

75 Folders Lane, Burgess Hill

Planning Statement

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Prepared on behalf of Talbot Developments (Sussex) Ltd | January 26

REPORT CONTROL

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Boyer on behalf of Talbot Development (Sussex) Ltd ('the applicant') in support of a Full planning application for 4 dwellings at 75 Folders Lane, Burgess Hill, West Sussex ('the Site').
- 1.2 The proposal seeks planning permission for:

“Demolition of existing building and development of 4 dwellings, with associated access, landscaping and infrastructure at 75 Folders Lane, Burgess Hill, West Sussex.”
- 1.3 The Site is located within the administrative boundary of Mid Sussex District Council ('MSDC' / 'the Council').
- 1.4 The Site lies within the built-up area of Burgess Hill and forms a parcel of land which was previously used as an NHS care facility.

The Applicant

- 1.5 The applicant, Talbot Development (Sussex) Ltd, is an experienced residential developer with a well-established presence in Mid Sussex and a demonstrable track record of delivering high-quality schemes across the district.
- 1.6 Over the past decade, the applicant has successfully delivered in excess of 100 new homes, consistently achieving strong design outcomes that respond positively to their context. This includes developments such as Station Road in Burgess Hill, delivering 13 houses, and Kilnwood Apartments on Rocky Lane in Haywards Heath, delivering 30 flats. Both schemes are featured in the Mid Sussex Design Guide 2020 as exemplars of good design.
- 1.7 Further notable schemes include Wychwood Place in Crawley Down, comprising 44 dwellings, predominantly houses; Osbourne House in Burgess Hill, delivering 14 dwellings; and Bluebird Walk in Burgess Hill, delivering 11 houses.

Accompanying Documentation

- 1.8 In accordance with the Council's list of local validation requirements, this application is accompanied by a number of drawings and reports, which demonstrate that the proposals comply with all relevant National and Local Planning Policies and other material considerations.

Document Title	Reference	Consultant
Location Plan	DA2509-P-01 LOCATION PLAN	Datum Architects
Existing Site Survey Plan	DA2509-P-02 EXISTING SITE SURVEY PLAN	Datum Architects
Existing Plans and Elevations	DA2509-P-03 EXISTING PLANS AND ELEVATIONS	Datum Architects

Block Plan	DA2509-P-04 BLOCK PLAN	Datum Architects
Proposed Site Plan	DA2509-P-05 PROPOSED SITE PLAN	Datum Architects
Proposed Plans and Elevations Sheet 1	DA2509-P-06 PROPOSED PLANS AND ELEVATIONS SHEET 1	Datum Architects
Proposed Plans and Elevations Sheet 2	DA2509-P-07 PROPOSED PLANS AND ELEVATIONS SHEET 2	Datum Architects
Design and Access Statement	DA2509_Design_and_Access_Statement_v1	Datum Architects
Transport Report	13884_TR_75 Folders Ln_4	GTA Civils & Transport
SuDS & Foul Drainage Statement	251111 13884 SFDS1_75 Folders Lane Burgess Hill RH15 0DY_b	GTA Civils & Transport
Preliminary Ecological Appraisal	7716_01_PEA_ISSUE_A	CSA
Bat Survey Report	7716_02_Bat Survey Report_A	CSA
Biodiversity Net Gain Assessment: Design Stage	7716_03a_BNG Report_B	CSA
Statutory Biodiversity Metric	Copy of 7716_BNG Metric 20251128 with Iford offset REVISED	CSA
Sustainability Statement	Final Sustainability and Energy Statement	Talbot Developments (Sussex) Ltd
Arboricultural Implications Report	SJA air apps 25387-01 75 Folders Lane Burgess Hill	SJA

Structure of this Planning Statement

1.9 This Planning Statement is structured as follows:

- **Section 2** sets out the context for the proposed development, including a description of the Site and its surroundings
- **Section 3** provides an overview of the planning history
- **Section 4** provides a description of the proposed development
- **Section 5** provides an overview of national and local planning policy and guidance considered relevant to the determination of the planning application
- **Section 6** provides a summary of the proposed development and conclusions.

2. SITE AND SURROUNDING AREA

The Site

2.1 The Site is located on the northern side of Folders Lane (B2113), Burgess Hill. The Site currently comprises a redundant single-storey NHS care facility, which was formerly a detached residential dwelling. The existing building is set back from the highway, with the forecourt area laid to hardstanding, providing vehicular access and parking. The Site's southern boundary, which fronts Folders Lane, is defined by established hedgerow planting and includes the principal point of access.

Characteristics and Constraints

2.2 The Site lies within the defined settlement boundary of Burgess Hill and extends to approximately 0.4 acres (0.16 hectares).

2.3 The Site is bounded to the north, east and west by existing residential development, comprising dwellings and their associated private gardens and amenity spaces. The Site's boundaries are characterised by mature vegetation, including established hedgerows and several oak trees.

2.4 The Site is not located within a Conservation Area, nor is it within the setting of any designated or non-designated heritage assets. However, a number of trees around the Site are subject to Tree Preservation Orders (TPO's).

2.5 The Site lies entirely within Flood Zone 1 and is therefore considered to be at very low risk of fluvial flooding. The Site is also not subject to any identified surface water flood risk.

