



## APPLICATIONS & APPEALS SERVICES

2 RESERVOIR PLACE  
LEWES ROAD  
ASHURST WOOD  
EAST GRINSTEAD  
RH19 3TB

SUPPORTING PLANNING, DESIGN AND ACCESS  
STATEMENT

MAY 2025

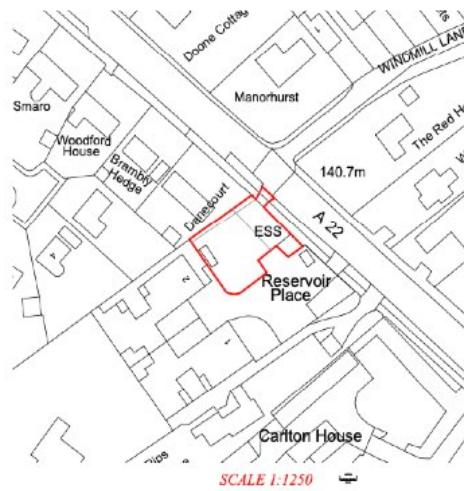


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# 1. INTRODUCTION

- 1.1 Planning permission is sought for the construction of a detached bungalow on land adjacent to No. 2 Reservoir Place along with access onto Lewes Road.
- 1.2 The full application site address is land adjacent No. 2 Reservoir Place, Lewes Road, East Grinstead, RH19 3TB.

Figure 1.1 - Site Location Plan



Source: RB Design (2025)

- 1.3 This Supporting Statement addresses the design and access issues as well as relevant planning policy, having regard to the requirements of the Town and Country Planning (Development Management Procedure) Order 2015. The details of the proposals will be described and appraised having regard to the following aspects:

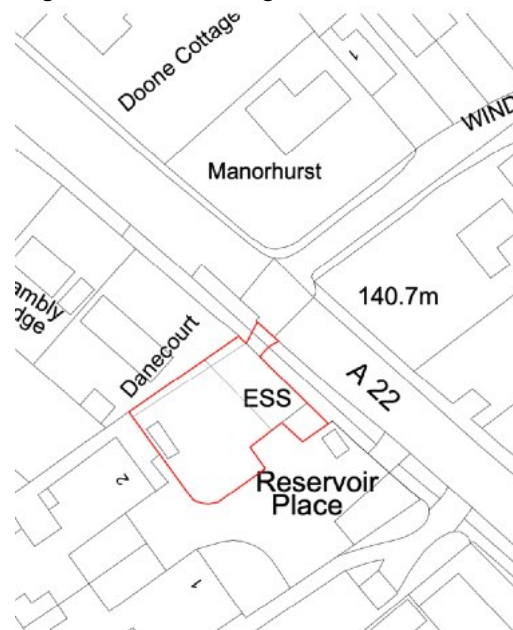
- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – the planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed dwelling;
- **Amount** – the extent of development on the site;
- **Scale** – the physical size of the development;
- **Layout** – the relationship of the proposed dwelling to neighbouring properties;
- **Appearance** – details of materials, style and impact upon the visual amenities of the area;
- **Landscape** – impact of the proposal on the existing landscape;
- **Access** – access to the development and parking provision.

1.4 The Council is requested to consider this Statement alongside the submitted plans and this demonstration that the proposed development accords with the relevant planning policies and is acceptable in all respects. It is hoped that the Council will support the proposal and grant planning permission.

## 2. PHYSICAL CONTEXT

2.1 The site of land adjacent to No. 2 Reservoir Place is currently underutilised land located to the southern side of Lewes Road. It is located in between Ashurst Wood to the east and East Grinstead to the north. The existing block plan is set out in Figure 2.1 below.

Figure 2.1 - Existing Block Plan



Source: RB Design (2025)

2.2 Currently vehicular access to the site is provided off Lewes Road on the northern-eastern boundary of the site, which it shares with No.1 Reservoir Place. No.1 and No.2 Reservoir Place were built in 2010 under the conversion of a redundant covered reservoir structure (ref.09/02737/FUL). Along with the two dwellings with integrated garages there is an existing outbuilding sited in front of No.1 Reservoir Place, towards Lewes Road, as shown on the Block Plan above.

2.3 The north-east boundary is formed by Lewes Road. The south-eastern boundary is formed by the boundary of No.1 Reservoir Place whilst the south-western boundary abuts the boundary of No.2 Reservoir Place. The north-western boundary is formed by the fence between the adjacent dwelling 'Danecourt'.

