

Planning, Design and Access Statement

Outline Planning Permission with All Matters Reserved

for the Infill Development of

4 x Detached Dwellings

At

6 Highfields,
Brighton Road,
Warninglid,
RH17 5SY,

1.0 : Introduction.....	3
2.0 : Site Description and Surroundings.....	4
3.0 : Planning History.....	5
4.0 : Use.....	6
5.0 : Amount.....	6
6.0 : Layout.....	6
7.0 : Scale.....	7
8.0 : Appearance.....	7
9.0 : Landscape.....	8
10.0 : Access.....	8
11.0 : Planning Considerations.....	9
12.0 : Planning Balance and Conclusion.....	15

Project Details:

Project Number: LPS1292

Date: August 2025

Version: 00

Prepared by: Mr J Young LLB (Hons) MSc MRTPI

This document has been prepared in accordance with the scope of LPS Architecture’s appointment with its client and is subject to the terms of that appointment. It is addressed to and for the sole and confidential use and reliance of LPS Architecture’s client. LPS Architecture accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided. No person other than the client may copy (in whole or in part) use or rely on the contents of this document, without the prior written permission of a Director of Local Planning Services Ltd. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole. The contents of this document do not provide legal or tax advice or opinion. © Local Planning Services Limited.

1.0 Introduction:

- 1.1 LPS Architecture has prepared this statement on behalf of our client in support of an outline planning application for the construction of four x 4-bedroom detached dwellings.
- 1.2 This statement is intended to provide the council with a clear and informed overview of the development proposal, to assist and support the planning decision-making process.
- 1.3 The application site falls within the administrative control of Mid Sussex Council.
- 1.4 In addition to this planning, design and access statement, the following plans and documents have been submitted:
 - Plan 1.0: Existing Site Plan
 - Plan 1.1: Proposed Site Plan
 - Plan 1.2: Proposed Streetscene
 - Plan 1.3: Location Plan
 - Plan 1.4 Block Plan
 - Sustainable Drainage Assessment
 - Residential Noise Assessment
 - Energy Statement
 - BNG Calculations and Report

2.0 Site Description

- 2.1 6 Highfields is formed by of a one and a half storey dwelling with a detached garage and large garden. The applicant also owns the vacant land to the rear of the existing garden along with the track that runs adjacent to the property.
- 2.2 The application site is set within a cluster of dwellinghouses which are located along Brighton Road. The site is located within the High Weald AONB.
- 2.3 To the western boundary, the site lies adjacent to 4 detached one and a half storey dwellings. Thorndean Drive lies to the north of the site and is formed of a residential development of two-storey dwellings.
- 2.4 To the east of the site are single-storey dwellinghouses and associated outbuildings.
- 2.5 The vacant land which forms part of the application site has banked earth mounds and limited vegetation. A post and chicken wire fence separates the land on the north and eastern boundaries.



- 2.6 The garden of 6 Highfields also forms part of the application site and is formed of a domestic lawn with an area of banked soil.
- 2.7 The village of Warninglid is located approximately 1.7 miles from the application site and is the nearest settlement. The settlement of Bolney is located 2 miles from the application site.

3.0 Planning History

- 3.1 Before submitting this planning application, a pre-application enquiry was made to Mid Sussex Council to engage with the local planning authority in a positive and proactive manner. The allocated pre-application advice reference was 25/0185.
- 3.2 The pre-application advice was undertaken by Katherine Williams and did not include a site visit to assess the site and its surroundings. The pre-application advice was not supportive of the development proposal. However, the applicant believes firmly in the suitability of the site and wider locality to support the development of four new homes.
- 3.3 Planning permission was previously refused by delegated powers and dismissed at appeal for a new dwelling within the residential curtilage of 6 Highfields in 2016.
- 3.4 Permission for new build dwellings has been approved within recent years on land adjacent to the application site. The relevant details of these applications are as follows:
- Replacement of a timber frame building used as a residential dwelling with a single-storey dwelling. Approved 25/1514.
 - Continued use of existing building for residential purposes. Approved 23/0218.
 - The use of land as a traveller's caravan site, consisting of 2 no. pitches, each containing a residential mobile home, dayroom and associated development. Approved 22/0954.
 - Two replacement dwellings to replace two existing residential structures.
 - The erection of 3 x 3 bedroom detached dwellings following the demolition of 2 existing residential units. Approved 12/03825.
- 3.5 Within the delegated decision for approved application 25/1514, the planning officer confirmed that the council were unable to demonstrate a five-year supply of deliverable housing sites as per the requirements of paragraph 78 of the NPPF.
- 3.6 Given that the council is unable to demonstrate a five-year supply of deliverable housing sites, the proposed development needs to be considered in the context of the presumption in favour of sustainable development.