Surrounding Area

2.6 The surrounding area is predominantly residential in character, comprising dwellings of varying styles which are generally set back from the highway within generous plots. Folders Lane runs in an east-westerly direction, linking with Ditchling Road (B2112) to the east and the Keymer Road to the west. The road is characterised by its mature tree planting, grass verges and pavements, which together contribute to the established suburban character and appearance of the area.

Local Services & Accessibility

2.7 As detailed later in this Statement, Burgess Hill is a Category 1 settlement which benefits from a wide range of services, social infrastructure and employment opportunities.

2.8 Burgess Hill town centre lies approximately 1.5 to 1.6 kilometres to the west of the Site and includes a comprehensive range of shops, supermarkets, restaurants and leisure facilities, as well as doctors' surgeries, dentists and pharmacies.

- 2.9 Educational facilities are available within the Site's vicinity. These include the Birchwood Grove County Primary School and Woodlands Meed College, both approximately 1.3 km to the northwest, and Burgess Hill Girls School around 1.4 km to the northeast.
- 2.10 Additional nearby facilities include a Co-op convenience store (approximately 1.4 km), Ditchling Common Industrial Estate (approximately 1.2 km), and Folders Meadow Park, which lies around 650 metres to the west and provides accessible open space and recreational facilities.
- 2.11 The Site is well connected by a range of transport options, with good access to the A23, A272 and A27, nearby bus services, and Burgess Hill Railway Station, supporting both local and wider travel.
- 2.12 The accessibility and sustainability of the Site are considered in further detail later within this Statement.

3. PLANNING HISTORY

On-Site

3.1 A review of the Council's online planning application database identifies the following on-site planning history;

Application Reference BH/092/95

3.2 Full planning permission was granted in June 1995 for a change of use from dwellinghouse (C3) to residential care home for physically handicapped young people (C2) as well as alterations to the garage to form ancillary rooms.

Application Reference 08/03457/FUL

3.3 Full planning permission was granted in December 2008 for a single storey extension, internal alterations and associated external works.

Off-Site Examples of Small-Scale Redevelopments in the Site's Vicinity

3.4 In addition to the on-site planning history, many small-scale / 'back land' residential developments have taken place in the local vicinity.

3.5 Two relatively recent permissions, detailed below, demonstrate how previously developed sites within this part of Burgess Hill have come forward for redevelopment, with densification / intensification being acceptable, to support an efficient use of land and net gain in residential dwellings.

Application Reference DM/20/4618

3.6 Full planning permission was granted in March 2021 for residential development comprising four detached dwellings. The development now constructed lies to the rear of no. 74 and no. 72 Folders Lane.

Application Reference DM/22/0732

3.7 Full planning permission was granted in November 2022 for the replacement of an existing dwelling at 64 Folders Lane and development to provide 17 residential dwellings.

4. PROPOSED DEVELOPMENT

- 4.1 The proposal seeks Full (detailed) planning permission for the erection of four dwellings and associated access, parking and landscaping at 75 Folders Lane, and demolition of a single storey dis-used NHS care facility.
- 4.2 The scheme comprises a pair of semi-detached houses located towards the front of the Site and two detached dwellings positioned to the rear. All proposed houses are two storeys in height and provide four bedrooms.
- 4.3 The layout has been carefully designed to make efficient use of the Site. The two semi-detached dwellings are positioned at the front of the Site, orientated so that their private rear gardens and amenity areas face towards the road. The two detached dwellings are located to the rear and face the front pair to create an enclosed residential courtyard arrangement.
- 4.4 Vehicular access is proposed from the south-west corner of the Site, making use of the existing access point from Folders Lane. The access will be upgraded to ensure safe and convenient entry and exit for future residents. Each dwelling benefits from a private garage and at least one on-plot parking space.
- 4.5 Generous private gardens and outdoor amenity spaces are provided for all dwellings, ensuring a high standard of residential living. The proposed dwellings are designed to be in keeping with the scale, height, and character of surrounding residential development, contributing positively to the local streetscape and providing a high-quality development.

5. PLANNING POLICY CONTEXT

5.1 This section outlines the relevant planning policy framework, against which the application proposals have been prepared and against which they should be determined, alongside all relevant material considerations.

The Development Plan

5.2 Section 70(2) of the Town and Country Planning Act 1990 requires that the local planning authority shall have regard to the provisions of the Development Plan, so far material to the application, and to any other material considerations.

5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that regard is to be had to the Development Plan and that applications for planning permission must be determined in accordance with the plan unless material considerations indicate otherwise.

5.4 The current Development Plan, as relevant to the Site, comprises of the Mid Sussex District Plan 2014 – 2031 (adopted in 2018) and the Burgess Hill Neighbourhood Plan 2015-2031 ('made' in 2016).

Mid Sussex District Plan 2014-2031

5.5 The relevant policies of the Mid Sussex District Plan (the 'Local Plan') against which this planning application should be determined are summarised below:

5.6 **DP4: Housing** sets out the number of houses required for the duration of the Plan period. The minimum District housing requirement is 16,390 dwellings between 2014-2031. The housing requirement is out-of-date.

5.7 **DP6: Settlement Hierarchy** identifies Burgess Hill as a Category 1 Settlement which is defined as a '*settlement with a comprehensive range of employment, retail, health, education leisure services and facilities. These settlements will also benefit from good public transport provision and will act as a main service centre for the smaller settlements.*'

5.8 **DP25: Community Facilities and Local Services** seeks to provide and improve community facilities and local services.