2.4 The settlement boundary for Ashurst Wood is located to 280m to the east of the site. The village contains a range of amenities to meet the everyday needs of residents, including a village shop, primary school, recreation ground, public houses and a church. The larger town of East Grinstead is located approximately 1.5km to the north-west, along Lewes

Road. The settlement boundary for East Grinstead is located approximately 1km to the north-west.

2.5 The site is not designated for its ecological value and it is wholly located in Flood Zone 1. The site sits within the High Weald Area of Outstanding Natural Beauty (National Landscape). There are no trees located on the site.

2.6 The following photographs overpage provide views of the site and its context.





## PLANNING HISTORY & PROPOSAL

### Planning History

2.7 The application site lies within the administrative area of Mid Sussex District Council for planning purposes. An inspection of the planning register reveals the following relevant planning history for the site:

- **09/02737/FUL** – Conversion of redundant covered reservoir structure into two single dwellings with internal garages. *Approved 27<sup>th</sup> October 2009.*

### Proposal

2.8 The proposal is for the construction of a single-storey detached, two-bedroom bungalow located on an underutilised parcel of land to the north-east of the existing No.2 Reservoir Place. An existing shed and remains of a brick structure would be removed as part of the proposal.

2.9 The dwelling would be formed by a kitchen/dining room, utility, lounge, two bedrooms with ensembles, a WC and integrated garage.

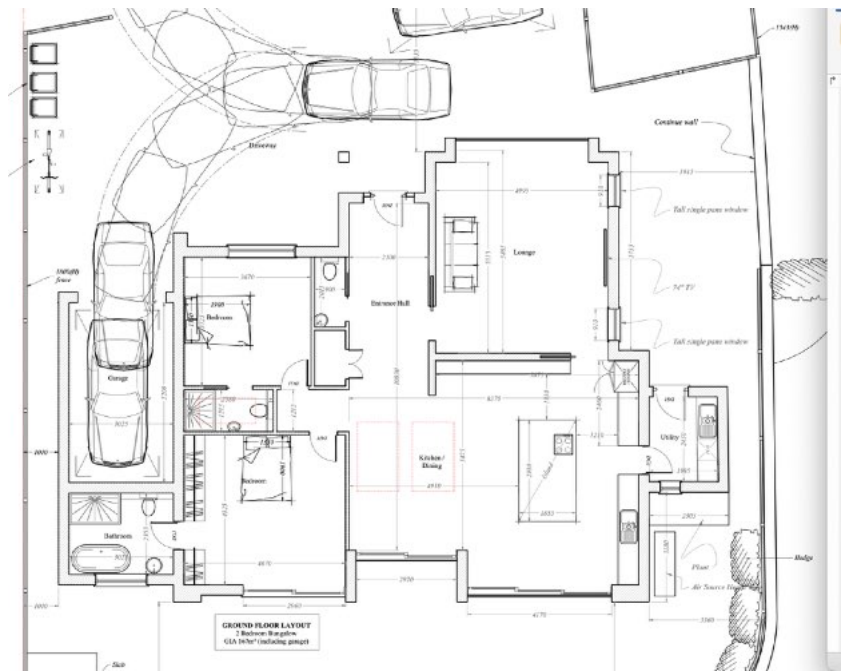
2.10 The new dwelling would be screened from the existing adjacent dwellings by existing mature hedgerows along with a fence and proposed landscape features.

2.11 Access to the dwelling will be provided directly off Lewes Road and therefore would not impact the existing access arrangement utilised by No.1 and No.2 Reservoir Place. A single garage with driveway space to accommodate a further 2 parked cars is proposed. There is sufficient space to turn so vehicles can exit in a forward gear. Covered and secure cycle parking is provided within the property boundary, in a shed in the garden area.

2.12 The proposed dwelling is of a high-quality design, the dwelling is defined by a flat roof with a central, mono-pitched feature. Different materials are proposed to ensure the dwelling seamlessly integrates into the landscape and adds character to the proposal. Timber and composite cladding is proposed along with feature stonework on the front elevation. Smooth

render is also proposed along with large feature windows. Further details on materials are included in the submitted plans and can be confirmed by way of a condition.

