an increase in the number of dwellings within the 7km zone around Ashdown Forest leading to will be required to contribute to mitigation through:

- The provision of Suitable Alternative Natural Greenspace (SANG) to the minimum level of 8Ha per 1,000 net increase in population; or a financial contribution to SANGs elsewhere; or the provision of bespoke mitigation; and
- A financial contribution to the Ashdown Forest

Strategic Access Management and Monitoring (SAMM) Strategy.

2.17 Policy DP20 (Securing Infrastructure) states that the Council will expect developers to provide for, or contribute towards, the infrastructure and mitigation measures made necessary by their development proposals through:

- appropriate on-site mitigation and infrastructure provision;
- the use of planning obligations (s106 legal agreements and unilateral undertakings);
- the Community Infrastructure Levy, when it is in place.

2.18 Policy DP21 (Transport) states development will be required to support the objectives of the West Sussex Transport 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.

2.19 To meet these objectives, decisions on development proposals will take account of whether:

- The scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses (see policy DP14: Sustainable Rural Development and the Rural Economy);
- Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up;
- The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;
- The scheme provides adequate car parking for the proposed development considering the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;
- Development which generates significant amounts of movement is supported by a Transport Assessment/ Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded;
- The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements;
- The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;
- The scheme protects the safety of road users and pedestrians; and
- The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.
- Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.
- Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so.

2.20 Policy DP22 (Rights of Way and other Recreational Routes) states that access to the countryside will be encouraged by:

- Ensuring that (where appropriate) development provides safe and convenient links to rights of way and other recreational routes;
- Supporting the provision of additional routes within and between settlements that contribute to providing a joined-up network of routes where possible;

- Where appropriate, encouraging making new or existing rights of way multi-functional to allow for benefits for a range of users. (Note: 'multi-functional' will generally mean able to be used by walkers, cyclists and horse-riders).

2.21 Policy DP24 (Leisure and Cultural Facilities and Activities) states that the on-site provision of new leisure and cultural facilities, including the provision of play areas and equipment will be required for all new residential developments, where appropriate in scale and impact, including making land available for this purpose. Planning conditions and/or planning obligations will be used to secure such facilities. Details about the provision, including standards, of new leisure and cultural facilities will be set out in a Supplementary Planning Document.

2.22 Policy DP25 (Community Facilities and Local Services) states that Community facilities and local services to meet local needs will be identified through Neighbourhood Plans or a Site Allocations Development Plan Document produced by the District Council

2.23 Policy DP26 (Character and Design) states that all development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, should be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- 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.

2.24 Policy DP27 (Dwelling Space Standards)

states that Minimum nationally described space standards for internal floor space and storage space will be applied to all new residential development. These standards are applicable to:

- Open market dwellings and affordable housing;
- The full range of dwelling types; and
- Dwellings created through subdivision or conversion.

2.25 All dwellings will be required to meet these 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.

2.26 Policy DP28 (Accessibility) states that all development will be required to meet and maintain high standards of accessibility so that all users can use them safely and easily. Developments of 5 or more dwellings will be expected to make provision for 20% of dwellings to meet Category 2 – accessible and adaptable dwellings under Building Regulations – Approved Document M Requirement M4(2), with the following exceptions:

- 1 Where new dwellings are created by a change of use;

- 2 Where the scheme is for flatted residential buildings of fewer than 10 dwellings;
- 3 Where specific factors such as site topography make such standards unachievable by practicable and/ or viable means;
- 4 Where a scheme is being proposed which is specifically intended for the needs of particular individuals or groups, where a greater proportion may be appropriate.

Wheelchair-user dwellings

2.27 Category 3 – Wheelchair-user dwellings under Building Regulations – Approved Document M Requirement M4(3) will be required for a reasonable proportion of affordable homes, generally 4%, dependent on the suitability of the site and the need at the time

2.28 Policy DP29 (Noise, Air and Light Pollution) states that in appropriate circumstances, the applicant will be required to provide that an assessment of the impact of noise generated by a proposed development; or an assessment of the effect of noise by an existing noise source upon a proposed development. The policy also states that applicants maybe required to demonstrate that the applicant will be required to demonstrate it doesn't cause unacceptable levels of pollution.

