

Planning Statement

**Land west of Streatfield Place
East Grinstead
RH19 4LZ**

Prepared For
Mr Harrison Wood

**10636
August 2026**



bell cornwell

CHARTERED TOWN PLANNERS

Bell Cornwell LLP, Unit 2, Meridian Office Park, Osborn Way,
Hook, Hampshire RG27 9HY

01256 766673 | info@bell-cornwell.co.uk | bell-cornwell.co.uk



CONTENTS

1	INTRODUCTION	1
	DESCRIPTION OF APPLICATION SITE AND LOCALITY	3
	PLANNING HISTORY	5
	THE PROPOSAL	8
2	PLANNING CONSIDERATIONS	12
	PLANNING POLICY CONSTRAINTS	12
	THE LOCAL DEVELOPMENT PLAN AND NPPF	12
	ASSESSMENT AND SUPPORTING STATEMENT	14
3	PLANNING BALANCE AND CONCLUSION	30

APPENDIX

Appendix 1 – Appeal Decision Notice (Local Planning Authority ref: DM/24/2400, PINS Ref: APP/D3830/W/25/3373757)



1 INTRODUCTION

- 1.1 This Planning Statement has been prepared in support of the proposal, which seeks full permission for the erection of a single dwellinghouse.
- 1.2 This Planning Statement should be read in conjunction with the submitted application form, ownership certificate, plans and the following specialist documents:
- Flood Risk Assessment and Drainage Strategy, dated 21st August 2026, prepared by Motion
 - Hydraulic Modelling Report, dated June 2026, prepared by Ardent
 - Landscape and Visual Appraisal, dated August 2026, prepared by Land Management Services
 - Preliminary Ecology Appraisal, dated 26th May 2026 and updated 21st August 2026, prepared by Arborweald Environmental Planning Consultancy
 - Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement, dated May 2026, prepared by Arborweald Environmental Planning Consultancy
 - Sustainability Statement, dated 10th February 2026, prepared by Arcadian Architectural Services Ltd
- 1.3 The proposal follows a pre-application meeting held on site with Mid Sussex District Council (MSDC) (“the Council”) in December 2025 for a wider scheme that included the proposed development. The scheme has since been amended to focus solely on the current application site, which Officers noted given the contiguity of the site with the built-up area boundary and the fact that it is more contained and can be accessed from Streatfield, it was considered that there would be scope to develop this specific parcel, subject to its design and other material considerations.
- 1.4 The National Planning Policy Framework (NPPF) has been updated since the pre-application meeting, with a new Framework published on 17th August 2026. At Paragraph 1 of the NPPF it states that it is a material consideration of critical importance. In terms of the principle of development, Policy S5 – Principle of development outside settlements of the NPPF establishes that certain forms of development should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies in the Framework. Of particular relevance are the provisions at Policy S5 (1) (e)



and (j), all of which relate to this current proposal and engage a tilted balance in favour of the scheme. That tilted balance is not disengaged by Policy S5 (2), situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

- 1.5 The effect of this policy change is that there is a presumption in favour of the proposed development under the new NPPF so that development should be approved unless the benefits would be substantially outweighed.
- 1.6 The site is located within the countryside, adjacent to the defined settlement boundary of East Grinstead. The site is also located within the High Weald National Landscape and is essentially surrounded on three sides by residential development and associated roads.
- 1.7 We consider that the merits of the scheme in favour of the proposal include the following:
 - The site is situated in a sustainable location. It adjoins the defined settlement of East Grinstead, wherein the principle of residential development is acceptable.
 - Policy S5 1 (e) and (j) of the NPPF both provide in principle support for the development and in so doing the tilted balance is applied, where the Framework directs that permission should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.
 - Whilst acknowledging the site is outside of a defined settlement or developed area, the proposal would have a close physical and visual relationship to the existing settlement, would comprise a sustainable location in terms of access to facilities and services (which are significant in the town of East Grinstead) and help sustain inclusive mixed communities.
 - The extent and quantum of development envisaged is considered acceptable and reflective of the immediate context.
 - The proposal seeks to make effective use of the site whilst respecting the character and setting of the site's location.
 - As evidenced by the submitted Landscape and Visual Appraisal (LVA), the site is not considered to make any significant contribution to the intrinsic character and beauty of the countryside or National Landscape. It is evident that the site is visually well contained with significant development on three



sides and no material impact on the wider landscape of the National Landscape.

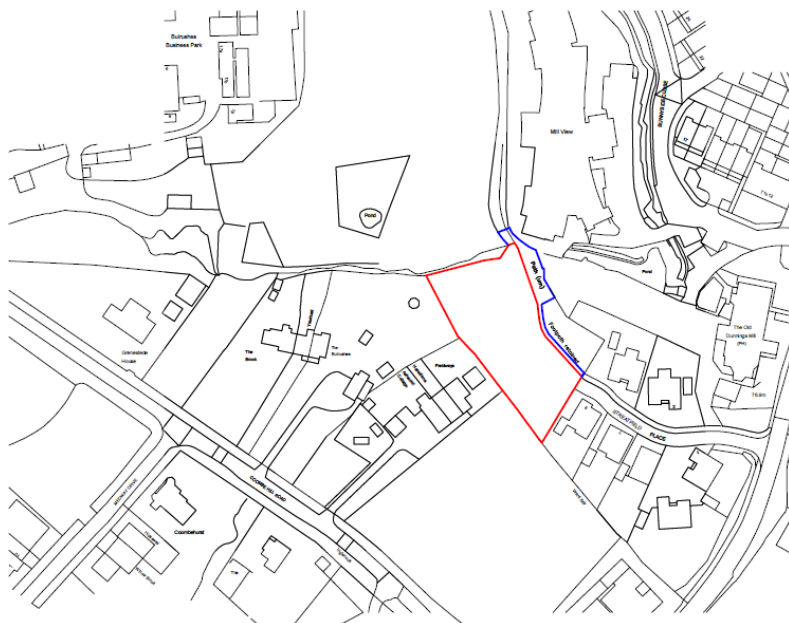
- The LPA accepts that it cannot demonstrate a sufficient Housing Land Supply. There is an accepted need for more housing in the Borough, including within and near existing settlements, such as East Grinstead. The proposal would make a useful and proportionate contribution to local housing requirements and would be in accordance with the Council's Spatial Strategy.
- The site would be developed with a high-quality scheme, providing a family home which would be in keeping with the surroundings.
- The proposal is considered to safeguard the amenity and privacy of nearby residential occupiers, with satisfactory separation distances and relationships being achieved.
- There are no technical objections to the proposal, relating to trees, infrastructure or ecology.
- Satisfactory vehicular access can be achieved without material harm to highway safety.
- As detailed within the submitted supporting documents, the development proposal would result in biodiversity enhancements on site, therefore contributing positively to wildlife.