**Figure 3.1 - Proposed Layout Plan**

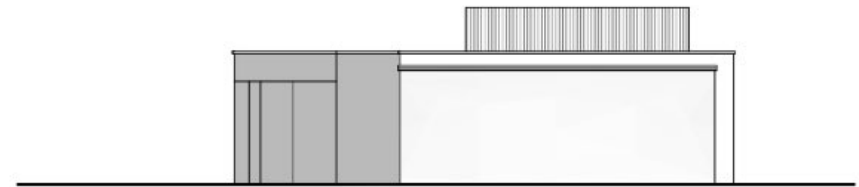


Source: RB Design (2025)

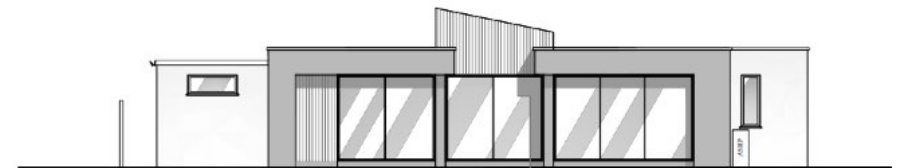
**Figure 3.2 - Proposed Elevations**



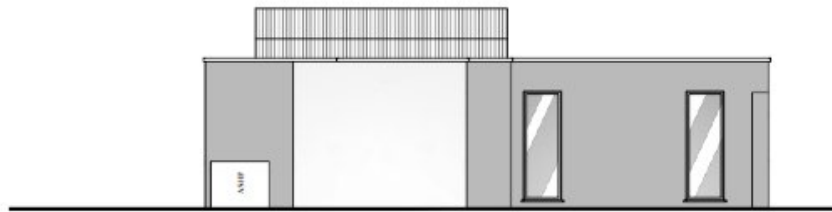
Front Elevation



Flank Elevation



Rear Elevation (South West)



Flank Elevation (South East)

Figure 3.3 - Proposed Visualisations



### 3. PLANNING POLICY CONTEXT

#### National Planning Policy Framework (NPPF) (December 2024)

##### Sustainable Development

- 3.1 The NPPF sets out the Government's planning policies for England and Wales and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole.
- 3.2 Paragraph 2 of the NPPF sets out that ***'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements'***.

3.3 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has the following three overarching objectives which are independent but need to be pursued in mutually supportive ways:

- 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 a 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 contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy'.*

3.4 Paragraph 10 states ***'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (Paragraph 11).*** For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

3.5 Paragraph 12 of the Framework states that ***'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a***

***planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed'.***

#### Plan and Decision Making

3.6 Paragraph 34 requires local plans and spatial development strategies to be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. In particular, 'Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the future'.

3.7 In terms of decision-making, the Framework states at paragraph 39 that ***'Local planning authorities should approach decisions on proposed development in a***

***positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'.***

#### Housing Provision

3.8 Paragraph 61 states ***'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much as an area's identified housing need as possible, including with an appropriate mix of housing types for the local community'.***

3.9 Paragraph 62 states that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice. Within this context, paragraph 64 requires the size, type and tenure of housing needed for different groups in the community to be assessed and reflected in planning policies. These groups include (inter alia) people wishing to commission or build their own homes.

3.10 Paragraph 72 requires strategic policy-making authorities to have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. Planning policies should identify a supply of specific, deliverable sites for five years following the intended date of adoption and specific deliverable sites or broad locations for growth for the subsequent years 6-10 and where possible, years 11-15 of the remaining plan period.

3.11 Paragraph 73 sets out that ***'Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly'.***

- 3.12 Paragraph 78 requires local planning authorities to 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.
- 3.13 In rural areas, paragraph 82 requires planning policies and decisions to be responsive to local circumstances and support housing developments that reflect local needs. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities (Paragraph 83).
- 3.14 Paragraph 84 states that planning policies and decisions should avoid the development of isolated homes in the countryside, unless certain circumstances apply.

#### Highways and Car Parking

- 3.15 Paragraph 109 requires transport issues to be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular

places. This is to ensure that (inter alia) the potential impacts of development on transport networks can be addressed.

- 3.16 Paragraph 112 states that if setting local parking standards for residential and non-residential development, policies should take into account the accessibility of the development, its type, mix and use, the availability of land and opportunities for public transport, local car ownership levels and the need to ensure that adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.
- 3.17 Paragraph 116 makes it clear 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'***.

#### Effective Use of Land

- 3.18 Paragraph 124 requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring healthy living conditions.

3.19 Paragraph 125 states that planning policies and decision should encourage multiple benefits from both urban and rural land. Furthermore, paragraph 128 sets out that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans where this would help to meet identified needs.

3.20 Paragraph 129 states that ***'Planning policies and decisions should support development that makes efficient use of land.....'***

#### Design

3.21 In terms of design, Section 12 seeks to achieve well designed places sets out that the ***'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'*** (Paragraph 131).

3.22 Paragraph 135 further states that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Development should also be sympathetic to local character and history and should be designed with a high standard of amenity for existing and future users.