2.29 Policy DP30 (Housing Mix) states that to support sustainable communities, housing development will:

- provide a mix of dwelling types and sizes from new development (including affordable housing) that reflects current and future local housing needs;
- meet the current and future needs of different groups in the community including older people, vulnerable groups and those wishing to build their own homes. This could include the provision of bungalows and other forms of suitable accommodation, and the provision of serviced self-build plots.
- Evidence of housing need will be based on the best available evidence (including local evidence provided to support Neighbourhood Plans).

2.30 Policy DP31 (Affordable Housing) states that the Council will seek:

- the provision of a minimum of 30% on-site affordable housing for all residential developments providing 11 dwellings or more, or a maximum combined gross floorspace of more than 1,000m²;
- a mix of tenure of affordable housing, normally approximately 75% social or affordable rented homes, with the remaining 25% for intermediate homes, unless the best available evidence supports a different mix; and
- free serviced land for the affordable housing.
- All affordable housing should be integrated with market housing and meet national technical standards for housing including "optional requirements" set out in this District Plan

(Policies DP27: Dwelling Space Standards; DP28: Accessibility and DP42: Water Infrastructure and the Water Environment); or any other such standard which supersedes these.

- Proposals that do not meet these requirements will be refused unless significant clear evidence demonstrates to the Council's satisfaction that the site cannot support the required affordable housing from a viability and deliverability perspective. Viability should be set out in an independent viability assessment on terms agreed by the relevant parties, including the Council, and funded by the developer. This will involve an open book approach.

2.31 Policy DP34 (Listed Buildings and Other Heritage Assets) states that Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Special regard is given to protecting the setting of a listed building;

2.32 Policy DP35 (Conservation Areas) states that Development in a Conservation Area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
- Existing buildings that contribute to the character of the Conservation Area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;
- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the Conservation Area. Development will also protect the setting of the Conservation Area and in particular views into and out of the area. New buildings of outstanding or innovative design may be acceptable in Conservation Areas provided that their impact would not cause material harm to the area.

2.33 Policy DP37 (Trees, Woodland and Hedgerows) states that development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be

permitted. The policy sets criteria for replacement trees and a buffer of 15m from ancient woodland.

2.34 The policy states that where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

2.35 Policy DP38 (Biodiversity) states there must be no net loss to biodiversity. Unavoidable damage to biodiversity must also be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); The policy states that species fragmentation should be minimised, geodiversity should be protected and damage to Special Protection Areas should be avoided.

2.36 Policy DP39 (Sustainable Design and Construction) states that all development proposals must seek to improve the sustainability of development. It states that where appropriate and feasible according to the type and size of development and location the development should meet the following criteria:

- 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

2.37 Policy DP41 (Flood Risk and Drainage)

states that proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere.

2.38 The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs. Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.

2.39 Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10

dwellings or more, or equivalent non-residential or mixed development unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality.

2.40 Arrangements for the long-term maintenance and management of SuDS should also be identified. For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.

2.41 SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible. The preferred hierarchy of managing surface water drainage from any development is:

- Infiltration Measures
- Attenuation and discharge to watercourses; and if these cannot be met,
- Discharge to surface water only sewers.

2.42 Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies

2.43 Policy DP42 (Water Infrastructure and the Water Environment) states new development proposals must be in accordance with the objectives of the Water Framework Directive, and accord with

the findings of the Gatwick Sub Region Water Cycle Study with respect to water quality, water supply and wastewater treatment and consequently the optional requirement under Building Regulations – Part G applies to all new residential development in the district.

2.44 Development must meet the following water consumption standards:

- Residential units should meet a water consumption standard of 110 litres per person per day (including external water use);
- that sufficient capacity already exists off-site for foul and surface water provision. Where capacity off-site is not available, plans must set out how appropriate infrastructure improvements approved by the statutory undertaker will be completed ahead of the development's occupation; and
- that there is adequate water supply to serve the development.

2.45 Planning conditions will be used to secure necessary infrastructure provision.

2.46 Development should connect to a public sewage treatment works. If this is not feasible, proposals should be supported by sufficient information to understand the potential implications for the water environment.

2.47 The development or expansion of water supply or sewerage/sewage treatment facilities

will normally be permitted, either where needed to serve existing or proposed new development, or in the interests of long-term water supply and waste water management, provided that the need for such facilities outweighs any adverse land use or environmental impacts and that any such adverse impact is minimised.