1.9 This Statement will highlight why it is considered the proposal complies with the relevant policies within the local Development Plan for the area in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the NPPF 2026.

1.10 In our view, the proposal has significant merit. Further, it is contended that the Council, whilst seeking to achieve its housing targets, should be prepared to support this scheme as a form of 'windfall' site, which it can do while fully respecting the character, appearance and setting of the locality.

DESCRIPTION OF APPLICATION SITE AND LOCALITY

1.11 The site extends to approximately 0.1858 hectares and comprises an area of grassland located to the rear of the residential property known as The Bulrushes, which fronts Coombe Hill Road, and to the west of the no-through road, Streatfield Place. A Public Right of Way runs along the northern boundary of the site.



Site Location Plan

- 1.12 The site is enclosed by a combination of mature vegetation, residential properties and gardens. Mature trees define the northern boundary, while Streatfield Place adjoins the eastern and south-eastern boundaries. The site is bounded to the south-west by the residential property Fieldways and to the west by the residential garden land associated with The Bulrushes. Streatfield Place rises gently in a southerly direction away from West Hoathly Road, with the site consequently sitting at a higher level than the road. Notwithstanding this, the site itself is relatively level.
- 1.13 The site is situated within the Sunnyside area to the south of East Grinstead. The surrounding area is predominantly residential in character, with established housing at Streatfield Place and Sunnyside Close, both accessed from West Hoathly Road, together with further residential development along Coombe Hill Road. The wider area also accommodates a range of other established community and commercial uses, including a care home, public house and nursery. The site therefore forms part of an established residential area, with its immediate surroundings characterised by a mix of dwellings, gardens, mature vegetation and existing local services.
- 1.14 In planning terms, the site is located outside the defined East Grinstead settlement boundary and is therefore designated as Countryside. It also falls within the High Weald National Landscape and is located within the 7km buffer of the Ashdown Forest Special Protection Area (SPA). There are, however, no listed buildings or Conservation Areas on or immediately adjoining the site.



- 1.15 In respect of flood risk, the Environment Agency's Flood Map for Planning identifies the entire site as being within Flood Zone 1, indicating a low probability of flooding from rivers or the sea. This remains the case when future climate change scenarios are taken into account. As such, no part of the site or the proposed development falls within an area at risk of fluvial flooding.
- 1.16 In relation to surface water, the accompanying Flood Risk Assessment (FRA) and Hydraulic Modelling Report shows part of the development site (the northern most section) is within a 'High' risk of surface water flooding (1 in 30-year surface water flood event). The proposed dwelling is located outside of the area indicated as being located within the flood risk zone itself.
- 1.17 As will be set out within this statement, the modelling work has informed the design so that there will be no surface water flood risk issues to prevent the development from being implemented in accordance with national and local policy.

PLANNING HISTORY

- 1.18 According to the Council's Planning Register, there is no relevant planning history for the current application site. It is noteworthy that the adjoining housing development at Streatfield Place was granted permission under ref. 12/01456/FUL, on 7th June 2013, for the demolition of the existing Snooker Club and the construction of 7 new dwellings, including new road and ancillary works.
- 1.19 Interestingly, as part of permission ref. 12/01456/FUL, the Officer Report recognised that the site fell within the National Landscape (formerly the Area of Outstanding Natural Beauty). Notwithstanding this designation, the Council considered that a scheme for seven new dwellings was appropriate in terms of its scale and density. It was concluded that the application sought to address the site's rural context through an appropriate approach to the design and appearance of the proposed dwellings. Natural materials were proposed to enable the development to assimilate more effectively into its surroundings, together with a substantial boundary buffer to provide separation and screening.
- 1.20 In addition to the immediate context, it is material that a substantial development has taken place on the outskirts of the town, to the northwest of the site, within the open countryside and adjacent to the designated National Landscape (within its setting). The photographs below show the extension to the town as a result of the Taylor Wimpey development.



Site Photographs of the development at Hill Place Farm, Turners Hill Road (200 dwellings approved under ref. DM/15/0429)

- 1.21 It is also highly material that the nearby site at Land Off West Hoathly Road, East Grinstead, just 100m from the current application site, shown outlined in red below (with the current application site to the top centre of the image), has been allocated for a housing development of up to 45 homes under Policy DPA4 in the Submission Draft Mid Sussex District Plan 2021-2039, which is currently at examination.



Location Plan (DM/26/0073) and proximity of site allocation to current site

- 1.22 That site is further detached from the defined settlement boundary and also within the High Weald National Landscape. However, it has been established as part of the emerging Local Plan that this site, indeed, this area, is suitable for new housing delivery to meet the needs of the district. As such, clearly the current site which adjoins the settlement boundary, is surrounded by existing development and is of a very modest scale, can be considered suitable for a single detached dwelling.
- 1.23 As set out above, the proposal follows a pre-application meeting held on site with the Council in December 2025 in respect of a wider scheme which included the application site. The scheme has subsequently been amended to focus solely on the current application site.



- 1.24 Officers recognised as part of the pre-application response that, given the contiguity of the site with the built-up area boundary, its more contained nature and the availability of access from Streatfield Place, there was scope to develop this specific parcel, subject to the detailed design and consideration of other relevant material planning considerations.
- 1.25 The pre-application scheme related to a wider site and incorporated two parcels, identified as Plots 1 and 2. Plot 1 is now the subject of a separate appeal and is being considered independently. Nevertheless, the Council's pre-application response expressly recognised that, given the contiguity of the relevant parcel with the built-up area boundary, its contained nature and its ability to be accessed from Streatfield Place, there may be scope for development on this parcel, subject to its design and compliance with other material considerations and relevant policies.
- 1.26 The current proposal should therefore be considered in the context of this earlier advice. Importantly, the policy position has since developed, with the publication of the updated National Planning Policy Framework (NPPF) on 17 August 2026. The NPPF confirms at paragraph 1 that it is a material consideration of critical importance in the determination of planning applications.
- 1.27 In terms of the principle of development, Policy S5 – Principle of development outside settlements establishes that certain forms of development should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies in the Framework. Of particular relevance to this proposal are Policies S5(1)(e) and (j), which provide clear policy support for the proposed development and engage the tilted balance in favour of the scheme. Importantly, that tilted balance is not disengaged by Policy S5(2), which addresses circumstances where a proposal would fail to comply with a national decision-making policy stating that development should be refused in specific circumstances.
- 1.28 Accordingly, the policy position has materially changed since the December 2025 pre-application discussions. Whereas Officers previously identified that there may be scope to develop the site, subject to its detailed design and other material considerations, the updated NPPF now provides additional national policy support for development of this nature. The Council's earlier recognition that the parcel is capable of accommodating development, together with its contained relationship to the existing settlement and access from Streatfield Place, is therefore an important material consideration when assessing the current proposal.