4.0 Use

- 4.1 The existing application site is currently formed of a C3 garden and a vacant parcel of land.
- 4.2 The application is seeking permission to obtain outline permission for four x 4 bedroom detached dwellings.
- 4.3 The proposed C3 use will assimilate with the surrounding land uses, which are all C3 residential.

5.0 Amount:

- 5.1 The proposed application is seeking to construct four x 4 bedroom detached dwellings within the application site.
- 5.2 The proposed dwellings would provide between 116 sqm – 172 sqm of floor area on the ground and first floors.
- 5.3 Each dwelling will benefit from at least 1 garage parking space and driveways that will accommodate at least 1 off-road parking space.
- 5.4 The proposed density of the development has been decided through character analysis of the locality and assessing the scale, size and occupancy densities of houses within the local area.
- 5.5 The proposed dwellings would benefit from well sized rooms that meet and exceed nationally prescribed space standards. The dwelling will also benefit from built-in storage, and access to a large garden area. In addition to this, cycle and bin storage provision would also be proposed along with EV charging points.

6.0 Layout:

- 6.1 The development has been designed to ensure that the proposed dwellings would appear contextually appropriate on the site in relation to neighbouring properties. Ensuring that the development proposal does not negatively impact the amenity of surrounding dwellings has also been a crucial consideration throughout the design phase.
- 6.2 As designed, the two forward facing dwellings have been positioned on a similar building line to 6 Highfields. This layout approach ensures that the proposed dwellings will maintain the character of the existing area and appear visually cohesive. The two dwellings located at the rear of the site will follow the pattern of development to the west of the site, which includes buildings positioned in a similar layout and form.

- 6.3 Each dwelling would be spaciouly positioned on the site, which will retain the open and rural grain of the surrounding built form and wider AONB.
- 6.4 The area of land subject to development under this application has a total area of approximately 2181 sqm. The quantum of built form, including the proposed dwellings and garage would have a total footprint of 467 sqm. This accounts for only 21% of the site area, which we believe to be an acceptable ratio given the rural setting.

7.0 Scale:

- 7.1 The application site is surrounded by a combination of single-storey and 1.5-storey dwellings of varying scale and sizes. The proposal is seeking to construct 1.5-storey dwellings to assimilate with the scale of dwellings within the immediate setting.
- 7.2 The overall footprint of each proposed dwelling is similar in scale to that of surrounding properties. This design decision will help to ensure that the proposed dwellings will appear correctly scaled for the rural context of the site.
- 7.3 To minimise the visual impact of each dwelling, a low-pitch roof style would be provided, as illustrated by the submitted proposed streetscene.
- 7.4 In our assessment, the proposed scale of the dwellings is contextually appropriate within the rural setting and AONB.

8.0 Appearance:

- 8.1 From undertaking a character appraisal of the immediate streetscene, it was clear that there was a mixture of dwelling styles and appearances. The application dwelling at 6 Highfields has a more modern appearance with white rendered walls, feature cladding detail, dark coloured window frames and a slate roof.
- 8.2 Dwellings located at 3, 4 and 5 Highfields have a more traditional architectural appearance with brick and rendered walls, white upvc windows, along with pitched roof dormers and plain tile roofs.
- 8.3 As illustrated by the submitted streetscene drawing, the proposed dwellings would assimilate with the character of 6 Highfields to create a cohesive visual appearance. Rendered elevations would be embellished with natural cladding detail to add areas of natural material finishes. Dark coloured window frames have also been shown along with slate tiled roofs. First floor windows would be formed within roof dormers, which would be modestly sized.

9.0 Landscaping:

- 9.1 The application site is formed of a residential garden and a vacant parcel of overgrown land, neither of which have any ecological or landscape value.
- 9.2 The proposed site layout includes a scheme of planting which would include 9 new trees and 111 metres of mixed native hedging. As outlined within the submitted BNG report, the site will reach the national standard of 10% biodiversity net gain by achieving a **503.66%** net gain for 'hedgerows and line of trees'.
- 9.3 Due to constraints on-site, the area of habitat units required to comply with the national standard of 10% net gain will be achieved off-site by the purchase of units through an accredited seller.
- 9.4 The remaining landscaped area will include grass front and rear lawns, planting beds and permeable driveway and patio surfaces.

