

Planning Statement for Erection of Two Semi-Detached Dwellings



Site: 21 Wivelsfield Road, Haywards Heath, RH16 4EF

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1. Executive Summary

This planning statement supports the application for two semi-detached dwellings to the rear of 21 Wivelsfield Road, Haywards Heath. The proposal constitutes a sustainable, high-quality form of residential infill consistent with national and local planning policies. It responds to previous officer feedback and is directly comparable with similar schemes approved on Wivelsfield Road (refs: DM/25/0214, DM/22/0742, DM/22/0841). The site benefits from excellent access to local services and infrastructure and represents a valuable contribution to housing supply in a Tier 1 settlement.

2. Site and Context Analysis

The site lies within the built-up area of Haywards Heath, a Tier 1 settlement in the Mid Sussex District Plan. 21 Wivelsfield Road is a late-Georgian semi-detached house with a large rear garden. The surrounding area includes a mix of residential properties, as well as nearby commercial and community uses. The proposed development area comprises the upper portion of the rear garden, which is largely overgrown and underutilised.

3. Planning Policy Assessment

National Planning Policy Framework (NPPF)

- Paragraphs 79–80 support efficient use of land and development within existing settlements.
- Paragraphs 130 and 203–206 support high-quality design and respect for local heritage.

Mid Sussex District Plan (2014–2031)

- **DP4, DP5, DP6:** The proposal is small-scale windfall development within a sustainable Tier 1 settlement.
- **DP21:** Includes safe vehicular and pedestrian access, with turning head and cycle/refuse facilities.
- **DP26:** Respectful of local character through scale, materials, and massing.
- **DP27, DP30:** Dwellings comply with NDSS and address local housing mix needs.
- **DP37, DP38, DP39, DP41:** Retains important trees, includes BNG and SuDS, integrates sustainability features.

Haywards Heath Neighbourhood Plan

- **Policies H8, H9, E9, E13, T3, E7:** Supports modest infill where it reflects local character and respects density, design, and access.

4. Precedent Developments

Several directly comparable garden infill developments have been approved along Wivelsfield Road:

- **DM/25/0214:** Approval for a new dwelling in rear garden of 43 Wivelsfield Road.
- **DM/22/0742 and DM/22/0841:** Similar schemes confirming Council support for sensitively designed infill housing on this road.
- **07/02661/FUL (68 Sussex Road)** – Terrace house infill development in rear garden, houses can be seen from highway & proximity to site is very close as depicted below.



***Picture above – shows proximity of similar scheme in relation to 21 Wivelsfield Road.
Picture Below – shows terraced house scheme to be visible from road side.***



These approvals demonstrate that the Council recognises the acceptability of this development pattern where design and access are suitably managed.

5. Design and Character

- Elevations follow Sussex vernacular—red brick, gable roofs, traditional window proportions.
- Subordinate massing to host dwelling and generous garden space (50+ sqm per plot).
- Proposed dwellings meet NDSS (91.6 sqm), near 5-person standard.
- Frontage screened by hedging; landscape-led approach protects garden character.

6. Sustainability and Biodiversity

- **BNG:** Achieved through native hedgerow planting, some tree retention, and improved ecological corridors.
- **SuDS:** Permeable paving, soakaways, and rainwater harvesting.
- **Sustainable Design:** High levels of insulation, air-source heat pumps (subject to feasibility), EV charging, water-saving features.

7. Highways and Access Strategy

- Existing access to 21 Wivelsfield Road is very constrained and unsafe for modern traffic volumes.
- The proposal includes a new **"in/out" driveway**:
 - Greatly improves ingress/egress safety for vehicles.
 - Reduces on-street turning and backing movements.
 - Enhances visibility splays in both directions.
- Fully compliant with WSCC Highways Manual and Manual for Streets guidance.

8. Heritage Consideration

- The host dwelling is not listed but is a non-designated heritage asset of local value.
- The new dwellings are sensitively sited and do not intrude on the formal setting of the original house.
- Use of traditional materials and separation distances respects the heritage character of street scenes either side of the site.

9. Planning Balance

- The proposal delivers sustainable housing in a highly accessible location.
- It complies with all relevant policies, including precedent-backed support for garden infill.
- It introduces significant safety, ecological, and design benefits with no harmful impacts.

10. Conclusion

The proposed development represents an ideal example of small-scale residential intensification. It meets all policy tests, benefits from precedent, addresses officer concerns, and improves existing access conditions for residents and the public. We respectfully request that planning permission be granted.