- 1.29 Officers also identified through the pre-application process that the landscape implications of development would need to be robustly demonstrated. This has been addressed through the submitted Landscape and Visual Appraisal (LVA). The assessment demonstrates that the proposed dwelling would be perceived as part of the existing pattern of residential development at the settlement edge and along Coombe Hill Road. It would be contiguous with the nearest areas of built development, principally the residential development at Streatfield Place, rather than appearing as an isolated form of development within the wider countryside.
- 1.30 The LVA sets out that the proposal has also been carefully sited and designed to respond to the characteristics of its landscape setting. The dwelling would be sensitively located within the site and would sit within the existing settlement-edge context, such that it can be accommodated without reliance upon substantial mitigation. The submitted LVA demonstrates that the proposal would not result in unacceptable harm to locally important landscape features and would conserve and enhance the natural beauty and scenic quality of the landscape.
- 1.31 Taken together, the Council's previous recognition that this specific parcel may be capable of accommodating development, the site's physical relationship with the built-up area, its contained nature and access from Streatfield Place, and the significantly strengthened national policy position provided by the 2026 NPPF establish a strong basis for supporting the principle of the proposed development.

THE PROPOSAL

- 1.32 The proposed development is for the construction of a 1.5 storey 4-bedroom detached house on the site. The dwelling will be located roughly centrally within the site, in line with Fieldways to the west, orientated to face Streatfield Place. The proposed Block Plan is submitted to show how the site would be developed.





Use

- 1.33 The site sits between The Bulrushes and Streatfield Place and comprises grass bordered by hedgerows.

Amount

- 1.34 The proposal relates to a site area of 0.1858 ha. The proposed dwelling will be a detached, four-bedroom dwelling, with accommodation across 1.5 storeys. The dwelling would be set back within the site, sited 25m from Streatfield Place.
- 1.35 The dwelling would have a traditional form and palette of materials. The dwelling would comprise the main two-storey block and single storey utility/boot room which would connect the dwelling to the attached double garage.

Layout

- 1.36 The proposed site layout plan shows the dwelling would be arranged in a linear formation, to reflect the pattern of development at Ashwood Cottage, Hazeldene and Fieldways, to the immediate west. This would continue the line of established native vegetation that currently encloses the site.

Scale

- 1.37 The proposed dwelling would be 1.5 storeys and would feature low ridge heights and eave heights. The windows at first floor would comprise dormers so as to bring the eaves down and reduce overall massing. At ground floor level, the dwelling would comprise an entrance hall with WC, study, lounge, and open-plan kitchen/diner which would connect to the utility/boot room, and double garage beyond. At first floor level, the dwelling would comprise four bedrooms, two of which would be en-suite, and a family bathroom.

Appearance

- 1.38 The proposed dwelling would feature a traditional design, as shown below.



Proposed Site Section

- 1.39 A landscaping scheme is proposed which would enclose the rear garden. All mature trees on the site boundaries would be retained. A hedge and fence would be constructed along the western side of Footpath 26aEG.

Access

- 1.40 In terms of access, it is proposed that the existing vehicular access will be taken from the end of Streatfield Place. The access point will lead directly into the gravel drive and parking area in front of the new dwelling.
- 1.41 Parking provision is in accordance with the WSCC's Parking Standards. The property would have cycle parking and 3 vehicular parking spaces, including electric charging provisions.
- 1.42 The Proposed Block Plan details the access arrangements, and we set out below the broader transportation context. Furthermore, the Site is in a highly sustainable location with access to local amenities and public transport by bicycle or on foot.



2 PLANNING CONSIDERATIONS

- 2.1 For the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.2 The approved Development Plan for this site comprises the Mid Sussex District Plan 2014-2031 (March 2018), saved Policies of the Mid Sussex Local Plan (adopted May 2004) and the East Grinstead Neighbourhood Plan (2016).

PLANNING POLICY CONSTRAINTS

- 2.3 The application site is subject to the following planning constraints:

- Countryside
- High Weald Area of Outstanding Natural Beauty (AONB)
- Ashdown Forest Special Area of Conservation (SAC)

LOCAL DEVELOPMENT PLAN

- 2.4 The following policies of the Mid Sussex District Plan 2014-2031 (2018) are considered to apply to this application:

- Policy DP1: Sustainable Economic Development
- Policy DP4: Housing
- Policy DP6: Settlement Hierarchy
- Policy DP12: Protection and Enhancement of Countryside
- Policy DP13: Preventing Coalescence
- Policy DP16: High Weald Area of Outstanding Natural Beauty
- Policy DP17: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)
- Policy DP20: Securing Infrastructure
- Policy DP21: Transport
- Policy DP26: Character and Design
- Policy DP27: Dwelling Space Standards
- Policy DP29: Noise, Air and Light Pollution
- Policy DP37: Trees, Woodland and Hedgerows
- Policy DP38: Biodiversity
- Policy DP39: Sustainable Design and Construction
- Policy DP41: Flood Risk and Drainage

- 2.5 The following policies of the East Grinstead Neighbourhood Plan (2016) are considered to apply to this application:

- Policy EG1: Protection of the High Weald AONB



- Policy EG2a: Preventing Coalescence
- Policy EG3: Promoting Good Design
- Policy EG5: Housing
- Policy EG7: Housing Mix and Density
- Policy EG11: Mitigating Highway Impact
- Policy EG12: Car Parking
- Policy EG16: Ashdown Forest SAC and SPA

2.6 Further relevant guidance also considered as part of the proposed development:

- National Planning Policy Framework (August 2026) (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Technical Housing Standards - Nationally Described Space Standard (March 2015) (as amended)
- Mid Sussex Design Guide SPD (2020)
- The High Weald AONB Management Plan (2019-2023)

CENTRAL GOVERNMENT PLANNING POLICY GUIDANCE

2.7 The National Planning Policy Framework (NPPF) was first introduced in March 2012 and replaced planning policy statements (PPSs) and planning policy guidance notes (PPGs). The NPPF sets out national planning policy to be taken into account by Councils when preparing new local plans and when taking decisions on planning applications.