Saved policies of the Mid Sussex Local Plan 2004

2.48 The Council has saved 10 policies relating to site specific allocations only. To confirm, the saved policies don't refer to the application site.

Turners Hill Neighbourhood Plan 2014 – 2031

2.49 The following policies from the Turners Hill Neighbourhood Plan are considered to be relevant.

2.50 Policy THP1 (Housing Site Allocations)

allocates Old Vicarage Field and The Old Estate Yard for development providing it meets the site-specific conditions listed in Policy THP2.

2.51 Policy THP2 (Development of Old Vicarage Field and The Old Estate Yard) states that the development must comprise of the following key components:

- A mix of dwellings, which will address the priorities of the parish including 30% affordable homes. The mix will consist mainly of 1, 2- and

3-bedroom homes which would include 2 bungalows for the elderly and/or disabled as identified in the village survey.

- 44 new homes.
- A Village Car Park must be incorporated within The Old Estate Yard with pedestrian access via The Bank and the Fire Station.
- The entrance road to this new Estate and Village car park is to be sited to the western side of the Old Vicarage. This position will ensure additional congestion is not created within the Primary School area which, together with the proposed 20mph zone, will not have a detrimental effect on traffic and pedestrian safety. The entrance road is to be a minimum 5.5m to incorporate pedestrian footpath and accommodate free flowing traffic to and from the Village car park.
- The existing entrance to the Old Vicarage and School View properties must be closed and replaced with a continuous footpath from the new entrance road to the Fire Station. These existing properties will have rear access provision from the new entrance road. The entrance road will serve the new properties and the Village Car Park.
- New pedestrian footpaths adjacent to roads must provide protection for pedestrians, for instance by way of kerbing
- Internal Estate roads must meet the needs of Emergency & utility vehicles as a minimum.
- New homes must as a minimum comply with nationally described space standards for internal floor space and storage.

- Where provided, garages should have an internal measurement of 7m x 3m as a minimum in order to accommodate a modern family sized car and some storage space.
- The development will need to provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.
- S106 / CIL funds from this development will provide a financial contribution to the Village Enhancement Scheme.
- Development should be designed to preserve or enhance the character or appearance of the Turners Hill Conservation Area and its setting. Proposals should take into account the guidance of the adopted Village Design Statement and any Conservation Area appraisal which may be adopted by the Council.

2.52 Policy THP3 (New Homes Parking) sets out minimum levels of off-street parking (including garages) for residential development across the borough. These are:

- 1-2-bedroom dwellings - 2 on-plot car parking spaces
- + bedroom dwellings - 1 on-plot car parking space per bedroom

2.53 Policy THP4 (New Homes) states that the Design of new homes must consider the character

and style of buildings in the Parish. Applications for new development must demonstrate how they have incorporated the guidance of the adopted Village Design Statement.

2.54 Developers must use Building for Life 12 to help deliver high quality design. Good design is fundamental to making neighbourhoods sustainable and this is our desire for Turners Hill. We want all future homes to be as energy-efficient and sustainable as possible and the highest standards must always be strived for.

2.55 Policy THP5 (Provision of Public Car Park) states that applications for a centrally-placed, accessible community car park on Old Estate Yard will be actively supported. Incorporating a small well-designed office unit with undercroft parking in order to help maximise the number of new spaces will also be actively supported.

2.56 Policy THP8 (Countryside Protection) states that outside the built-up area priority will be given to protecting and enhancing the countryside from inappropriate development. A proposal for development will only be permitted where it is allocated for development and meets the following criteria:

- It must not have a detrimental impact on, and would enhance, areas of substantial landscape value or sensitivity, and
- It must not have an adverse impact on the landscape setting of Turners Hill and

- It must maintain the distinctive views of the surrounding countryside from public advantage points within, and adjacent to, the built-up area; and
- Within the High Weald Area of Outstanding Natural Beauty, it must conserve and enhance the natural beauty and would have regard to the High Weald AONB Management Plan.
- It is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available.
- Our Strategic Gaps are identified in MSDC Local Plan policy C2 and the High Weald Area of Outstanding Natural Beauty by Local Plan policy C4. Policies in the emerging District Plan will provide protection and enhancement in relation to trees, woodland and hedgerows as well as biodiversity.

2.57 Policy THP12 (Visual Perspective) states it is a requirement of any proposed development for 1 or more new dwellings or more than 100 sqm of commercial floor space that a three-dimensional visualisation of the proposed development in situ as part of any planning application.