3.23 Paragraph 139 states that ***'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:***

- a) ***development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes: and/or***

**b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit with the overall form and layout of their surroundings’.**

#### Climate Change

3.24 Paragraph 161 requires the planning system to support the transit to a low carbon future and to taking into account flood risk. New development should be planned in ways which avoid increased vulnerability to the range of impacts arising from climate change (paragraph 164).

#### Countryside

3.25 Paragraph 187 states that planning policies and decisions should contribute to and enhance the natural local environment by: (inter alia) **‘recognising the intrinsic character and beauty of the countryside....’**.

3.26 Paragraph 189 sets out that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which

have the highest status of protection in relation to these issues. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

#### Biodiversity

3.27 Paragraph 192 requires the protection and enhancement of biodiversity and geodiversity. Paragraph 193 states that when determining planning applications, local planning authorities should avoid significant harm to biodiversity which should be adequately mitigated or, as a last resort, compensated for. Development should not result in the loss or deterioration of irreplaceable habitats unless there are wholly exceptional reasons and a suitable compensation strategy exists.

#### Ground Conditions and Pollution

3.28 Paragraph 196 requires planning policies and decisions to ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. Where a site is affected by contamination or land stability issues, responsibility for

securing a safe development rests with the developer and/or landowner (paragraph 197).

- 3.29 Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment (paragraph 198).

#### **Local Planning Policy**

- 3.30 Planning policy for Mid Sussex is set out in the Mid Sussex District Plan 2014-2031 adopted in March 2018. A District Plan Review 2021-2031 was submitted for examination in July 2024, given the advanced stage of this Plan, and as per paragraph 49 of the NPPF the draft policies in this Plan can be given some weight in the decision-making process. Ashurst Wood also adopted a Neighbourhood Plan in March 2016 which covers the application site.
- 3.31 The policies of relevance within all three plans are set out below and discussed further in sections.

#### **Mid Sussex District Plan 2014-2031**

- Policy DP6 - Settlement Hierarchy
- Policy DP12 - Protection and Enhancement of Countryside
- Policy DP15 - New Homes in the Countryside
- Policy DP16 - High Weald Area of Outstanding Natural Beauty
- Policy DP21 - Transport
- Policy DP26 - Character and Design
- Policy DP27 - Dwelling Space Standards
- Policy DP37 - Trees, Woodland and Hedgerows
- Policy DP39 - Sustainable Design and Construction
- Policy DP41 – Flood Risk and Drainage

#### **Mid Sussex District Plan Review 2021-2031**

- Policy DPH1 – Housing
- Policy DPH2 – Sustainable Development – Outside the Built-up Area
- Policy DPH6 - Self and Custom Build Housing
- Policy DPC1 - Protection and Enhancement of the Countryside
- Policy DPC3 - New Homes in the Countryside

- Policy DPC4 - High Weald Area of Outstanding Natural Beauty
- Policy DPT1 – Transport
- Policy DPB1 – Character and Design
- Policy DPH11 – Dwelling Space Standards
- Policy DPN4 – Trees, Woodland and Hedgerows
- Policy DPS2 – Sustainable Design and Construction
- Policy DPS4 – Flood Risk and Drainage

#### Ashurst Wood Neighbourhood Plan (2016)

- Policy ASW1: Protecting the Countyside
- Policy ASW12: Residential Development outside the Built-Up Area Boundary
- Policy ASW14: Design and Character

#### Relevant Legislation and Case Law

3.32 In considering the issue of the principle of the proposed development it is necessary to also consider the legal framework within which planning decisions are made. Planning legislation holds that the determination of a planning application shall be made in accordance with the

Development Plan unless material considerations indicate otherwise (as also confirmed at paragraph 2 of the NPPF).

3.33 Specifically, Section 70 (2) of the Town and Country Planning Act 1990 states that in dealing with planning applications, the Authority shall have regard to the provisions of the development plan (so far as material to the application), a post examination draft neighbourhood development plan, any local finance considerations (so far as material to the application) and any other material consideration.

3.34 Section 38(6) Planning and Compulsory Purchase Act 2004 provides:

***"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."***

3.35 When considering whether or not a proposed development accords with a development plan, it is not necessary to say that it must accord with every policy within the development

plan. The question is whether it accords overall with the development plan (see *Stratford on Avon v Secretary of State for Communities and Local Government* (2014)). Even if a proposal cannot be described as being in accordance with the development plan, the statutory test requires that a balance be struck against other material considerations.

3.36 The Courts have emphasised that a planning authority is not obliged to strictly adhere to the development plan and should apply inherent flexibility (see *Cala Homes (South) Limited v Secretary of State for Communities and Local Government* (2011) and *Tesco Stores Ltd v Dundee City Council* (2012)).