10.0 Access:

- 10.1 The application dwellings will be served by a new vehicular access which will be located from Brighton Road.
- 10.2 The principle of this new access has been established under approved application DM/25/0761, which is expected to be implemented in due course.
- 10.3 Each dwelling will be provided with an EV charging point to facilitate the use of electric cars by future occupants.
- 10.4 Each dwelling will benefit from safe and secure cycle parking within each of the provided garages.
- 10.5 Brighton Road benefits from a pedestrian footpath that provides access to the bus stop adjacent to the A23. From this bus stop, regular services are provided between Horsham and Haywards Heath on the No.89 operated by Compass Travel. Regular services are also provided between Crawley and Brighton on the No.273 operated by Metrobus.

11.0 Planning Considerations:

- 11.1 In a ministerial statement made by the Minister of State for Housing and Planning in December 2024, Matthew Pennycook stated that:

'This Government has inherited an acute and entrenched housing crisis. The average new home is out of reach for the average worker, housing costs consume a third of private renters' income, and the number of children in temporary accommodation now stands at a historic high of nearly 160,000. Yet just 220,000 new homes were built last year and the number of homes granted planning permission has fallen to its lowest in a decade.

That is why the Plan for Change committed to rebuild Britain, with the hugely ambitious goal of delivering 1.5 million new homes this Parliament, and the vital infrastructure needed to grow our economy and support public services.'

- 11.2 As a guiding principle, proposals for residential development in the countryside must be assessed against both national and local planning policy, including policies that seek to protect the character of rural areas. Policy DP6 (Settlement Hierarchy) aims to direct growth to the most sustainable locations and limit development outside defined settlement boundaries. Policy DP12 (Protection and Enhancement of Countryside) seeks to protect the intrinsic character of the countryside, unless development is necessary and does not undermine the rural character of the area. Policy DP15 (New Homes in the Countryside) sets out the limited circumstances in which residential development may be acceptable beyond settlement boundaries, such as for rural workers or the reuse of rural buildings. Development in such locations must be justified through site-specific circumstances or an identified need.
- 11.3 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development, and states;

'For decision-taking this means;

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development policies, or the policies which are most important for the determining the application are out-of-date, granting planning permission unless;

i. The application of policies within this Framework that protect areas of assets of particular importance provides a strong reason for refusing development proposed; or

- ii. *ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'*

- 11.4 Footnote 7 of paragraph 11(i) clarifies that the policies referred to are those in Framework that relate to sites, including AONB's.
- 11.5 Footnote 8 of paragraph 11 clarifies that for applications involving the provision of new housing, in circumstances where the local planning authority cannot demonstrate a five-year land supply of delivery housing sites (with an appropriate buffer), then relevant policies for the supply of housing should be considered out-of-date.
- 11.6 Given the local planning authority is currently unable to demonstrate a five-year supply of deliverable housing sites, the application for the development of four new dwellings should be considered in the context of the presumption in favour of sustainable development. If a development is found to be sustainable, that would weigh heavily in favour of granting permission in the paragraph 11(d) balance. If the development is not found to be sustainable, the Local Planning Authority should still weigh up the positive benefits of the scheme against any harm that may be caused, having particular regard for the key policies indicated in paragraph 11(d)(ii).

Design, Character and Impact on the High Weald AONB

- 11.7 Policy DP26 (Character and Design) of the Mid Sussex district plan requires that all development and surrounding spaces are well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside.
- 11.8 Paragraph 189 of the NPPF states 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.'
- 11.9 Policy DP16 (High Weald Area of Outstanding Natural Beauty) states that development within the AONB will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan. The policy goes on to state that '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'.
- 11.10 Policy ANS3 of the Antsy Staplefield & Brook Street Neighbourhood Plan takes a similar approach as the relevant local and national policies.