2.8 The NPPF has recently been updated, with a revised version published on 17th August 2026. It is now a material consideration of critical importance. Appendix A makes clear that development plan policies, or parts thereof, which are materially inconsistent with the Framework should be given very limited weight.

2.9 Of particular relevance is Policy S5 – Principle of development outside settlements, which identifies a number of circumstances in which development outside settlements should be approved unless its benefits would be substantially outweighed by adverse effects. The proposal falls within several of these circumstances, including:

- S5(e): limited infilling within groups of houses;
- S5(j): development which would address an evidenced unmet need, including housing where the Council cannot demonstrate a five-year supply of deliverable housing sites, provided it is of an appropriate scale having regard to infrastructure.



- 2.10 Given the site's proximity to the existing settlement and the Council's housing position, there are therefore multiple routes under Policy S5 through which the principle of development can now be found acceptable.
- 2.11 Furthermore, Policy S5(2) identifies circumstances in which the benefits of development are likely to be substantially outweighed by adverse effects, including where a proposal fails to comply with a national decision-making policy which expressly requires development to be refused in specified circumstances.
- 2.12 Therefore, we believe the adopted Mid Sussex District Plan 2014-2031, saved Policies of the Mid Sussex Local Plan (adopted May 2004), the East Grinstead Neighbourhood Plan and the NPPF 2026 form the basis of decision-making in the case of this proposal.

ASSESSMENT AND SUPPORTING STATEMENT

- 2.13 This application seeks full permission for the development of the site to provide a single detached dwelling. Based on the planning constraints of the land, we consider that the key determining factors will be:

Principle of Development

Impact on the Character of the Countryside / landscape character of the High Weald AONB, Design and Impact on Visual Amenity

Impact on neighbouring amenities and amenity of future occupiers

Transport and Car Parking

FRA and Drainage Strategy

Nature Conservation and Biodiversity

Trees and Woodland

Sustainable Design and Construction

Other matters

Principle of Development

- 2.14 The site is situated in the Countryside, outside of any defined settlement area. As the site is contiguous with the built-up area boundary of East Grinstead, the principle of development is considered acceptable, in line with Policy DP6. Policy EG5 of the East Grinstead Neighbourhood Plan (2016) also relates to proposals for new housing development.



- 2.15 Due to the Housing Land Supply position of the district, only limited weight should be afforded to these policies. Furthermore, Annex A of the new NPPF 2026, at paragraph 2, states that development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. As such, the aforementioned policies are not considered materially consistent and should be given very limited weight in the determination of this application. The Decision Maker must, therefore, turn to the relevant provisions of the new Framework.
- 2.16 Policy S5 (1) of the NPPF states that only certain forms of development should be approved outside settlements, as set out in the accompanying list. The Framework goes on to state that these should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.
- 2.17 At Policy S5 (1) (e) it states that Limited infilling within groups of houses should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.
- 2.18 Policy S5(1)(e) of the NPPF states that limited infilling within groups of houses should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies in the Framework.
- 2.19 The proposal would clearly comprise “limited infilling” for the purposes of Policy S5(1)(e). It involves the provision of a single detached dwelling on a relatively small and contained parcel of land. In the context of the surrounding development pattern and the wider area, the addition of one dwelling represents a modest form of development and is therefore appropriately characterised as limited infilling. The first element of Policy S5(1)(e) is consequently satisfied.
- 2.20 The second element is whether the infilling would take place “within groups of houses”. In this regard, the site is enclosed by existing residential development on three sides. The surrounding development comprises established groups of houses, with residential properties located both within the defined settlement and further beyond the settlement boundary within the countryside. The site is therefore not an isolated parcel of land divorced from existing residential development; rather, it occupies a contained position within an established pattern of residential development.



- 2.21 It is considered that the phrase “groups of houses” should be applied in the context of the actual physical relationship between the application site and surrounding development. Here, the presence of residential properties immediately adjoining and surrounding the site on three sides provides clear evidence that the proposal would constitute infilling within an existing group of houses. The fact that some of those properties are located outside the settlement boundary does not alter their physical relationship with the application site or prevent them from forming part of the established group of houses within which the site is located.
- 2.22 Accordingly, the proposal constitutes limited infilling within a group of houses and satisfies both elements of Policy S5(1)(e). The policy therefore establishes a clear policy basis for the principle of development, subject to consideration of whether the benefits of the proposal would be substantially outweighed by any adverse effects when assessed against the remaining national decision-making policies.
- 2.23 Turning to Policy S5(1)(j) of the NPPF, this supports development which would address an evidenced unmet need, including housing proposals where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites or has scored below 75% in the most recent Housing Delivery Test, provided that the development would be physically well-related to an existing settlement and would be of a scale which can be accommodated having regard to the existing or proposed availability of infrastructure.
- 2.24 There is a clear and evidenced unmet need for housing in this case. The appeal decision in respect of appeal ref. APP/D3830/W/25/3373757, issued on 20 April 2026 (attached at Appendix 1), established that the Council could demonstrate only between 2.41 and 3.38 years of housing land supply. This finding has not been contested by the Council. The Inspector expressly stated that there was no reason to reach a different conclusion and, given the considerable shortfall demonstrated by the supply range, it was not necessary to determine an exact housing land supply figure. The position therefore provides clear and up-to-date evidence of a significant shortfall in housing land supply and, consequently, an evidenced unmet need for housing.
- 2.25 The second requirement of Policy S5(1)(j) is that the development must be physically well-related to an existing settlement. The application site clearly satisfies this requirement. The site directly adjoins the defined settlement boundary and is surrounded by existing residential development on three sides. It therefore has a strong physical relationship with the existing



settlement and forms part of the established settlement-edge pattern, rather than representing an isolated or remote form of development within the countryside.