5.9 **DP26: Character and Design** require new developments to be well designed and reflect local character

5.10 **DP27: Dwelling Space Standards** states that minimum Nationally Described Space Standards will need to be applied to all new residential development.

5.11 **DP37: Trees, Woodland and Hedgerows** supports the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. It indicates that proposals for new trees, woodland and hedgerows should be of suitable species.

5.12 **DP38: Biodiversity** seeks to protect and enhance biodiversity resulting in a net gain within developments.

5.13 **DP41: Flood Risk and Drainage** set out how 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.

Burgess Hill Neighbourhood Plan 2015-2031

5.14 A number of Neighbourhood Plan policies are considered relevant and material to the consideration of the proposed scheme:

5.15 **Policy S3 – Protect and Enhance Existing and Medical/Healthcare Facilities:** Supports retention and enhancement of community and medical facilities within Burgess Hill. The policy reinforces the importance of existing health-related uses and seeks to ensure that redevelopment proposals involving former community uses consider appropriate replacement or mitigation where necessary.

5.16 **Policy S4 – Parking Standards for New Developments:** Requires new development proposals to provide appropriate parking provision in line with local standards, supporting sustainable transport and reducing adverse impacts on local neighbourhoods.

5.17 **Policy H2 - Back Garden Development:** Seeks to manage development in back gardens and sensitive residential contexts to ensure that infill or backland development respects local character.

5.18 **Policy H3 – Protect Areas of Townscape Value:** Protects identified areas of townscape interest which contribute positively to local character. The scheme's design and layout should respond to the townscape qualities articulated in this policy.

National Policy and Guidance

The National Planning Policy Framework

5.19 The National Planning Policy Framework ('NPPF', 2024) sets out the Government's planning policies for England and explains how these should be applied. The NPPF is an important material consideration in planning decisions.

5.20 Paragraph 8 of the NPPF establishes that 'achieving sustainable development means that the planning system has three overarching objectives'. These objectives give rise to the need for the planning system to perform a number of roles:

"a) 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;

b) 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

c) 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" (p. 5).

5.21 As stated in Paragraph 10, the NPPF centres around a presumption in favour of sustainable development.

5.22 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision-making 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 the Framework provides a strong reason for refusing development, or, any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of granting permission.

5.23 The Government also strongly encourages local planning authorities to approach decision taking in a positive way to foster the delivery of sustainable development, and Paragraph 39 states that:

"Local planning authorities should approach decisions on proposed development in a positive and creative way... and work proactively with applications to secure development that will improve the economic, social and environmental conditions of the area. Decisionmakers at every level should seek to approve applications for sustainable development where possible" (p.13).

5.24 With regards to delivering a wide choice of high-quality homes, paragraph 61 requires local planning authorities to "...support the Government's objective of significantly boosting the supply of homes..." (p. 17)

Planning Practice Guidance ('PPG')

5.25 The PPG constitutes a set of regularly updated online guidance, provided by Government to support effective plan-making and decision-taking. Topics which are considered relevant to the determination of this application include:

- Design: Process and tools
- Effective use of land
- Healthy and safe communities
- Housing supply and delivery

Other Material Considerations

Mid Sussex Design Guide SPD (2020)

5.26 The Design Guide SPD is intended to inform and guide the quality of design for all development across the District. The guide puts forward principles and standards for new development that aim to create safe and attractive places that are sensitive to Mid Sussex special character and local vernacular.

5.27 The SPD provides further detail to District Plan Policy SP26.

West Sussex County Council Guidance on Parking at New Developments (2020)

5.28 This document sets out the parking standards required for new developments. The table below outlines the residential parking demand in Zone PBZ4, within which the Site lies.

No. Bedrooms	No. Habitable Rooms	Parking Space per dwellings	Cycle Storage
1	1 to 3	0.9	1
2	4	1.1	1
3	5 to 6	1.7	2
4+	7 or more	2.2	2

Emerging Local Plan

5.29 MSDC prepared a replacement Plan, the Mid Sussex District Plan 2021–2039, to update the spatial strategy and policy framework. The emerging Plan was submitted for independent examination on 8 July 2024 following a Regulation 19 consultation.

5.30 The examination commenced in October 2024; however, in April 2025 the Planning Inspector issued interim findings concluding that the Council had not met the statutory Duty to Co-operate, particularly in relation to engagement with neighbouring authorities on strategic housing matters.

5.31 The Inspector advised that this represented a fundamental legal issue which must be resolved for the Plan to proceed. As a consequence, the Council was advised to either withdraw the Plan or to invite the Inspector to issue their Final Report. However, at the time of writing, the Plan remains at examination, and a new Inspector was recently appointed.

5.32 In summary, until such time as a reviewed Local Plan is adopted, the Mid Sussex District Plan 2014–2031 remains the statutory development plan. Policies within the emerging Plan may only be afforded limited material weight where consistent with the National Planning Policy Framework.

6. PLANNING JUSTIFICATION

- 6.1 This Section of the Planning Statement provides an assessment of the proposed development against relevant planning policy considerations and other material considerations, as previously set out in Section 5.
- 6.2 Where relevant, this Section identifies other documentation submitted in support of this planning application, which should be read alongside this Planning Statement.