- 11.11 As evidenced by the above local and national policies, development within the AONB is not restricted in principle. Small scale proposals which are compatible with the conservation and enhancement of natural beauty will be supported within the AONB.
- 11.12 The local authority area is largely covered by the High Weald AONB, which limits opportunities for windfall sites to help provide deliverable housing sites outside of the designated area.
- 11.13 The application site is currently formed of a domestic garden and vacant parcel of land, all of which are surrounded by existing residential development. The site is not visible from the public realm and does little to contribute to the special character and beauty of the High Weald AONB. The proposal would not detract from the visual qualities and essential characteristics of the AONB and in particular, would not adversely affect the views into and out of the AONB.
- 11.14 As outlined within this statement, the design and layout of the proposal have been thoughtfully guided by the rural character of the locality to ensure that it remains contextually appropriate within the setting. Whilst full design details have not been provided, it is anticipated that a high standard of design quality would be proposed at the reserved matters stage.
- 11.15 The proposal would follow the character of the previous development that surrounds the site, which has seen the addition of new dwellings over recent years. The infill nature of the site would prevent further encroachment into the AONB and contain this windfall development in a location that will have minimal impact on the character and beauty of the AONB.
- 11.16 The proposed development of four new dwellings would also help to achieve the aim of paragraph 73 of the NPPF, which states that 'Small and medium-sized sites can make an important contribution to meeting the housing requirement of an area and are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built-out relatively quickly.'
- 11.17 The applicant is a small-sized housebuilder that would look to build out the site shortly after gaining planning consent. This quick delivery would also contribute to the local authority maintaining its current housing delivery performance.

Highways Matters

- 11.18 Policy DP21 seeks 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 factors such as ensuring that the scheme is sustainably located to minimise the need for travel, facilitate the use of alternative means of transport to the private car and also meet adopted parking standards.
- 11.19 Given the rural nature of the site, the occupants of the proposed dwellings would have limited ability to access local services and amenities without using vehicular transportation.
- 11.20 The location of a bus stop located on the A23 would provide an alternative means of transport which occupants of the proposed dwellings would be able to access via an existing public footpath. As previously identified, the bus stop provides regular services between Horsham and Haywards Heath on the No.89 operated by Compass Travel. Regular services are also provided between Crawley and Brighton on the No.273 operated by Metrobus.
- 11.21 The decision in appeal case AP/16/0077 suggested that the services provided at the nearby bus stop were ‘infrequent and do not offer a realistically favourable and reliable alternative form of transport that would allow occupiers to conveniently access day to day services’.
- 11.22 The No.89 service operates school days, school holidays, along with Mondays, Wednesdays and Fridays each week with 5 daily buses. The No.273 service operates 14 buses Monday to Saturday and a reduced service of 7 buses on a Sunday.
- 11.23 Given the frequency of daily bus services within short walking distance of the site, it is concluded that occupants could access a reliable means of alternative transport.
- 11.24 In accordance with policy DP21, each dwelling will provide sufficient off-road parking spaces, which include EV charging points.
- 11.25 Access to the dwellings will be provided via a new vehicular entrance onto Brighton Road, which has already been granted approval under application DM/25/0761.
- 11.26 The proposal will not lead to a significant rise in traffic movements, which could be detrimental to highways safety. Taking this into account, it is considered that policy DP21 would be met and therefore there are no highway, access or parking grounds on which to refuse the proposal.

Impact on Neighbours

- 11.27 Policy DP26 (Character and Design) requires that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings in terms of impact on privacy, outlook, daylight, sunlight, noise, air and light pollution.
- 11.28 The proposed dwellings have been positioned on the site to ensure that no significant harm is caused to the amenities of nearby residents.
- 11.29 Dwelling 1 will be positioned approximately 18.5 metres from No. 4 Highfields, where the boundary already benefits from mature screening. The separation distance to No. 6 Highfields will be around 23.5 metres, ensuring that the outlook and access to sunlight at No. 6 remain unaffected.
- 11.30 Dwellings 2, 3 and 4 would have no tangible impacts on any of the surrounding dwellings.
- 11.31 The proposed 1.5-storey design of the new dwellings will help to minimise any impact on the amenities of neighbouring properties, which are of a comparable scale and height.
- 11.32 On reflection, it is considered that the proposed development would not rise to any significant harm to the amenities of nearby residents as required by policy DP26.

Space Standards

- 11.33 The Government's Technical Housing Standards (2015) set out minimum space requirements for all new residential dwellings, including floor areas, bedroom widths, and storage provision, to ensure an appropriate standard of accommodation for future residents. Local Plan Policy DP27 (Dwelling Space Standards) mirrors the government's policy approach.
- 11.34 Each of the 4-bedroom unit of accommodation would provide floor area that either meets or exceeds the minimum requirements set out in the Government's Technical Housing Standards (2015) and policy DP27.