- 2.26 The final requirement is that the development must be of a scale which can be accommodated having regard to the existing or proposed availability of infrastructure. The proposal is for a single dwelling only. It is therefore inherently modest in scale and would not place any material additional demands upon existing infrastructure. The limited scale of the development is such that it can readily be accommodated within the existing infrastructure serving the area, subject to the normal consideration of site-specific requirements through the planning process.
- 2.27 The proposal therefore satisfies each of the requirements of Policy S5(1)(j): there is an evidenced unmet need for housing; the site is physically well-related to the existing settlement; and the development is of a scale that can be accommodated having regard to infrastructure.
- 2.28 Accordingly, Policy S5(1)(j) provides a further clear and positive policy basis for the proposal. When considered alongside the site's compliance with Policy S5(1)(e), it is clear that the principle of the proposed development is acceptable and supported by national planning policy.
- 2.29 In light of the above, the NPPF directs that the development should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.

Impact on the character of the Countryside, landscape character of the High Weald AONB, Design and Impact on Visual Amenity

- 2.30 The site is located within the Countryside, High Weald AONB and adjacent to the defined settlement area of East Grinstead.
- 2.31 As the proposed development is located within the countryside the principal aim of Policy DP12 of the District Plan states: 'The countryside will be protected in recognition of its intrinsic character and beauty.' The supporting text sets out the following:

'The primary objective of the District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development and preventing development that does not need to be there. At the same time, it seeks to enhance the countryside, support the rural economy by accommodating well designed, appropriate new forms of development and changes in land use where a countryside location is required and where it does not adversely affect the rural environment. It is therefore necessary that all development in the countryside,



defined as the area outside of built up area boundaries, must seek to maintain or enhance the intrinsic beauty and tranquillity of the countryside.'

2.32 Policy DP16 of the Mid Sussex District Plan states that development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan. In particular;

- *'the identified landscape features or components of natural beauty and to their setting;*
- *the traditional interaction of people with nature, and appropriate land management;*
- *character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and*
- *the conservation of wildlife and cultural heritage.*

Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported.

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.'

2.33 Policy EG1 (Protection of the High Weald AONB) of the neighbourhood plan is in line with Policy DP16 and states that within the High Weald Area of Outstanding Natural Beauty planning permission will be refused for major development proposals unless development is demonstrably required in the public interest and meets the exceptional circumstances criteria outlined in the NPPF.

2.34 The application site is essentially surrounded on three sides by development and is not easily visible from the majority of nearby vantage points. Nor is it visible within the wider landscape. Due to the topography and mature vegetation on the site's periphery, it is visually well-contained. Due to the physical containment of the site, any additional visual impact beyond the site boundaries would be limited and not harmful in planning terms.

2.35 Notwithstanding the fact that the site is visually well-contained and not prominent within the wider landscape, the impact of the proposed development on any baseline characteristics must also be considered.

2.36 The above is evidenced by the Landscape and Visual Appraisal (LVA) document, dated June 2026, prepared by Land Management Services. This document provides a comprehensive high-level



landscape and visual baseline assessment of the existing site and appraisal of the proposed development in the context of the wider area and against the identified baseline. The appraisal is intended to inform the LPA in their assessment.

- 2.37 The submitted Landscape and Visual Appraisal (LVA) demonstrates that the site is a contained parcel of land located to the north-east of The Bulrushes, towards the eastern end of Coombe Hill Road. The site is enclosed by existing residential development to the south and east, including garden boundaries associated with properties on Coombe Hill Road and Streatfield Place. To the north, the site is bounded by a mature belt of trees and a stream, beyond which lies open countryside comprising predominantly pasture and woodland. This wooded stream provides a clear and defensible transition between the residential garden curtilages and the wider countryside.
- 2.38 The surrounding landscape is also influenced by the established settlement edge and the nearby Bulrushes Business Park, which is located within the fields to the north and enclosed by substantial conifer hedging. Consequently, although the site lies within the High Weald National Landscape, its immediate setting is strongly influenced by existing built development and established boundary vegetation. The mature trees and stream along the northern boundary are the principal features which reflect the rural character of the wider countryside.
- 2.39 This context is important when applying Policy NE4 of the NPPF, which requires development proposals within Protected Landscapes to be limited in scale and extent and sensitively located and designed so as to avoid harm to their statutory purposes and special qualities. The policy also places substantial weight on the conservation and enhancement of natural beauty. The proposal responds positively to these requirements. It comprises a single dwelling on a contained parcel which is physically associated with the existing settlement edge.
- 2.40 The LVA concludes that the proposed dwelling would be perceived as part of the existing pattern of residential development along the settlement edge and Coombe Hill Road. It would be contiguous with the existing built form, particularly the residential development at Streatfield Place, rather than appearing as an isolated dwelling within the open countryside. Potential views from Footpath 26aEG to the north would be limited to short sections and, in these views, the dwelling would be seen in the context of existing built form and the mature wooded setting.
- 2.41 Importantly, the LVA identifies that this part of the High Weald National Landscape is strongly influenced by the existing settlement edge and does not strongly reflect the intrinsic character



and scenic beauty of the wider High Weald landscape. The proposed dwelling has nevertheless been sensitively sited and designed to assimilate into its surroundings without reliance upon substantial mitigation.

2.42 As such, the proposal accords with Policy NE4. Its limited scale, contained location and sensitive design ensure that it would not harm the statutory purposes or special qualities of the High Weald National Landscape.

2.43 Policy B1 (Built Environment) of the Mid Sussex Local Plan states that a high standard of design, construction and layout will be expected in new buildings. All proposals will be required to:

‘(a) demonstrate a sensitive approach to urban design by respecting the character of the locality in which they take place, especially to neighbouring buildings, their landscape or townscape setting and the regional and/or local building style. Regard should be given to the proposal’s contribution to a sense of place. In the case of alterations and extensions, including new shopfronts, the proposals must be sympathetic to the building to which they relate. Factors to be taken into consideration include the scale, massing, siting, density, views, height and orientation of the new buildings in relation to those already existing;
(b) use materials of a quality, type and colour appropriate to the site and its surroundings, which conform to the general range in the vicinity, and which enhance the distinctiveness of traditional building materials and styles;
(c) show that adequate consideration has been given to the spaces between and around buildings, and that effective use has been made of any existing landscape features; and
(d) provide suitable new planting of trees and shrubs appropriate to the site and its location. Where appropriate, existing wildlife habitats including green corridors and river courses should be protected and enhanced.’

2.44 We believe the design, siting and layout would minimise any visual impact and respect its context. The introduction of enhanced landscaping and biodiversity improvements would safeguard the character of the area in the long term. As set out above, the proposed design would be reflective of the character of the area and would utilise materials that would provide articulation and interest. Having regard to the scale and form of development envisaged the proposal would comply with Policy B1.