Principle of Development

- 6.3 The Site lies within the defined built-up area of Burgess Hill, which is identified as Category 1 settlement in Policy DP6 (Settlement Hierarchy) of the adopted Local Plan. It is one of the District's main towns, offering a comprehensive range of employment, retail, health, education, and leisure services, with strong public transport connections. For this reason, the adopted spatial strategy seeks to direct the majority of new housing growth towards the town.
- 6.4 The proposal for four new residential dwellings, within the built-up area, represents a modest and proportionate form of development, consistent with the established built form and character of the surrounding area. It will make a small but valuable contribution to local housing supply within a highly sustainable location, making efficient use of land and supporting the continued vitality and function of the settlement. The proposal aligns with the Strategic Objectives 2, 8, 9, 12 and 13 of the District Plan, which seek to promote well-located, well-designed, and inclusive communities where people can live and work locally.
- 6.5 The proposal also accords with section 11 of the NPPF. Specifically, Paragraph 125 (c) states that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs and should be approved unless substantial harm would be caused.
- 6.6 It must also be noted many policies relevant to the supply of housing within the District Plan are now 'out of date', a position acknowledged by the Council, which has formally advanced a full review of the District Plan toward its replacement. Moreover, the Council has confirmed through recent appeal evidence that it cannot demonstrate a five-year supply of deliverable housing sites, with the most recent assessment (base date 01 April 2024) identifying only a 3.38-year supply. This position has been accepted in recent appeal decisions.
- 6.7 In this context, paragraph 11(d) of the NPPF (2024) is engaged. Paragraph 11(d) states that where the policies most important for determining an application are out of date permission should be granted unless:
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a strong 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, 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

- 6.8 Footnote 8 of the NPPF confirms that, in these circumstances, the policies which are most important for determining the application are deemed out of date. The Site does not fall within or affect any designated area of particular importance as referred to in Footnote 7 (such as Green Belt, National Landscape, or SSSI), and therefore there are no protective designations which would provide a strong reason for refusal under paragraph 11(d)(i).
- 6.9 Accordingly, the decision must be made in the context of the presumption in favour of sustainable development as set out in paragraph 11 of the NPPF. This means that planning permission should be granted unless any identified adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole. In this case, the proposed development accords with key national policy objectives, including directing development to sustainable locations, making effective use of previously developed and underutilised land, delivering a well-designed development, and contributing to the provision of housing within a sustainable settlement.
- 6.10 The proposed four dwellings would therefore represent a sustainable, policy-compliant form of development within the built-up area boundary of Burgess Hill, consistent with both the spatial strategy of the District Plan and the objectives of the NPPF. In light of the current housing land supply shortfall and the presumption in favour of sustainable development, the principle of development is clearly acceptable, and there are no material considerations which would justify withholding planning permission.

Redevelopment of Former NHS Building

- 6.11 The proposed redevelopment of 75 Folders Lane should be assessed against Policy DP25: (Community Facilities and Local Services) of the adopted Local Plan and Policy S3 of the Neighbourhood Plan ('Protect and enhance existing community and medical/health facilities'), alongside relevant national planning policy.
- 6.12 Policy DP25 applies where proposals involve the loss of a community facility. In such circumstances, applicants are required to provide evidence to demonstrate that the facility is no longer viable, or that there is an existing duplicate facility within the locality capable of accommodating the impact of its loss, or that a replacement facility will be provided within the locality. The policy therefore seeks to ensure that the loss of a community facility would not reduce the community's ability to meet its day-to-day needs locally.
- 6.13 In this instance, the proposal involves the loss of a former NHS facility that has been redundant from operational use for a number of years prior to its disposal. Indeed, it is understood that the facility was last in operational use in 2021. In accordance with established NHS estate disposal procedures, the building was circulated internally across NHS departments to establish whether there was any continuing or alternative service requirement. This process confirmed that the use was no longer required or viable, and the Site was formally declared surplus before being released to the open market. The former

specialist childcare-related NHS service was not relocated elsewhere, reflecting the absence of an ongoing operational need for the facility in this locality.

- 6.14 Having regard to the prolonged vacancy of the Site, its formal declaration as surplus to NHS requirements, and the absence of any identified current or future need for healthcare or community use, sufficient evidence has been provided to demonstrate that the loss of the former facility would not reduce the community's ability to meet its day-to-day needs locally. The proposal therefore accords with Policy DP25 and Neighbourhood Plan Policy S3 and would not result in the loss of a valued or functioning community facility, nor undermine access to community or healthcare services within Burgess Hill.
- 6.15 In addition, parts of the existing building are in a state of significant structural disrepair, with sections of the roof and ceiling exhibiting progressive failure. As a result, the building presents an ongoing safety risk and will necessitate demolition in the near future irrespective of the proposed development. This further indicates that the existing building is not realistically capable of alternative occupation in the long term.
- 6.16 Notwithstanding the above, the part of the building that remains in comparatively good repair has been temporarily occupied, since November 2025, by a children's nursery, Rainbow Tree Day Care. The operators approached the applicant (who is also the landowner) to explain that they had recently been displaced from their previous site and urgently needed temporary accommodation to ensure the continued operation of their business whilst they search for more appropriate new accommodation. Our client obliged on the basis that the nursery relocates by March 2026. Boyer are of the view that this temporary occupation does not result in a change in the lawful use of the building.
- 6.17 Following the above, the Site comprises previously developed (brownfield) land within an established settlement, and the proposal aligns with national planning policy. Paragraph 125(c) of the NPPF states that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs. In addition, paragraph 125(d) of the Framework promotes and supports the development of under-utilised land and buildings, particularly where this would help to meet identified housing needs and ensure that available sites are used more effectively.
- 6.18 The redevelopment proposal therefore represents an efficient and sustainable re-use of an under-utilised brownfield Site, contributing to housing supply and making effective use of land within the settlement. The proposal is fully consistent with both local planning policy, including Policy DP25, and the objectives of the NPPF.

