

1 June 2026

Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

MG/Let/P2327

Householder Planning Application for the creation of a new vehicular access to Hogs Croft from the B2118

Dear Sir / Madam,

We are writing to you on behalf of the applicant, **Graham Elsey** (hereafter referred to as the Applicant), seeking householder planning permission for creation of a new access to the Applicant's property (Hogs Croft) from the B2118.

This application is accompanied by the following documents.

- Application form
- This Covering Letter
- Architectural Plans and Elevations
- Highways/Transport Statement

The Site

The application relates to a two-storey detached dwellinghouse and its surrounding curtilage, located on the eastern side of the B2118. The detached red-brick property is set back behind an area of substantial planting, which provides separation from the road and pedestrian pavement. The host dwelling includes a dedicated garage situated to the south of the main house.

Vehicular access to the site is currently taken from the north, beyond the neighbouring property, Hillbrook Ridge, at an approximate distance of 95 metres. The Application property benefits from a large rear garden with a detached outbuilding.



Figure 1 Site Plan

The application site is not located within a Conservation Area. While it is noted that there is a collection of Listed Buildings to the north of the site, these are not considered to be within the immediate locality of the application site. Therefore, the proposal is not considered to impact their setting, and it is not considered that a dedicated Heritage Statement or Assessment is required.

There are no Tree Preservation Orders (TPOs) located within the boundary of the application site. There is one TPO situated to the rear of the neighbouring property to the north (Grange View). Given the nature of the works and their location to the frontage of the site, the development is not considered to have any impact on the nearby TPO.

The site is not located within an area at risk of flooding, nor is it within a Site of Special Scientific Interest (SSSI) or Local Nature Reserve.

The land to the front of the application site slopes upwards from east to west, resulting in a change in elevation of approximately 2.3 metres. This area of land is owned by Highways Authority and as part of the application the required notice has been served.

Site History

There is no visible planning history relating to the construction of the original dwelling. However, a planning application was submitted in 2009 (ref: 09/00594/FUL) for an extension to the study and a two-storey rear extension, which was granted permission.

The Proposal

This application seeks permission for the creation of a new access onto the B2118, positioned at the northern corner of the application site. The proposal would require the removal of scattered unmanaged shrubbery to facilitate the access.



Figure 2 Proposed Access and Site Plan

The access itself would be angled diagonally to the south-east from the north-western corner of the site. The proposed driveway would be finished in tarmac and would include brick retaining walls constructed on either side of the drive.

Planning Appraisal

This section of the Statement assesses the proposed development against the relevant development plan policies and other material considerations. Having regard to the nature, scale, and location of the proposal, the following are identified as the principal planning considerations in the determination of this application:

- The principle of development
- Design, form, and appearance
- Impact on neighbouring amenity
- Highways and parking
- Ecology and biodiversity

Each of these matters is considered in turn below, and it is demonstrated that the proposed development accords with the development plan when read as a whole and is supported by other material considerations.

The principle of development

The proposal seeks the introduction of a new access onto the B2118. The application is considered to constitute a Householder Application and is therefore acceptable in principle, subject to the further considerations set out below.

Design, form and appearance

The proposal is suitably modest and limits the level of intervention to the frontage to the minimum necessary to provide direct vehicular access. The existing front boundary is made of scattered planting, some of which would be removed to facilitate the new driveway, this planting is not subject to any specific protection under local or national planning policy. The scheme also includes additional planting to the frontage, which would contribute positively to the wider biodiversity and amenity of the area.



Figure 3 Proposed Street Scene

The proposed materials are sensitive to the site and of an appropriately high quality. The development is considered to be acceptable in terms of its design and appearance within its setting and would relate suitably to the host dwelling. Gaps within the frontage along this section of the B2118 are common and not uncharacteristic of the area; notably, there is an existing access to the south of the application site that serves the neighbouring property.



Figure 4 Existing access to the south of the Application Site

Impact upon neighbouring amenity

The proposal is not considered to result in any amenity impact to the surrounding residential occupiers, given the nature of the application and location of the works.

Highways and parking

The application is supported by a comprehensive assessment of the scheme in respect of highway safety. Visibility splays have been fully reviewed, and the areas adjoining the access are shown to be kept clear (with only low-level planting) in accordance with local and national highway safety requirements, taking into account the relevant road speeds. The proposal is considered to provide an adequate level of visibility for both vehicles and pedestrians. The development does not propose any alterations to the existing car parking provision for the dwelling.

Ecology and biodiversity

The proposal includes the removal of a section of planting along the site frontage to facilitate the works. As the proposal constitutes a householder application, it is exempt from the statutory requirements for Biodiversity Net Gain. Given the nature and scale of the development, and in the absence of any protected features, the application is considered acceptable with respect to ecology.

Conclusion

When considered as a whole, the development accords with the development plan and is supported by material considerations. Planning permission should therefore be granted.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning

