

Mid Sussex District Council
(by email)

13 May 2025

Dear Sirs

Re: consultation response to DM/25/2149

Project type: Construction of 1 no. house with attached garage and retrospective permission for the creation of a new access from Valebridge Road. (Flood Risk Assessment received 12.01.2026. Arboricultural Method Statement and tree plans received 20.04.2026. Revised description agreed 22.04.2026)

Site Address: Land To R/O Keepers Valebridge Road Burgess Hill West Sussex

Site Description:

The application site comprises part of the rear garden of the property known as Keepers, located on the eastern side of Valebridge Road. The site is currently grassed with mature trees and hedgerows along its boundaries.

It lies within the administrative boundary of Lewes District Council, although the wider area straddles the boundary with Mid Sussex District Council, hence a duplicate planning application for the development has been submitted to that authority.

The surrounding area is predominantly residential, with recent housing developments to the east and south. The site is not within a conservation area and is not in close proximity to any listed buildings.

It is considered to be in a relatively sustainable location with access to public transport and local amenities.

Proposed Development:

This application is comprised of four main elements:

- 1) Erection of a single detached dwelling with attached oak-framed garage
- 2) Formation of a new vehicular access from Valebridge Road
- 3) Associated landscaping and provision of private amenity space
- 4) Installation of permeable paving for driveway and parking areas, including provision of cycle storage and refuse/recycling facilities.

Although the site lies outside the settlement boundary and is therefore contrary to countryside protection policies (LPP2 DM1), material considerations weigh in favour of the proposal.

Notably, the Council cannot demonstrate a five-year housing land supply, engaging the presumption in favour of sustainable development. The proposal would deliver a self-build dwelling, contributing to housing supply and aligning with national policy objectives.

The development is considered sustainable: the site is not isolated, is accessible to services and public transport, and raises no technical concerns in respect of highways, drainage, ecology, or neighbouring amenity.

In design terms, the dwelling is of an appropriate scale, layout and appearance, using traditional materials that reflect the character of the area. It provides a high standard of internal and external amenity, meets space standards, and safeguards neighbouring residential amenity.

Access and parking arrangements are acceptable, with safe vehicular access, adequate parking provision, and compliance with highway standards.

Ecological impacts are limited, with existing vegetation retained and no identified harm to protected species. The proposal is exempt from Biodiversity Net Gain requirements.

Sustainability measures, including renewable energy, water efficiency, and permeable surfacing, are incorporated. The site is at low flood risk, with appropriate drainage proposed. Overall, the benefits of delivering a well-designed, sustainable dwelling in the context of a housing shortfall are considered to outweigh the limited conflict with countryside policies.

I trust this advice is useful I am happy to answer any questions that may come up in response.

Yours sincerely

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Planning Officer

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