Sustainability

- 6.19 As indicated previously in Section 2 of this Statement, the Site is located within the defined built-up area of Burgess Hill, which is identified as a Category 1 settlement in Policy DP6
- 6.20 Accordingly, the Site benefits from access to a range of existing services and facilities. These facilities are readily accessible by a choice of transport modes, including walking, cycling and

public transport, reducing reliance on the private car and supporting sustainable travel patterns.

6.21 Overall, the Site represents a sustainable location for development, benefiting from excellent access to services, facilities, employment opportunities and public transport within a defined settlement boundary. The proposal makes effective use of land within an existing urban area and aligns with local and national objectives to promote sustainable patterns of development, reduce the need to travel, and support the vitality and resilience of Burgess Hill as a key settlement within the District.

Layout and Design

6.22 The layout and the design of the proposed development have been informed by the Mid Sussex Design Guide and Development Plan policies. A summary of design considerations is provided below, with further details set out in the accompanying Design and Access Statement.

Proposed Layout

6.23 The proposal comprises four 4-bedroom, two storey dwellings, arranged as a pair of semi-detached houses and a pair of detached dwellings. The layout has been carefully designed to respond to Site constraints, existing landscape features and the prevailing development pattern along Folders Lane.

6.24 Key layout principles include:

- Retention and enhancement of the existing mature planting along Folders Lane;
- Utilisation and improvement of the existing Site access to provide safe and suitable visibility splays;
- Sitting of buildings to avoid encroachment into tree Root Protection Areas, ensuring long-term retention of existing vegetation;
- Provision of on-site parking in accordance with adopted standards, arranged to avoid a visually dominant or car-led layout;
- Formation of a private shared surface access that functions as a small courtyard, promoting low vehicle speeds and natural surveillance;
- Generous private rear garden depths of approximately 14 metres, providing high-quality amenity space for future occupiers;
- A minimum 16 metre front-to-front separation distance between dwellings, ensuring an open and spacious layout; and
- Careful orientation and spacing to prevent overlooking or loss of privacy to neighbouring properties.

6.25 This approach accords with Policy DP26 (Character and Design), which requires development to respect the character, density and layout of its context. The proposed layout achieves a balanced relationship between built form and landscape, delivering a high-quality environment.

6.26 The scheme also aligns with the principles of the Mid Sussex Design Guide (2020), particularly in relation to:

- Responding positively to existing landscape structure;
- Creating legible and safe shared spaces;
- Ensuring adequate separation distances and garden provision;
- Avoiding overdevelopment and maintaining a spacious suburban character.

Scale, Massing and Appearance

6.27 All dwellings are two storeys in height, reflecting the scale of surrounding residential development along Folders Lane and within the wider area. The overall massing has been carefully articulated to reduce visual bulk, particularly at Site boundaries. Garages are designed with lower ridge heights than the main dwelling forms and are set back from principal elevations, providing depth and visual interest while softening the building envelope.

6.28 The architectural approach provides a contemporary interpretation of the traditional Sussex vernacular that characterises the district. Key features include:

- Pitched, tiled roofs;
- A clearly defined hierarchy of built elements; and,
- Brickwork at ground floor level, with lighter-weight materials such as tile hanging or timber cladding to the upper storeys.

6.29 Overall, the design accords with Policy DP26 and the Mid Sussex Design Guide, which promote locally distinctive architecture that references traditional forms while avoiding pastiche.

Residential Amenity and Space Standards

6.30 The proposed dwellings have been designed to provide high-quality internal and external living environments. Each unit meets or exceeds the nationally described space standards, in full compliance with Policy DP27 (Dwelling Space Standards).

6.31 Generous private gardens with depths of up to 14 metres, good separation distances of up to 25 metres back-to-back, and the absence of overlooking ensure a high level of residential amenity for both future occupiers and neighbouring residents. The layout promotes daylight, outlook and privacy, consistent with best practice design guidance.

6.32 Overall, the proposed layout has been carefully informed by the Site's context, the Mid Sussex Design Guide and relevant policies of the Development Plan. The development represents a sensitive and well-considered form of residential infill that preserves local

character, enhances landscape features, and delivers high-quality homes in accordance with Policies DP6, DP26 and DP27 of the Local Plan.

Highways, Access and Parking

6.33 A Transport Report (TR) has been prepared by GTA Civils & Transport to support the planning application for the proposed redevelopment of the Site.

Vehicular Access

6.34 Vehicular access to the Site will continue to be taken from the existing access on Folders Lane, a two-way single carriageway road subject to a 30mph speed limit. The access is located on the northern side of Folders Lane, and will be retained in its current position to serve the proposed residential development. The access road narrows to approximately 3.5 metres at a short pinch point between brick setts, before widening to around 4.1 metres within the Site, allowing two vehicles to pass.

6.35 Visibility splays of 2.4 metres by 43 metres are achievable in both directions, in accordance with Manual for Streets standards for a 30mph road. Existing vegetation along the Site frontage will be cut back and managed to ensure these visibility splays remain unobstructed, with no solid obstruction above 0.6 metres.

Pedestrian and Cycle Access

6.36 The access arrangements have been designed to accommodate all users, including pedestrians and cyclists. An existing footway is provided along the southern side of Folders Lane, offering convenient access to local amenities, Burgess Hill town centre, nearby bus stops and Burgess Hill railway station. A pedestrian refuge island with dropped kerbs and tactile paving is located approximately 300 metres west of the Site, providing a safe crossing point to the northern side of Folders Lane and onward access to bus stops.

6.37 While there are no dedicated cycle routes immediately adjacent to the Site, Folders Lane is generally flat and of sufficient width to be suitable for cycling. The Site also benefits from a wider network of public rights of way in the surrounding area, supporting sustainable travel choices.

Highway Safety and Traffic Impact

6.38 The TR includes an assessment of the local highway network, which is suburban in character. Accident data within a 400-metre radius of the Site indicates a low incidence of recorded collisions, and the assessment concludes that the proposed development would not give rise to any highway safety concerns.

6.39 Trip generation has been calculated using the TRICS database and shows that the proposed four dwellings would generate approximately three two-way vehicle trips in the weekday AM peak and two two-way trips in the PM peak, equating to around twenty-one two-way vehicle trips per day. This level of traffic can be comfortably accommodated by the surrounding highway network and would not result in a material or severe impact. Compared with the

former use of the Site as an NHS care facility, the proposal would result in a net reduction in vehicle trips, including during peak hours and across the day.

Parking Provision

- 6.40 The development will provide a total of twelve car parking spaces, comprising one driveway space and one garage space per dwelling, together with four visitor spaces. This level of provision exceeds West Sussex County Council guidance for a development of this scale and location. All dwellings will be fitted with active electric vehicle charging points in accordance with 'Approved Document S' of the Building Regulations.
- 6.41 Secure cycle parking will be provided at a rate of two spaces per dwelling, accommodated within garden stores, meeting standards and supporting sustainable travel.

Servicing and Emergency Access

- 6.42 Refuse storage will be located within the curtilage of each property, with a collection point positioned within ten metres of Folders Lane in line with MSDC guidance.
- 6.43 The internal layout and access arrangements have been designed to ensure that emergency vehicles can reach within 45 metres of all parts of each dwelling, in compliance with Building Regulations.
- 6.44 Overall, the proposed development provides safe and suitable vehicular access, appropriate levels of car and cycle parking, and strong connectivity to pedestrian, cycle and public transport networks. The TR confirms that the development will not have a material impact on the operation or safety of the local highway network. The proposals therefore address Policy DP21 (Transport) and NPPF Section 9.

Trees

- 6.45 An Arboricultural Implications Report has been prepared by consultancy SJA in support of this application. This confirms that several trees around the site are protected by TPOs, as identified in the accompanying documentation.
- 6.46 The majority of trees along the Site boundaries, including all those making an important contribution to the character of the landscape are proposed to be retained as part of the development. No ancient, veteran or notable trees, and no category 'A' trees are to be removed.
- 6.47 The arboricultural impact of the proposal comprises the removal of six individual trees, one group and one hedge. These removals include one category 'B' tree and several category 'C' trees, with no category 'A' trees proposed for removal.
- 6.48 The trees to be removed are either low quality, of limited merit, or have only short-term potential, and their removal will not have a significant adverse impact on the character and appearance of the area. The development has been designed to limit harm to significant trees, ensuring that the main arboricultural features of the Site are maintained.

6.49 New tree planting is proposed across the Site, particularly in the front gardens of each dwelling and around the shared driveway, providing mitigation and compensation for the loss of trees and reducing the magnitude of the impact of proposed removals. The scheme will also result in a net gain in tree cover and improve the rooting environment for retained trees, notably the large English oak on the Site.

6.50 An effective scheme for safeguarding retained trees has been prepared, relying on recognised construction methodologies, including the use of protective fencing, ground protection, and arboricultural supervision where construction is proposed within the influence of retained trees. The implementation and adherence to these measures can be secured by appropriate planning conditions.

6.51 The Council's adopted policy does not preclude tree loss in all circumstances, provided appropriate replacement planting is secured. The sensitive design of the development has sought to retain the Site's key trees, and the Arboricultural Implications Report concludes that the proposed development aligns with national and local planning policies, including Local Plan Policy DP37 and Neighbourhood Plan Policy H3. The effect of the proposed works is considered acceptable in arboricultural terms.

Ecology & BNG

6.52 A Preliminary Ecological Appraisal (PEA) was undertaken by CSA Environmental in July 2025 and is submitted in support of this application. The PEA concludes that the habitats present on the Site are of low ecological value at a local level, with the Site primarily comprising development land / hardstanding, areas of neutral and modified grassland, individual trees, and hedgerows. The Site does not contain any irreplaceable habitats as defined under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024).

6.53 The Site supports limited ecological resources for protected species, with the risk of encountering great crested newts during construction considered minimal. A precautionary approach to clearance is recommended, to be secured as a planning condition. The Site also has suitability to support roosting and foraging bats and nesting birds. Bat surveys undertaken in August and September 2025 confirmed the presence of a small non-breeding day roost of common pipistrelle bats within the former NHS building.

6.54 Accordingly, a European Protected Species licence from Natural England will be required to enable the legal demolition of the building. Mitigation measures can include the installation of two bat boxes on retained trees and two integrated bat boxes within the new dwellings, alongside a sensitive lighting strategy to retain connectivity for bats.