3.37 More recently in *Corbett v Cornwall Council* [2020] the appeal court judge emphasised the importance of considering the plan as a whole when he said:

***“Under section 38(6) the members' task was not to decide whether, on an individual assessment of the proposal's compliance with the relevant policies, it could be said to accord with each and every one of them. They had to establish whether the proposal was in accordance with the development plan as a whole. Once the relevant***

***policies were correctly understood, which in my view they were, this was classically a matter of planning judgment for the council as planning decision-maker.”***

3.38 Paragraph 3 of the NPPF confirms that the Framework should be read as a ‘whole’ and the Government’s National Planning Policy Guidance (NPPG) confirms *that ‘Conflicts between development plan policies adopted, approved or published at the same time must be considered in the light of all material considerations, including local priorities and needs, as guided by the National Planning Policy Framework’* (Paragraph 012 21b-012-20140306).

## 4. DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

### The Principle of Development

- 4.1 NPPF paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: economic, social and environmental (NPPF paragraph 8).
- 4.2 Paragraph 10 of the NPPF states ***‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay’.***
- 4.3 The site is located outside the settlement boundaries of Ashurst Wood and East Grinstead, technically within the countryside, despite a significant amount of built development with the immediate area. Policy DP6 ‘Settlement Hierarchy’

and emerging policy DPH2 ‘Sustainable Development Outside the Built-Up Area’ set out ***‘outside defined built-up area boundaries, the expansion of settlements will be supported where (inter alia), 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 hierarchy.’***

- 4.4 It is considered although the site is located outside of the settlement boundary, it is not in an isolated or countryside location. It sits on the southern side of Lewes Road with residential dwellings located in every direction. It is also within walking/ cycling distance of Ashurst Wood and East Grinstead. As such, the proposed dwelling would be contiguous with the existing built-up area.
- 4.5 Additionally, with regard to the settlement hierarchy the site is located in between East Grinstead and Ashurst Wood. East Grinstead is defined as a Category 1 settlement and Ashurst Wood as a Category 3 settlement, both of which have services to facilitate and support residential development.

4.6 Neighbourhood Plan policy ASW12 'Residential Development outside the Built-Up Area Boundary' is also relevant to the proposal. The policy sets out the requirements for development, an assessment of these requirements are set out below: ***“Proposals for residential development outside the built up area will only be permitted where all the following criteria are met:***

***(a) The site is a contained or infill site surrounded by existing development and would not generate additional encroachment into the countryside; and***

- *The site is fully contained with the boundaries of residential dwellings and Lewes Road already forming the boundaries of the site. It should be noted there is existing outbuilding adjacent to the site, utilised by No.1 Reservoir Place as ancillary accommodation.*

***(b) The proposal would not lead to an increased coalescence between the Plan area and East Grinstead and Forest Row; and***

- *Given its location with built development surrounding it, development of the site would not lead to an increased coalescence towards East Grinstead.*

***(c) The proposal is for up to three dwellings.”***

- *The proposal is for one dwelling.*

4.7 The proposed dwelling is well designed and of an appropriate height, scale and mass to ensure that it will not appear as an unduly prominent feature within the 'countryside' landscape and that the visual amenities will be protected. It is located in a highly sustainable location within walking and cycling distance of a full range of amenities and therefore it is considered the principle of development in this location is acceptable.

#### **Development In the Countryside**

4.8 Given the site is located outside a built-up area boundary it is located within countryside, which is protected under planning

policy. It is also located within the High Weald Area of Outstanding Natural Beauty (now National Landscape).

- 4.9 The NPPF sets out that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. Developments should be visually attractive and sympathetic to the local character of the surrounding area and should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (paragraphs 131 and 135).
- 4.10 Paragraph 135 further states that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Development should also be sympathetic to local character and history and should be designed with a high standard of amenity for existing and future users.
- 4.11 Paragraph 180 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and

local environment by (inter alia) ***'recognising the intrinsic character and beauty of the countryside'***.

- 4.12 Policy DP12 'Protection and Enhancement of Countryside' and emerging policy DPC1 relate to developments in rural landscapes, as set out above, this site does not sit within a rural landscape. Policy DP15 'New Homes in the Countryside' and emerging policy DCC3 set out that provided that they would not be in conflict with Policy DP12 ***'new homes in the countryside will be permitted where special justification exists (inter alia) where the proposed development meets the requirements of Policy DP6: Settlement Hierarchy'***. It has been previously demonstrated above the proposal meets the requirements of Policy DP6.
- 4.13 Neighbourhood Plan policy ASW1 *'Protection of the Countryside'* sets out ***'Outside of the Built-Up Area Boundary, which is defined in Map 1, priority will be given to protecting and enhancing the countryside from inappropriate development. A proposal for development will only be permitted:'***

**Specific provision has been made in this Plan or the proposal is in accordance with other planning policies applying to the area, and**

- *It has been demonstrated the proposal meets all the requirements of policies relating to this countryside area.*

**The proposal would conserve and enhance landscape and scenic beauty, having regard to the objectives of the High Weald AONB Management Plan, and**

- *The proposal would sensitively respond to the character of the locality and conserve the special landscape character and high scenic quality of the National Landscape*

**It would maintain the character and appearance of the countryside and its distinction from the Built Up Area, and**

- *This site is not in a location that would need to maintain the character and appearance of countryside.*

**It demonstrates good quality design, which respects the existing character and appearance of the surrounding area, and meets the criteria set out in Policy 14 where appropriate.**

- *This proposal is for a high quality, highly sustainable dwelling that neatly aligns with the existing character of the area.*

4.14 It is therefore considered, despite its more urbanised location the proposal still meets the requirements of the policies related to protecting the countryside, particularly adopted policies DP12, DP15, emerging policies DPC1 and DPC3 and Neighbourhood Plan policy ASW12.

#### **Self-Build Housing**

4.15 In addition to ensuring that the supply of a sufficient amount of new homes, the NPPF at paragraph 63 requires the size,

type and tenure of housing needed for different groups in the community to be assessed and reflected in planning policy. This includes '**people wishing to commission or build their own homes**'. The proposal comprises no.1 self-build dwelling.

4.16 Emrting Policy DPH1 'Housing' confirms a minimum of 19,620 net additional dwellings should be provided in Mid Sussex over the updated plan period (2021-2039). Emerging Policy DPH6 confirms the Councils will support proposals for self-build/custom-build housing where in accordance with all other relevant policies in the Plan.

4.17 The Planning Portal advises that self-build projects account for 7-10% of new housing in England each year (around 12,000 homes) and it is reiterated that the Government's PPG acknowledges that self-build or custom build homes help to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design of their own home, and can be innovative in its design and construction. The provision of such homes is clearly supported by the Framework and which play an important role in helping to tackle the housing crisis, with projects

cumulatively making an important contribution to meeting housing need and increased choice and variety in the type of new homes.

4.18 This is even more important at this present time given the historic rise in inflation which has seen higher costs of raw materials, fuel and energy. These higher costs, combined with supply chain issues mean that construction has become costlier which may impact upon the longer term provision of homes. There is as such a need to apply a more flexible approach to planning policy (in accordance with the principles of sustainable development) especially where there is a clear under provision and high need for new homes, such as within the District.

4.19 Paragraph 124 of the NPPF states that '**Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions**'.

### **Sustainable Development**

4.20 Having regard to the three key objectives of sustainable development set out at paragraph 8 of the NPPF, the proposed development complies as follows:

**a) an economic objective** – the proposal will make a small contribution to the local building industry and associated trades in constructing the new dwelling. Furthermore, occupiers of the new dwelling will help to support local services and facilities. The proposal complies with the economic objective of sustainable development.

**b) a social objective** – the proposal provides a suitable site for the creation of a new dwelling in close proximity to local services and facilities including schools, public transport and work opportunities. The proposal will also make a modest but important contribution to the supply of new homes within the district (contributing towards the Council’s windfall target) and will provide an opportunity for a self-build home. The proposal complies with the social objective of sustainable development.

**c) an environmental objective** – The proposal would not result in harm to the visual amenities of the landscape. The

proposed dwelling is sustainably located and of a highly sustainable design. The dwelling will be constructed to the highest insulation standards along with triple glazed windows to achieve exceptional thermal values. The proposal complies with the environmental objective of sustainable development.

## 5. LAYOUT, DESIGN AND APPEARANCE

- 5.1 The NPPF sets out that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. Developments should be visually attractive and sympathetic to the local character of the surrounding area and should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (paragraphs 131 and 135).
- 5.2 Policies DP26 'Character and Design' and emerging policy DPB1 mirror the design quality requirements of chapter 12 of the NPPF that requires sympathetic and visually attractive development. Neighbourhood Plan policy ASW14 'Design and Character' states development should function well and add to the overall quality and character of the area.
- 5.3 The height, scale and massing of the proposed dwelling respects the established scale of the neighbouring development and the dwelling will fit comfortably within the plot. The materials used in the construction of the proposed

dwelling will reflect those already present within the immediate locality of the application site, particularly the timber cladding. This will ensure that the dwelling will appear integrated with the established character of the locality and would not appear unduly prominent or incongruous within the plot or wider protected landscape.