2.58 Policy THP16 (Footpath Improvements) states that proposals which will extend and enhance village footpaths, in particular Selsfield Road, to provide protection and improved visibility for residents walking to and from the village centre in keeping with our Walk and Drive in Safety document will be supported.

2.59 THP19 (Infrastructure) states that S106 and CIL funds will be used by THPC to provide improvements to the local infrastructure working with both MSDC and WSCC to complete the community projects listed in our schedule within the timeframe of this plan. These include:

- The Village Enhancement Scheme;
- Improvements to the Recreation Ground facilities; and
- Improvements to The Ark Community Centre.

Site Allocations Development Plan Document

2.60 Mid Sussex District Council adopted its Site Allocations Development Plan Document on 29th June 2022. The Site Allocations DPD identifies sufficient housing sites to provide a five-year housing land supply to 2031 and also makes sure that enough land is allocated to meet identified employment needs.

2.61 Policy SA GEN provides an overview of the District Plan requirements that are relevant for all the sites along with requirements set out in Council Supplementary Planning Documents (SPDs), planning guidance or strategy documents that may relate to the development of a site and which should be addressed in detail at the planning application stage.

2.62 Table 2.4 of Policy SA10 states that the minimum housing requirement of Medium Sized Settlements including Turners Hill is 2200, and

there is currently a residual housing figure of 371. The site allocations document includes 208 homes, indicating that there is still an undersupply of houses within the 13 medium sized settlements.

2.63 To confirm, the application site is not referred to in this document.

The Emerging Mid Sussex District Plan 2021 - 2039

2.64 The District Plan 2021 - 2039 was submitted for Examination on 8th July 2024. Stage 1 Hearings of the Mid Sussex District Plan Examination were held on Tuesday 22nd October 2024 until Thursday 31st October 2024. Following the Stage 1 Hearings, certain action points were set by the Inspector for the Council to complete. The action points raised by the Inspector for the Council to address, were centred around the following key areas:

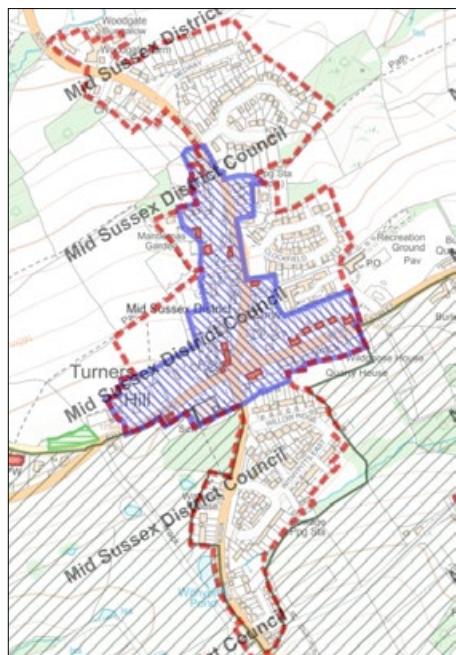
- Legal Compliance, Sustainability Appraisal and Habitats Regulations Assessment;
- Duty to Cooperate;
- Vision, Objectives and Spatial Strategy;
- Transport;
- Housing; and
- Flood Risk

2.65 In November 2024 the Council completed the Action Points set by the Inspector during the Stage 1 Hearings and are now awaiting a response from the Inspector. The latest updated available on the

Council's examination webpage indicates that this is still the position at the time of submitting this application.

2.66 As this plan is at examination, its policies carry limited weight. It is however recognised that as the Plan progresses, the weight that can be given to certain policies could increase. As a result, the key policies that are considered to be relevant to the proposed development, particularly in relation to the principle of development, have been reviewed as part of this process.

2.67 The Emerging Local Plan Policy map confirms that the site would be within the defined built up area boundary and partially located within the Turners Hill Conservation Area.



Emerging Local Plan Policy map for Turners Hill

2.68 Within the emerging local plan there are the following policies considered to be relevant to the proposals:

2.69 Policy DPH1 (Housing) sets out the districts minimum need for housing over the plan period. The policy notes that the districts local housing need is a minimum of 19,620 over the plan period. It should be noted however, that the regulation 19 submission local plan was published prior to the updates made to the standard method for calculating housing need in December 2024. Therefore this figure may not be a true representation of local housing need based upon the updated method for calculating need.