Flood Risk and Drainage

- 11.35 Policy DP41 (Flood Risk and Drainage) requires development to demonstrate that it is safe across its lifetime and not increase the risk of flooding elsewhere.
- 11.36 Research on the Government's flood map service confirms that the site is located in Flood Zone 1.
- 11.37 A sustainable drainage assessment has been prepared by GeoSmart, which outlines the surface water and foul drainage strategy for the site in accordance with policy DP41 and also Paragraph 170 of the NPPF.

Sustainability

- 11.38 Policy DP39 (Sustainable Design and Construction) requires development proposals to improve the sustainability of development proposals, incorporate measures including minimising energy use through the design and layout of the scheme and maximise efficient use of resources.
- 11.39 Paragraphs 161 and 166 of the NPPF further encourage all new development to be sustainable and support the use of renewable and low-carbon energy.
- 11.40 The proposed development is supported by an energy statement prepared by Achieve Green, which outlines steps that can be taken to ensure that the proposed dwellings meet the local and national policy requirements.

Biodiversity Net Gain

- 11.41 Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Given the scope of the proposed development, it is required that the proposal must deliver a biodiversity net gain of 10% above the current baseline biodiversity of the site. This means that the proposed development will result in a better quality natural habitat than there was before development.
- 11.42 The application is supported by a BNG metric and report prepared by Tunley Environmental.
- 11.43 The report establishes that the proposal will provide a 503.66% gain in hedgerow and tree units. A 10% increase in habitat will be achieved by purchasing off-site BNG credits. A quotation from Environment Bank has been obtained and is submitted in support of the application.

12.0 Planning Balance and Decision:

- 12.1 This statement has been prepared by LPS Architecture on behalf of our client in support of an outline planning application for the construction of four x 4-bedroom detached dwellings with all matters reserved.
- 12.2 As the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, it follows that the relevant policies for the supply of housing from the development plan are out-of-date (footnote 8 of paragraph 11 NPPF). As such, reduced weight should be given to these policies.
- 12.3 In these circumstances, paragraph 11 d) of the NPPF provides for a presumption in favour of sustainable development. This means that planning permission should be granted 'unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.'
- 12.4 As outlined within this statement, it is believed that the site's location within the High Weald AONB does not provide a strong enough reason for refusing the proposed development, given the current housing land supply deficit. The nature of the infill site, which is surrounded by existing development, would have little material impact on the special character and beauty of the AONB.
- 12.5 Any limited harm that may be identified could clearly not outweigh the obvious benefits of the scheme, which must attract significant weight in the balance.
- 12.6 If the council were to find some harm given the site's rural location within an AONB, it should be recognised that the NPPF and local planning policies allow for opportunities for sustainable development within these settings.
- 12.7 The proposal will provide social benefits through the provision of 4 new housing units against the backdrop of a below 5-year housing land supply, which must be afforded significant weight.
- 12.8 The proposed development would provide positive economic benefits through spending and employment during the construction phase. Once occupied, the use of local shops and services by occupants will provide a benefit to the local economy. The payment of council tax and stamp duty will provide further economic benefits over the life span of the dwellings.

- 12.9 The proposal will create environmental benefits through meeting and exceeding biodiversity net gain requirements as previously outlined in this statement. The construction of four modern and thermally efficient houses will also help to introduce housing that is less reliant on fossil fuels compared to existing housing stock. The provision of EV charging points for each house will allow occupants to use electric vehicles, reducing pollution on local road networks.
- 12.10 Whilst it is accepted that the scale of development is not significant in size, the weight attributed to the proposal should not be diminished, given that the NPPF acknowledges the importance of small and medium-sized development sites. The proposal could be built out quickly, helping the local authority to deliver on the housing that it obviously needs.
- 12.11 In light of the substantial shortfall in housing land supply, we consider that the planning balance is strongly weighted in favour of the proposed application of four dwellings at the site. As the local authority area is largely encompassed by the High Weald AONB, it is inevitable that some development within this designated area shall be necessary to help meet future housing needs.
- 12.12 The application site, which does not contribute to the beauty and character of the High Weald AONB provides a unique opportunity to deliver new housing in a setting which will have limited harm to the AONB.
- 12.13 In conclusion, it is considered that there are no adverse impacts of the proposed development which would significantly or demonstrably outweigh the benefits of the proposal.
- 12.14 Therefore, it is respectfully requested that outline planning permission be granted.