Impact On Neighbouring Amenities and Amenity of Future Occupiers

2.45 Policy DP26 of the Mid Sussex District Plan in part states:

‘does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution. (see Policy DP29)’



- 2.46 A similar ethos is found within Principles DG45, 46, 47 and 48 of the Mid Sussex Design Guide.
- 2.47 The proposal would satisfy these requirements. The site is sufficiently separated from surrounding residential properties, including the dwellings at Streatfield Place adjoining the eastern and south-eastern boundaries, and Ashwood Cottage, Hazeldene and Fieldways to the west. Having regard to the separation distances, intervening vegetation and existing boundary screening, the proposed dwelling would not give rise to any material adverse effects in terms of overbearing impact, loss of daylight or sunlight, outlook or overlooking. While the development may be visible from some neighbouring properties, views would be substantially filtered by the existing mature vegetation and would not result in an unacceptable loss of privacy or visual amenity.
- 2.48 The dwelling has also been carefully positioned and designed to ensure an appropriate relationship with surrounding properties. Its associated private amenity space would be sensitively integrated into the existing site helping to maintain privacy for both existing and future residents.
- 2.49 Overall, the combination of the site's contained location, separation from neighbouring properties, existing vegetation and proposed design measures would ensure that the development does not cause significant harm to the living conditions of surrounding residents or future occupants. The proposal therefore accords with Policy DP26 of the Mid Sussex District Plan and the relevant principles of the Mid Sussex Design Guide.
- 2.50 Policy DP27 of the Mid Sussex District Plan states that residential dwellings are required to meet the minimum space standards set out in the nationally described space standards.
- 2.51 The Government Technical Housing Standards sets out a nationally applicable minimum internal space standard to ensure that all homes benefit from an appropriate standard for all future occupiers. It should be noted that the proposed dwelling would exceed the ministerial space standards and could provide a good level of internal amenity space. Externally the dwelling would benefit from a generous garden that would provide ample external amenity space. Given the above, it is asserted that the development would result in a high quality of amenity for future occupiers in accordance with Policy DP27.
- 2.52 The proposed high-quality development seeks to maximise the opportunity to improve the quality of life, health and well-being of current and future residents through the provision of



appropriate private, communal and public amenity space. The proposal clearly does this by creating a light, lower density, open environment in which occupants can live.

Highways and Parking

2.53 Policy TR3(1)(a) of the NPPF concerns the location of development and requires proposals which could generate a significant amount of movement, in the context of the area in which they are situated, to be located in sustainable locations, or locations which can be made sustainable through planned improvements. The policy seeks to ensure that development limits the need to travel, particularly by private car, and provides a genuine choice of transport modes for residents and users, unless the nature of the development makes this impractical.

2.54 Policy DP21 relates to transport and states that:

‘Strategic Objectives: 6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.’

2.55 The proposed development comprises a single dwelling and would not, by its nature or scale, generate a significant amount of movement. Nevertheless, the site is located in a sustainable and accessible location which provides future occupants with a genuine choice of transport modes and enables day-to-day journeys to be undertaken without reliance upon the private car.

2.56 The site benefits from good access to existing pedestrian and cycle routes, allowing future occupants to walk or cycle towards the town centre and surrounding facilities and public transport connections. A bus stop is located approximately 100 metres from the site on Dunning’s Road, providing convenient access to the local bus network. The High Street is approximately 800 metres from the site and the main railway station is approximately 1.2 kilometres away, both of which are within reasonable walking distance.

2.57 The proposal therefore performs well against the objectives of Policy TR3. It would be located where residents have access to a range of sustainable transport options, would limit the need for private car journeys and would provide a genuine choice of transport modes. The site's accessibility further reinforces the acceptability of the proposal in principle and demonstrates that the development represents a sustainable location for housing.



- 2.58 Policy TR3(1)(c) of the NPPF requires consideration to be given to any significant adverse impacts arising from development on the transport network, including in terms of capacity and congestion, or on highway safety.
- 2.59 The proposal comprises a single dwelling and would therefore generate only a very limited number of additional vehicle movements. It is anticipated that the development would not result in any material increase in vehicular traffic or place any significant additional demand upon the capacity of the local highway network. Accordingly, there would be no significant adverse impact in terms of highway capacity or congestion.
- 2.60 The proposed access arrangements would also enable the dwelling to be served safely without giving rise to unacceptable highway safety impacts. Given the very limited scale of the proposal, there is no reasonable basis to conclude that the development would materially affect the safe or efficient operation of the surrounding highway network.
- 2.61 The proposal therefore accords with Policy TR3(1)(c) of the NPPF, as it would not result in any significant adverse impact on highway capacity, congestion or highway safety.
- 2.62 The proposed drawings demonstrate that the dwelling would be served by at least 3 car parking spaces. Cycle storage and EV charging points will also be provided.
- 2.63 In summary, it is concluded that the development proposals accord with the guiding principles of the NPPF and accord with relevant transport policy, including Policy DP21 of the Local Plan.

Nature Conservation and Biodiversity

- 2.64 Policy DP38 of the Local Plan seeks, amongst other things, to protect existing biodiversity, so that there is no net loss of biodiversity. The policy requires appropriate measures to be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances).
- 2.65 A Preliminary Ecological Appraisal (PEA) has been prepared by ArborWeald to assess the ecological characteristics and constraints of the site. The PEA identifies that the principal development footprint is located within the least biodiverse part of the site and that the habitats present are generally of low ecological value. The proposal has therefore been appropriately sited to minimise impacts on the site's ecological features.



- 2.66 The PEA concludes that no further Phase 2 ecological surveys are necessary. It does, however, recommend that a precautionary approach is adopted in relation to great crested newts during vegetation clearance and groundworks. This can be secured through the implementation of a site-specific Precautionary Working Method Statement (PWMS). The report also recommends the incorporation of appropriate biodiversity enhancements as part of the development, with potential measures identified within the PEA.
- 2.67 The proposal is also located within the 7km Ashdown Forest Special Protection Area (SPA) buffer. The necessary mitigation through contributions towards Suitable Alternative Natural Green Space (SANG) and Strategic Access Management and Monitoring (SAMM) will be secured through a Unilateral Undertaking. The proposal will therefore provide the required mitigation in accordance with Policy DP17 of the Mid Sussex District Plan.
- 2.68 Overall, the submitted ecological evidence demonstrates that the development can be accommodated without significant harm to existing ecological interests, while providing appropriate opportunities for biodiversity enhancement and securing the necessary strategic mitigation.
- 2.69 As detailed within the submitted supporting documents, the proposed development is to be exempt from the statutory Biodiversity Net Gain requirements applicable to minor developments from 31 July 2026, as the site measures 0.185 hectares and is therefore below the 0.2-hectare threshold set out within the BNG reform legislation.
- 2.70 In light of the above, it is submitted that the proposal would accord with Policy DP38, which seeks to protect and enhance biodiversity. As such, we believe the above recommendations can be satisfactorily incorporated into the scheme.

