

68/70 Church Walk

Planning Statement

December 2022

1.0 Introduction and Background

This Planning Statement is provided to support the Planning Application at 68/70 Church Walk, Burgess Hill, RH15 9AS for the redevelopment of the existing building 2 storey building to create a 4 storey building with 10No. flats over three floors above the exiting retail use at Ground floor.

2.0 Relevant Planning History

The following planning applications are associated with the application site

- One illuminated fascia sign. Ref. No: BH/225/89 | Status: Permission
- New shopfront Ref. No: 07/03084/FUL | Status: Permission
- Fascia sign. Ref. No: BH/085/76 | Status: Refused
- Double sided illuminated box sign. Ref. No: BH/305/75 | Status: Permission
- Illuminated fascia sign. Ref. No: BH/306/75 | Status: Permission
- Illuminated fascia signs (two). Ref. No: BH/307/75 | Status: Refused
- Alterations to shopfront. Ref. No: BH/310/75 | Status: Permission

Relevant applications in the immediate surroundings of the site are noted below:

- Reference DM/21/3503 Thu 21 Oct 2021 - 66 Church Walk Burgess Hill West Sussex RH15 9AU - Two-storey upwards extension to provide 6 x one-bedroom flats and 2 x two bedroom flats. Status Approved

This application demonstrates the planning authority have previously supported the principle of upwards extension to create residential flats over commercial ground floor use on Church Walk.

- Reference DM/21/3173 Wed 01 Sep 2021 - Cheltenham And Gloucester 66 Church Walk Burgess Hill West Sussex RH15 9AU. Alterations to ground floor elevations and reorganisation of the existing ground floor space. Status Approved

- Reference DM/21/2239 Thu 10 Jun 2021 - Millets 77 Church Walk Burgess Hill West Sussex RH15 9BQ. Prior approval of a change of use of part of first floor from offices (old Use Class B1a, now Use Class E) to form 2 no. residential apartments. (Use Class C3). Status Approved
- Reference DM/21/1011 Wed 10 Mar 2021 - 66 Church Walk Burgess Hill West Sussex RH15 9AU. Change of use of first and second floor from B1 Office use to C3 residential use(3 x 1 bedroom flat and 3 x 2 bedroom flat). Status Approved
- Reference DM/19/4077 Mon 23 Dec 2019. 60 - 64 Church Walk Burgess Hill West Sussex RH15 9AS. Change of use of first floor and erection of roof extension to create two additional storeys providing 15 residential (use class C3) apartments. Status Approved

As noted above, this application also demonstrates the planning authority have previously supported the principle of upwards extension to create residential flats over commercial ground floor use on Church Walk.

3.0 Planning Context

The proposals have been planned with reference to:

The National Planning Policy Framework (NPPF) (2019) Planning Practice Guidance and National Design Guide (2019)

The NPPF identifies the National planning policies for England and how they should be applied. Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that planning applications for development should be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.

An important aspect of the NPPF is a presumption in favour of sustainable development. *The heart of this applicaiton is based on the reuse and improvement of an existing building, in an area with good transport links and good amenity provision for residential building.

Section 5 of the NPPF relates to 'Delivering a Sufficient Supply of Homes', reiterating the government's intention to significantly boost the supply of housing.

The NPPF goes on to state in paragraph 63 that affordable housing should not be required for residential developments that are not major developments.

Paragraph 68 of the NPPF confirms that small and medium sized sites can make an important

contribution to meeting the housing requirement of an area. To promote this planning decisions should support the development of windfall sites through their policies and decisions – further noting the benefits of using suitable sites within existing settlements for homes. *This is particularly relevant to the application site which is a small site of less than a hectare and would enable additional windfall housing within an area already suitable for residential units of this scale.

Paragraph 102 states that new developments should encourage walking, cycling and use of public transport. * As noted in the design and access statement, this is a strategy at the heart of this application.

Paragraph 109 confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. *The application feeds into good residential walking and cycling routes which would not change any of the existing highways plans of the area.

Paragraphs 117 and 118 both emphasise the importance of effective use of existing land within existing settlements for homes and other identified needs. *The proposed application would be in line with this strategy.

Paragraph 127 relates to the aesthetic aspects of the proposed application particularly in relation to a scheme which is sympathetic to local character and history, including the surrounding built environment and the surrounding area's defining characteristics. * The proposed scheme responds to this aspect of the NPPF improving the strong sense of place along Church Walk.

National Technical Housing Standards (2015)

Mid Sussex Design Guide Supplementary Design Guide – this document has been important in the development of the proposal as it seeks to encourage high quality new development across Mid Sussex that responds appropriately to its context.

Mid Sussex District Plan (2018): Policies DP1 (Sustainable Economic Development) DP2 (Town Centre Development) DP4 (Housing) DP6 (Settlement Hierarchy) DP21 (Transport) DP26 (Character and Design) DP27 (Dwelling Space Standard) DP30 (Housing Mix) and DP39 (Sustainable Design and Construction)

Burgess Hill Neighbourhood Plan identifies the development vision up to 2031, the relevant parts of the Neighbourhood plan to the application site are Policy TC1 The Civic and Cultural Quarter and TC2 The Leisure and Entertainment Quarter

The above documents aim to ensure that any new proposals:

- Contribute positively to the character of Burgess Hill and the identity of the local area of Church Walk.
- Deliver a safe and healthy, aesthetically appropriate high quality scheme which integrates with the existing infrastructure.
- Create a multi-use active street-scene and external environment for shoppers and residents.

Mid Sussex District Council adopted its Site Allocations Development Plan Document in June 2022. This document confirms that development will not be permitted where it would be harmful to local

character, but in addition to identifying strategic sites, it also notes that opportunities available to improve the character, functionality and quality of the existing area are not missed. Proposals should contribute towards the local character by respecting the existing building fabric, massing, form, scale and proportion.