- 5.4 The boundary hedgerows will be retained and new planting can be carried out and secured under a landscaping scheme. New landscaping will further assist with the integration of the dwelling with no harm caused to the visual amenities of the landscape.
- 5.5 The overall design of the proposed dwelling is high quality, and its appearance complements the wider residential character of the area. The dwelling is a highly sustainable modern design and a range of materials and roofscapes are proposed to add interest to the design while ensuring it would sit comfortably in its plot.
- 5.6 The proposal was also significantly exceed the nationally described space standards as set out in policy DP27 and emerging policy DPH11. The dwelling has two bedrooms,

three bathrooms and includes a modern, open plan style dining/kitchen along with a sitting room.

- 5.7 The application site provides the opportunity to deliver additional housing, in a highly sustainable location within walking distance of all every day amenities, without adversely impacting upon the established character of the wider locality.
- 5.8 The site will be accessed from Lewes Road and adequate car parking for the scale of residential property is proposed. Space is also available within the site for the discreet storage of refuse and recycling bins ensuring no adverse impacts upon the surrounding locality.
- 5.9 In summary, the proposed dwelling is of a scale, siting and design that is appropriate to its location and no harm will be caused to the visual amenity of the surrounding landscape. The proposed dwelling can be easily accommodated with sufficient space retained to the boundaries to ensure that the new dwelling would not appear cramped. Adequate amenity space is proposed for the new dwelling and there will also be no harm caused to the residential amenities of neighbouring dwellings. Overall, the proposal complies in full with the

design advice of the NPPF and the requirements of policy DP26 and DP27 and emerging policies DPB1 and DPH11.

### **Impact Upon Residential Amenity**

- 5.10 Paragraph 135 of the NPPF states that planning should ensure a good quality of amenity for existing and future uses. Emerging Policy DPB1 'Character and Design' requires proposals to ensure they do 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.
- 5.11 By virtue of its overall siting along with it being single storey, the dwelling will result in no unacceptable overbearing or overshadowing impacts upon the residential amenity the residential dwellings surrounding the site. The closest dwellings to the proposed dwelling are No.2 Reservoir Place the south-east and Danecourt to the north-west, the dwelling would be set back from these dwellings and screened as far as possible through a considered landscaping scheme.

- 5.12 The orientation and design of the proposed bungalow has been designed with only one window on the south-east elevation towards No.2 Reservoir place and no window on the elevation facing Danecourt to ensure no overlooking issues arise. The proposed development will also not give rise to any noise or disturbance harmful to the residential amenity of neighbours.
- 5.13 As such, by virtue of the minimal scale and siting, the dwelling will result in no unacceptable overbearing, overshadowing or overlooking impacts upon the residential amenity of any of the surrounding dwellings and meets the requirements of emerging policy DB1 and the NPPF.

## 6. NATURAL ENVIRONMENT

### Protected Landscape

- 6.1 The site is located within the High Weald Area of Outstanding Natural Beauty (National Landscape), which is a nationally protected landscape. As per Section 15 of the National Planning Policy Framework (NPPF), great weight shall be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.
- 6.2 Policy DP16 ‘High Weald Area of Outstanding Natural Beauty’ and emerging policy DPC4 confirm ***‘development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design’.***
- 6.3 The site benefits from visual containment on all boundaries due to its position in a residential area. The scale and size of the proposed dwelling, particularly with its flat roof results in

in the proposal having no impact on the protected landscape. There are also no views into the site from any public vantage points.

- 6.4 The proposed materials draw upon the local design features and naturally occurring colours to preserve the character of the surrounding landscape. The timber cladding ensures the dwelling will integrate into the backdrop it sits within. As such, the proposed materials ensure the dwelling responds to its sensitive protected landscape setting.
- 6.5 The proposal would sensitively respond to the character of the locality and conserve the special landscape character and high scenic quality of the National Landscape. As such, the proposal is considered to fully align with the requirements of policies DP16, DPC4 and the NPPF.

### Climate Change

- 6.6 Paragraph 161 requires the planning system to support the transition to a low carbon future and to taking into account flood risk. New development should be planned in ways which avoid increased vulnerability to the range of impacts arising from climate change (paragraph 164).

6.7 Policy DP39 'Sustainable Design and Construction' and emerging policy DS2 state **'all development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures'**. A Sustainability Statement prepared by Blew Burton Ltd is submitted in support of this application and each measure is discussed further below.

***Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;***

- The dwelling will be constructed to the highest insulation standards. Energy-efficient design is embedded into the design principles, an airtight structure which combined with high levels of insulation would achieve high thermal values to minimise energy use. The location of the proposed large windows ensures natural daylight is available throughout the whole dwelling.

***Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;***

- The proposal aims for efficient energy supply through the use of communal heating networks where viable and feasible.

***Use renewable sources of energy;***

- The dwelling will incorporate mixed renewable energy technology including an air source heat pump and solar panels. Additional smart control systems such as a weather compensation unit may also be incorporated into the heating specification. Details may be agreed and secured by condition to ensure compliance with the NPPF and Policy DP39.

***Maximise efficient use of resources, including minimising waste and maximising recycling/ re-use of materials through both construction and occupation;***

- Space for refuse and recycling bins will be provided on the site. Where possible, recycled materials will be used during construction.

***Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;***

- The proposed dwelling will be installed with water reducing appliances, the re-use of water through rainwater harvesting tanks and greywater recycling.

***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.***

- The site is located in Flood Zone 1, as such, the proposals follow the sequential risk-based approach to risks associated with climate change.

6.8 Overall, the proposed dwelling has been carefully and specifically designed to ensure that it is environmentally sustainable in its construction and future occupation and meets policy requirements at a national and local level.

**Trees**

6.9 Policy DP37 ‘Trees, Woodland and Hedgerow’ confirms ***‘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’.***

6.10 There are no trees on the site and therefore the proposed dwelling would not result in the loss of any trees.

**Drainage**

6.11 Policy DP41 ‘Flood Risk and Drainage’ sets out ***‘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:**

**1. Infiltration Measures**

**2. Attenuation and discharge to watercourses; and if these cannot be met,**

**3. Discharge to surface water only sewers'.**

6.12 This application is supported by a Drainage Report and strategy prepared by CGS Civils. The report confirms surface water will be discharged into the ground via deep borehole soakaway. The proposed surface water drainage design is based on an assumed infiltration rate of  $7.00 \times 10^{-5}$  m/s. The infiltration system is designed to accommodate the critical 1 in 100-year storm event with an additional 45% allowance for climate change.

6.13 The foul water will discharge to the local foul water sewer via a direct connection into an existing manhole. This connection would be subject to Southern Water approval under a Section

106 agreement. As such, the proposal aligns with the requirements on policy DP41 and is acceptable in terms of drainage.

## 7. ACCESS AND PARKING

- 7.1 The NPPF sets out at paragraph 116 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.
- 7.2 Policy DP21 'Transport' and emerging policy DPT3 confirm **'development will be required to help remove barriers to active and sustainable travel and create a healthy environment in which people choose to walk, wheel and use sustainable transport'**. The new dwelling will be accessed from Lewes Road, utilising a new junction. It has been demonstrated in the Transport Report prepared by GTA Civils and Transport the visibility splays associated with this proposed junction would meet the Manual for Streets standards.
- 7.3 Emerging Policy DPT4 sets out **'development must provide adequate and well-integrated car parking, taking account of the guidance in the Mid Sussex Design Guide SPD and**

**the WSCC Guidance on Parking at all new residential buildings with associated parking to have access to electric vehicle charging points and will seek to ensure developments are designed to be able to accommodate the relevant requirements for residential development.**

- 7.4 The proposed driveway will provide a single garage with driveway space to accommodate a further 2no. parked cars. An electric vehicle charging point will be installed and there is sufficient space to turn so vehicles can exit in a forward gear. Covered and secure cycle parking is provided within the property boundary, in a shed in the garden area. Overall, the proposed access and car parking provision are adequate and the proposal complies with Policy DP21, emerging policies DPT3 and DPT4 and the NPPF.

## 8. CONCLUSION

- 8.1 This Statement supports an application for the construction of a detached bungalow on land adjacent 2 Reservoir Place along with access onto Lewes Road.
- 8.2 The proposal is in accordance with local planning policies (adopted and emerging) and national policy relating to the erection of a bungalow in a highly sustainable location within walking distance of East Grinstead and Ashurst Wood. The proposal would continue to respect the character of the area through the appropriate use of high-quality design and materials to compliment the wider landscape.
- 8.3 This Statement further demonstrates that there are no implications in respect of residential amenity, highway safety and car parking or important trees and landscaping.
- 8.4 The proposal complies with the elements of sustainable development and there is no overriding conflict with the provisions of the NPPF and local planning policy when considered as a whole, taking into account all material

planning matters. Planning permission should therefore be granted.