Flood Risk Assessment and Drainage Strategy

- 2.71 Policy DP41 relates to Flood Risk and Drainage. The EA's Flood Map for Planning shows that the entire site is located within Flood Zone 1 (less than 1 in 1000 annual probability of flooding from rivers or the sea). Residential development is considered appropriate in Flood Zone 1 and, therefore, the proposed development is appropriate in this location.
- 2.72 The application is supported by a FRA prepared by Motion, which demonstrates that the proposal has been appropriately assessed against Policy F4 of the NPPF, assessing flood risk for

decision-making, and Policy DP41 of the Mid Sussex District Plan relating to Flood Risk and Drainage.

- 2.73 The entire site lies within Flood Zone 1 and remains outside areas at risk of fluvial flooding when climate change is taken into account. The site is also at low risk from surface water flooding and very low risk from groundwater and artificial sources.
- 2.74 The northern most section of the site is located within an area at risk of surface water flooding. The application is also accompanied by a Hydraulic Modelling Report, prepared by Ardent. Figure 3-1 of the Hydraulic Modelling Report (Figure 3-1: Baseline model flood extents), shows the extent of land designated as at risk of surface water flooding, as shown below. The extent of land impacted relates to the northern most boundary of the site.

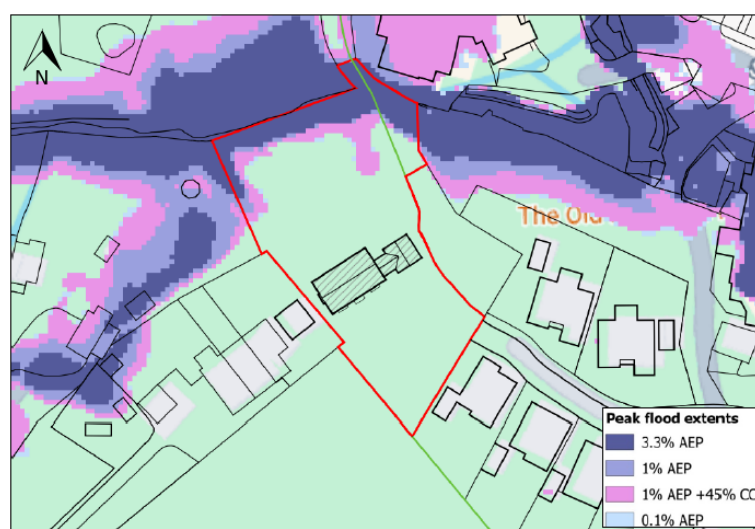


Figure 3-1 of Hydraulic Modelling Report

- 2.75 Policy F5(2) of the NPPF 2026 requires the sequential test to be applied in areas known to be at risk of flooding, including surface water flooding. However, an exception applies where a site-specific FRA clearly demonstrates that, where a site is at risk from surface water flooding only, the proposed layout, design and mitigation measures would ensure that occupiers and users remain safe from current and future flood risk over the lifetime of the development, without increasing flood risk elsewhere, in accordance with Policy F7.
- 2.76 As part of the preparation of the FRA work and drainage strategy for the neighbouring site at The Bulrushes, additional hydraulic modelling has been undertaken to provide a more accurate assessment of surface water flood risk within the site area. This modelling is also applicable to



the current application site and provides a robust basis for assessing the existing and future surface water flood risk.

- 2.77 As set out above, the Hydraulic Modelling Report, at Figure 3-1, identifies the existing surface water flood extents and demonstrates that, whilst areas within the wider site are identified as being at high risk, the footprint of the proposed dwelling is located entirely outside these areas. The development site is therefore considered to be at low risk of surface water flooding, with the proposed dwelling positioned outside the modelled flood extent.
- 2.78 On this basis, the proposal satisfies the requirements of NPPF Policy F5(2)(b)(i), which requires that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located in an area at risk of flooding from any source, now or in the future.
- 2.79 Furthermore, to the extent that any residual surface water flood risk affects other parts of the site, the proposal also satisfies Policy F5(2)(b)(ii). The proposed layout ensures that the dwelling and associated access are located outside the identified flood extent, thereby ensuring that occupiers and users would remain safe from current and future surface water flood risk over the lifetime of the development. The proposed development would not obstruct existing surface water flow paths or increase flood risk elsewhere, with appropriate drainage and mitigation measures incorporated as necessary in accordance with Policy F7.
- 2.80 Accordingly, in light of the findings of the FRA, the Hydraulic Modelling Report and the proposal's compliance with the exceptions set out under NPPF Policy F5(2)(b), the Sequential Test is not required in this instance. The updated NPPF clarifies that a Sequential Test is not required for development sites where the flood risk arises solely from surface water, provided that a robust site-specific FRA demonstrates that the development can be made safe for its lifetime without increasing flood risk elsewhere. In this case, the proposed dwelling and associated access are located outside the identified surface water flood extent, and the hydraulic modelling confirms that the development would not impede existing flow paths or exacerbate flood risk elsewhere. The proposal therefore falls within the exception to the requirement for the Sequential Test set out at NPPF Policy F5(2)(b), and the Sequential Test is not applicable.

Trees and Woodland

- 2.81 Policy DP37 in part states:



'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'

2.82 While DP38 in part states:

'- Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and

- Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and

- Promotes the restoration, management and expansion of priority habitats in the District; and

- Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.'

2.83 A Tree Survey and Report prepared by ArborWeald accompanies the application. The assessment confirms that the proposed development would not require the removal or loss of any existing trees. Appropriate tree protection measures, together with compensatory and enhancement measures where necessary, are proposed as part of the scheme.

2.84 The proposal would therefore retain the existing tree resource and protect its contribution to the character of the site and surrounding area. Accordingly, the development accords with Policy DP37 of the Mid Sussex District Plan.

Sustainable Design and Construction

2.85 Policy DP39 of the Mid Sussex District Plan requires all development proposals to seek to improve the sustainability of development and encourages the incorporation of appropriate sustainable design and construction measures.



- 2.86 The sustainability credentials of the proposed dwelling are set out in the Sustainability Statement prepared by Arcadian Architectural Services Ltd. The dwelling has been designed to minimise energy demand and carbon emissions through an enhanced thermal envelope, including improved thermal element U-values, air permeability and efficient heating systems. The overall design approach seeks to achieve the greatest practicable reduction in carbon emissions having regard to the nature, form and characteristics of the site.
- 2.87 The detailed design has also been developed to meet, as a minimum, the requirements of Part L (2021) of the Building Regulations, whilst consideration has been given to the appearance and integration of the dwelling within its surroundings.
- 2.88 The proposal would be built to modern standards and to up-to-date Building Regulations. We can confirm that the dwelling will be designed to meet the requirements of water usage in accordance with Policy DP39.

Other Matters

Further Policy Considerations

- 2.89 The Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC) is a European Site of Nature Conservation Importance, which lies adjacent to the north-east boundary of Mid Sussex and within the District of Wealden. The area is protected by the European Habitats Directive and by Government Planning Policy.
- 2.90 Under the Conservation of Habitats and Species Regulations 2010 (the 'Habitats Regulations'), the competent authority - in this case, Mid Sussex District Council - has a duty to ensure that any plans or projects that they regulate will have no adverse effect on the integrity of Ashdown Forest. Regulation 61 of the Habitats Regulations requires the Council to assess the possible effects of plans or projects, i.e. planning applications, on Ashdown Forest.
- 2.91 If the proposed development will not have a likely significant effect on the Forest, either alone or in combination with other proposed developments in the area, the Council may proceed to determine the application. However, if a significant effect is likely, either alone or in combination with other plans and projects, an appropriate assessment must be undertaken to establish whether the proposed development will have an adverse effect on the integrity of the European site. If the appropriate assessment concludes that there will not be an adverse effect on the integrity of the European site, the Council may proceed to determine the application.



- 2.92 There may be likely significant effects on the Ashdown Forest SPA as a result of increased recreational activity arising from new residential development and related population growth that is likely to disturb the protected bird species. Within 7km of the Ashdown Forest SPA, residential development leading to a net increase in dwellings will need to contribute to an appropriate level of mitigation. There are two parts to the mitigation. By providing an alternative option, Suitable Alternative Natural Greenspace (SANG) is the name given to greenspace that is of a quality and type suitable to be used as mitigation. A SANG site could either be provided on the development site itself or through a financial contribution towards a strategic SANG. The East Court and Ashplats Wood SANG Strategy has been agreed by the District Council.
- 2.93 The second part of the mitigation is to provide a financial contribution towards Strategic Access Management and Monitoring (SAMM) measures. The Council has produced an interim SAMM Strategy that sets out measures to protect the Ashdown Forest SPA from new recreational pressures through managing access (visitor) behaviour and monitoring both birds and visitors. The projects that form the mitigation measures have been discussed and agreed in collaboration with the Conservators of Ashdown Forest and Natural England. The interim SAMM Strategy will be superseded by a Joint SAMM Strategy which is currently being prepared with the other affected local authorities.
- 2.94 The applicant is aware of the requirement to make a financial contribution towards the SAMM Strategy and (if the approved scheme provides for a strategic SANG contribution), the SANG strategy.
- 2.95 Providing the financial contribution is secured during the course of the application then this means there would not be a significant in combination effect on the Ashdown Forest SAC by the development proposal.



3 PLANNING BALANCE AND CONCLUSION

- 3.1 This Planning Statement has demonstrated that the proposed erection of a single dwelling represents an appropriate and sustainable form of development which benefits from clear support under the recently published NPPF 2026.
- 3.2 The proposal follows the Council's December 2025 pre-application advice, which recognised that, given the site's contiguity with the built-up area boundary, its contained nature and its access from Streatfield Place, there was scope to develop this parcel, subject to its detailed design and other material planning considerations. The current proposal has been refined accordingly and is supported by a comprehensive package of technical and design information.
- 3.3 The updated NPPF provides an important change in the policy context. Policy S5 supports certain forms of development outside settlements, including limited infilling within groups of houses and development addressing an evidenced unmet housing need where the site is physically well-related to an existing settlement. The proposal satisfies the relevant criteria of Policies S5(1)(e) and S5(1)(j), thereby engaging the tilted balance. The proposal should consequently be approved unless its benefits would be substantially outweighed by adverse effects when assessed against the national decision-making policies of the Framework.
- 3.4 There is an evidenced unmet need for housing given that the Council is unable to demonstrate a five-year supply of deliverable housing sites. The proposal would make a modest but meaningful contribution to meeting this need through the delivery of a high-quality family dwelling in a sustainable and accessible location. The site is immediately adjacent to the built-up area of East Grinstead and is well related to existing services, facilities and public transport.
- 3.5 The proposal would also make effective use of a contained parcel of land which is surrounded by residential development on three sides. As demonstrated by the submitted LVA, the site does not make a significant contribution to the intrinsic character or scenic beauty of the wider countryside and is visually well contained. The dwelling has been carefully designed and positioned to respond to its sensitive setting within the High Weald National Landscape, while conserving and enhancing its natural beauty and scenic quality.
- 3.6 The technical assessments submitted with the application demonstrate that the development can be accommodated without unacceptable harm. There would be no material adverse impact



on residential amenity, highway safety, trees, ecology, flood risk or drainage. The proposal would also deliver biodiversity enhancements.

- 3.7 Overall, the proposal represents a sustainable, proportionate and sensitively designed form of development which would contribute towards meeting the identified housing need, make effective use of a well-contained site and provide a high-quality addition to the existing settlement edge. The proposal accords with the relevant policies of the development plan and, importantly, benefits from the clear policy support provided by the 2026 NPPF.
- 3.8 Having regard to the Framework as a whole, there are no adverse impacts which would substantially outweigh the benefits of the proposal. The proposal therefore satisfies the tilted balance engaged by Policies S5(1)(e) and S5(1)(j), and planning permission should be granted.



APPENDIX

Appendix 1 – Appeal Decision Notice (Local Planning Authority ref: DM/24/2400, PINS Ref: APP/D3830/W/25/3373757)