6.55 In addition to the PEA and bat surveys, a Biodiversity Net Gain Assessment (BNGA) has been prepared in accordance with the Environment Act (2021) and using the Statutory Biodiversity Metric Calculation Tool.

6.56 The BNGA demonstrates that the proposed development will result in a net gain of 0.07 Habitat Units (10.29%) and 0.04 Hedgerow Units (10.51%). This is achieved through a combination of on-site provision (creation of modified grassland in 'poor' condition and

planting of four new trees) and the purchase of off-Site Biodiversity Net Gain Units from the Iford Estate, comprising the creation of neutral grassland and enhancement of lowland deciduous woodland.

6.57 The Applicant is committed to securing the required off-Site Biodiversity Net Gain Units, thereby ensuring that the development achieves the statutory 10% net gain and complies with Policy DP38 (Biodiversity) of the Local Plan.

Flood Risk and Drainage

6.58 A SuDS and Foul Drainage Statement has been prepared by GTA Civils & Transport and is submitted in support of the application. The submitted technical information has informed the assessment of flood risk and drainage matters and demonstrates that the proposal has been designed in accordance with the requirements of national and local planning policy, including Local Plan Policy DP41.

6.59 As indicated, the Site lies within Flood Zone 1 and is therefore at low risk of flooding from fluvial sources. Environment Agency mapping also confirms that the Site is at low risk of surface water flooding and is not affected by other sources of flood risk.

Surface Water Drainage

6.60 The submitted Statement identifies that the underlying ground conditions comprise Weald Clay (mudstone), which has limited permeability and insufficient soakage potential to support infiltration-based Sustainable Drainage Systems (SuDS), such as soakaways or infiltration trenches. Infiltration has therefore been assessed and reasonably discounted as a viable drainage option for the Site, in accordance with the SuDS hierarchy.

6.61 Alternative methods of surface water disposal have been considered in line with Policy DP41. There are no watercourses within or adjacent to the Site, and no public surface water sewer is available in the vicinity. As a result, and following the sequential consideration of available options, it is proposed that surface water runoff will discharge to the existing public foul sewer to the south of the Site, subject to the agreement of Southern Water.

6.62 The proposed surface water drainage strategy incorporates porous paving to provide on-site source control and attenuation, with runoff conveyed via a piped network to the agreed point of discharge. This approach will ensure that surface water is managed in a controlled manner and that the development does not increase flood risk elsewhere. The scheme has been designed to achieve run-off rates that reflect, and where possible improve upon, existing conditions, consistent with the objectives of Policy DP41.

Foul Water Drainage

6.63 Foul water arising from the proposed development will be discharged to the public foul sewer via the existing connection, subject to confirmation and approval from Southern Water.

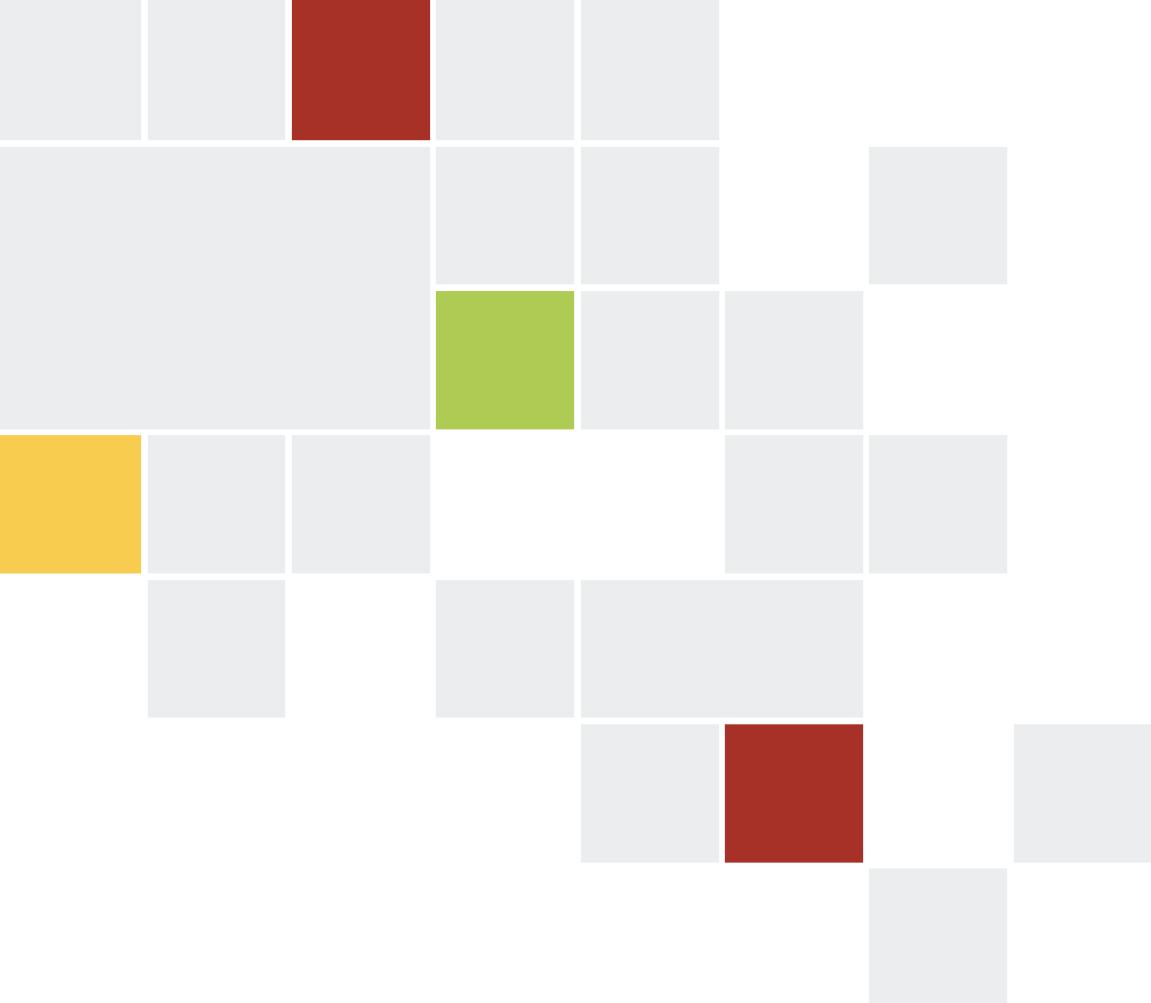
6.64 Overall, the submitted flood risk and drainage information demonstrates that the proposed development will be safe for its lifetime and will not increase the risk of flooding on or off Site.