2.70 Policy DPH2 (Sustainable Development - Outside the Built-up Area) sets the conditions for development outside the Built-Up Area. It states that the following conditions need to be met if the development is outside the settlement boundary. These are:

- There is an identified local housing, employment and community need; and
- The site is allocated in the District Plan, a Neighbourhood Plan or Development Plan Document or where the proposed development is for fewer than 10 dwellings

2.71 Policy DPH3 (Sustainable Development - Inside the Built-up Area) confirms that within built-up area boundaries, as defined on the policies maps, development will be permitted within towns and villages.

2.72 Policy DPH7 (Housing Mix) states that new residential development will need to provide a mix of dwellings types and sizes that reflects the current and future housing needs as identified by the 2021 SHMA.

2.73 Policy DPH8 (Affordable Housing) confirms that a minimum of 30% on-site affordable housing provision with the number of units rounded up to the next whole number on all residential development providing 10 dwellings or more. Furthermore, the policy states that an affordable housing tenure split comprising 25% First Homes and 75% social or affordable rented will be expected. Lastly, the policy expects a minimum of 4% of affordable housing units to be wheelchair accessible M4(3)(2)(b) units in line with Policy DPH12: Accessibility, unless otherwise agreed with the Council's Housing Enabling Officer.

2.74 Policy DPH9 (First Homes) states that the Council will support First Homes as part of the affordable housing requirement set out in policy DPH8. The policy goes on to set out the criteria in order for units to qualify as First Homes.

2.75 Policy DPH11 (Dwelling Space Standards) states that minimum nationally described space standards for internal floor and storage space will be applied to all new residential development.

2.76 Policy DPH12 (Accessibility) confirms that all new residential dwellings will be expected to meet Category 2 – accessible and adaptable dwellings under Building Regulations – Approved Document M Requirement M4(2). In addition, the policy goes on to state that Category 3 – Wheelchair-user

dwellings under Building Regulations – Approved Document M Requirement M4(3)(2)(a) will be required for a minimum of 5% of market homes, dependent on the suitability of the site and the need at the time and 4% of the affordable housing units (rounded up to the next whole number), on all suitable schemes, unless otherwise agreed with the Council's Housing Enabling Officer, will be required to be wheelchair accessible dwellings for rent, built to the requirements contained in Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) of schedule 1 of the Building Regulations 2010 as amended.

Other Material Considerations

2.77 The following documents also form material considerations of relevance to this application:

- National policy (primarily set out in the National Planning Policy Framework and Planning Practice Guidance)
- Additional guidance contained in Supplementary Planning Documents (SPD) and other guidance

2.78 The following Supplementary Planning Documents (SPD) and guidance have been considered in developing the submitted proposals:

- Affordable Housing SPD, Adopted 2018
- Design Guide SPD, Adopted 2020
- Development Infrastructure and Contributions SPD, Adopted 2018
- Development Viability SPD, Adopted 2018

National Planning Policy Framework

2.79 The NPPF was originally published in March 2012, and most recently updated in December 2024. It is material consideration in planning decisions. The following chapters and paragraphs are considered to be of relevance to this application:

2.80 The purpose of planning is to contribute to the achievement of sustainable development and Paragraph 8 outlines the three overarching objectives of this:

- *'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 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; and'*
- *'an environmental objective – 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.'

2.81 Paragraph 10 establishes that at the heart of the NPPF is a presumption in favour of sustainable development.

2.82 Paragraph 11 sets out that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking, this means:

- *'Approving development proposals that accord with an up-to-date development plan without delay; or'*
- *'Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - 'The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or'*
 - '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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'**

2.83 Footnote 8 notes that *'This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing'*

sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.'

2.84 Chapter 4 (Decision Making) advises that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decisionmakers should seek to approve applications for sustainable development where possible.

2.85 Chapter 5 (Delivering a sufficient supply of homes) relates to the delivery of a sufficient supply of homes and emphasises the Government's objective to significantly boost the supply of housing. Paragraph 63 advises that the size, type and tenure of housing for different groups (including older people) should be assessed and reflected in planning policies. This specifically refers to retirement housing, housing with care and care homes.

2.86 Paragraph 78 notes that '*local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.*'

2.87 Chapter 6 (Building a strong, competitive economy) seeks to support economic growth and

productivity accounting for local needs and wider opportunities and considering the needs of different sectors.

2.88 Chapter 8 (Promoting healthy and safe communities) seeks to deliver healthy, inclusive and safe places which promote social interaction; are safe and accessible; and enable and support healthy lifestyles. Local authorities should guard against the unnecessary loss of local services to enhance the sustainability of communities and residential environments. An integrated approach to the location of housing, economic uses and community facilities and services should be adopted.

2.89 Chapter 9 (Promoting sustainable transport) seeks to ensure that transport matters are considered at the earliest stages of development. Paragraph 116 advises that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

2.90 Chapter 12 (Achieving well-designed places) advises that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Design quality should be considered throughout the evolution and assessment of individual proposals.

2.91 Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) seeks to secure a transition to a low carbon future ensuring

that climate change adaptation, flood risk and coastal change is considered in new development.

2.92 Chapter 15 (Conserving and enhancing the natural environment) seeks to contribute to and enhance the natural and local environment, protect and enhance habitats and biodiversity and consider ground conditions and pollution.

Planning Practice Guidance (PPG)

2.93 On the 6th March 2014, the Department for Communities and Local Government ("DCLG") launched the Planning Practice Guidance web-based resource.

Affordable Housing

2.94 Paragraph 005 (Reference ID: 67-005-20190722) advises that affordable housing comprises all households whose needs are not met by the market and which are eligible for one or more of the types of affordable housing set out in Annex 2 of the NPPF.

Design: Process and Tools

2.95 Paragraph 001 (Reference ID: 26-001-20191001) states that the adoption of a proactive and collaborative approach can help to achieve well-designed places. It refers to the National Design Guide which sets out characteristics of well-designed places which relate to context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

Healthy and Safe Communities

2.96 Paragraph 001 (Reference ID: 53-001-20190722) advises that the design of the built and natural environment is key to health and wellbeing and that environments can be created to support and encourage healthy lifestyles.

2.97 Paragraph 003 (Reference ID: 53-003-20191101) sets out that a healthy place is one that supports and promotes healthy behaviours and health equality in order to improve physical and mental health for communities. It refers to inclusive design and social interaction and the need to ensure developments are adaptable to the needs of those with sensory or mobility impairments.

Natural Environment

2.98 Paragraph 008 (Reference ID: 8-008-20190721) sets out that green infrastructure needs to be considered at the earliest stages of a proposal and will require suitable management and maintenance.

2.99 Paragraph 016 (Reference ID: 8-009-20190721) sets out that authorities need to consider the impact on protected species in their assessment of development proposals.

2.100 Paragraph 018 (Reference ID: 8-018-20240214) requires information of biodiversity and geodiversity to inform development proposals. Where development would be subject to the biodiversity gain condition, the application must be accompanied by minimum information

2.101 Paragraph 022 (Reference ID: 8-022-20190721) defines biodiversity net gain and paragraph 023 (Reference ID: 8-023-20190721) sets out how this can be achieved.

Biodiversity Net Gain

2.102 Separate Planning Practice Guidance was published in February 2024 on Biodiversity Net Gain and last updated on the 1st of May 2024. The guidance sets out requirements of Biodiversity Net Gain when submitting a planning application and how LPA's should assess this. It further provides guidance on the submission and subsequent assessment of Biodiversity Net Gain Plans.

Neighbourhood Planning

2.103 The Planning Practice Guidance states that a neighbourhood plan must set out the period for which it is to have effect (section 38B(1)(a) of the Planning and Compulsory Purchase Act 2004). Neighbourhood plan policies remain in force until the plan policy is replaced.

2.104 Policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. To reduce the likelihood

of a neighbourhood plan becoming out of date once a new local plan (or spatial development strategy) is adopted, communities preparing a neighbourhood plan should take account of latest and up-to-date evidence of housing need, as set out in guidance (Paragraph: 084 Reference ID: 41-084-20190509).

National Design Guide

2.105 The National Design Guide was published by the Ministry of Housing Communities and Local Government. It builds on the guidance set out in the NPPF and its accompanying Guidance, and outlines the Government's priorities for well-designed places in the form of ten characteristics, as follows:



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Our Values

- We believe in happiness
- We do the right thing
- We make it personal
- We make a difference