The drainage strategy follows a sequential and risk-based approach, responds appropriately to Site-specific constraints and accords with the requirements of Local Plan Policy DP41 of the Mid Sussex District Plan and the NPPF at section 14.

7. SUMMARY AND CONCLUSIONS

- 7.1 This Planning Statement has been prepared by Boyer on behalf of Talbot Developments (Sussex) Ltd in support of a Full planning application for the redevelopment of 75 Folders Lane, Burgess Hill, comprising the demolition of a redundant former NHS care facility and the erection of four new dwellings with associated access, parking, landscaping and infrastructure.
- 7.2 The Site lies within the defined built-up area boundary of Burgess Hill, a Category 1 settlement under Policy DP6 of the Local Plan. It is a highly sustainable location with excellent access to services, facilities, employment opportunities and public transport. The principle of residential development is therefore firmly established and supported by both the adopted spatial strategy and national planning policy.
- 7.3 The proposed redevelopment represents an efficient and appropriate re-use of previously developed brownfield land within an existing settlement. It will deliver four high-quality family homes, making a positive contribution to local housing supply in a District where housing delivery policies are acknowledged to be out of date and where the Council cannot demonstrate a five-year supply of deliverable housing sites. In this context, the presumption in favour of sustainable development, as set out in paragraph 11 of the NPPF, is engaged.
- 7.4 The loss of the former NHS facility has been fully assessed against Local Plan Policy DP25 and Policy S3 of the Neighbourhood Plan. Evidence confirms that the building has been vacant for a prolonged period, was formally declared surplus to NHS requirements, and is no longer required to meet community or healthcare needs locally. The proposal would not result in the loss of a valued or viable community facility and is therefore policy compliant.
- 7.5 The proposed layout and design have been carefully developed in response to the Site's context, surrounding residential character and existing landscape features. The scheme comprises a modest and proportionate form of development that respects local character, avoids overdevelopment, and delivers a high-quality residential environment. All dwellings exceed nationally described space standards and provide generous private amenity space, ensuring excellent living conditions for future occupiers while safeguarding the amenity of neighbouring residents.
- 7.6 The development has been demonstrated to be acceptable in highways and transport terms. Safe and suitable access will be provided using the existing access point, with appropriate visibility splays achieved. The level of traffic generated by the proposal is low and will not have a material impact on the local highway network. Parking provision exceeds adopted standards, electric vehicle charging points are included, and secure cycle storage is provided, fully aligning with local and national transport policy objectives.
- 7.7 The proposal has been designed to minimise impacts on existing trees and landscape features. The majority of significant trees, including all category 'A' trees, will be retained and protected. Where limited tree removal is necessary, this is appropriately mitigated through replacement planting, resulting in a net gain in tree cover and enhanced landscape quality.

- 7.8 Ecological considerations have been thoroughly assessed through the submission of a Preliminary Ecological Appraisal, bat surveys and a Biodiversity Net Gain Assessment. The proposal will achieve the statutory requirement of at least 10% Biodiversity Net Gain through a combination of on-site measures and secured off-Site provision. Appropriate mitigation and licensing arrangements are proposed to address protected species, and the development fully complies with Policy DP38.
- 7.9 Flood risk and drainage matters have been comprehensively addressed. The Site lies within Flood Zone 1 and is at low risk of flooding from all sources. A robust and policy-compliant drainage strategy has been developed that follows the SuDS hierarchy and ensures the development will be safe for its lifetime without increasing flood risk elsewhere, in accordance with Policy DP41.
- 7.10 Overall, the proposed development represents a sustainable, well-designed and policy-compliant form of residential redevelopment. It makes effective use of underutilised brownfield land within a highly sustainable settlement, delivers much-needed housing, enhances the Site's appearance, and causes no unacceptable harm to neighbouring amenity, highway safety, ecology, trees or drainage.
- 7.11 When assessed against the Development Plan as a whole, the National Planning Policy Framework, and all other material considerations, there are no adverse impacts that would significantly and demonstrably outweigh the clear and substantial benefits of the scheme. The proposal therefore accords with the presumption in favour of sustainable development, and it is respectfully concluded that planning permission should be granted without delay.



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