

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0532	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Proposed change of use of amenity land to form vehicle crossing, dropped kerb and paved driveway.		
Site:	6 Chaloner Road, Lindfield, Haywards Heath, West Sussex, RH16 2NQ, , ,		
Validation Date	5 Mar 2026	Overall Expiry Date:	1 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Jun 2026
Target Date:	30 Apr 2026	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	11 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0532

**6 Chaloner Road, Lindfield, Haywards Heath, West Sussex, RH16 2NQ, ,
Proposed change of use of amenity land to form vehicle crossing, dropped kerb and paved driveway.**

Mrs Kalina Dunin-Brzezinska

SUMMARY OF REPRESENTATIONS

No third-party letters of representation has been received.

SUMMARY OF CONSULTEES

MSDC Tree Officer

No objection subject to conditions.

WSCC Highways

No objection subject to conditions. Advises that an arboricultural assessment would be required for Vehicle Cross Over Licence.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council

No objection.

INTRODUCTION

The application seeks planning permission for a vehicle crossing, dropped kerb and paved driveway at 6 Chaloner Road Lindfield RH16 2NQ.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

The application site is located within the Lindfield built-up area boundary. The site consists of a two-storey mid terrace residential property and an area of amenity land to the front of the existing dwelling. The existing dwelling is characterised by bare brick walls, brown pantile roofing and white uPVC window and door frames. The site includes a front garden which is paved and surrounded by a hedgerow. The area to the west of the existing dwelling is a grassed area of public amenity land. Chaloner Road is located to the west of the site and residential properties are located to the north, south and east of the site. There are several tarmac crossings over public amenity areas within the surrounding area.

APPLICATION DETAILS

The application seeks planning permission for a vehicle crossing, dropped kerb and paved driveway at 6 Chaloner Road Lindfield RH16 2NQ.

The proposed vehicle crossing would extend from the front garden of the existing dwelling onto the existing grassed public amenity area to Chaloner Road. It would be characterised by permeable block

paving. The proposed dropped kerb would measure some 3.6 metres in width. The proposal would also replace the existing front garden with a permeable driveway which would provide two off-street parking spaces.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and Lindfield and Lindfield Rural Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP21 - Transport
DP26 - Character and Design
DP37 - Trees, Woodland and Hedgerows

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Lindfield and Lindfield Rural Neighbourhood Plan (adopted March 2016)

No policies considered relevant.

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPN4: Trees, Woodland and Hedgerows
DPB1: Character and Design
DPT4: Parking and Electric Vehicle Charging Infrastructure

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

Character and Design

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

A similar ethos is contained within the Mid Sussex Design Guide SPD.

The proposed driveway and new access would be similar in appearance and scale to other driveways and access within the locality. The proposed works are relatively modest in their nature and whilst the development would remove a grassed public amenity area this area is relatively modest and there are similar arrangements within Chaloner Road. Taking into account the above it is considered that the proposed development would address the character and scale of the surrounding buildings and landscape and the proposal would therefore comply with the above part of policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

Transport

Policy DP21 of the District Plan relates to transport and states in part that:

'...Decisions on development proposals will take account of whether:

- The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;*
- The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;*
- The scheme protects the safety of road users and pedestrians;'*

Paragraph 116 of the NPPF states; *'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.'*

The Local Highways Authority (LHA) at West Sussex County Council has provided detailed comments regarding the development. They have advised that a VCO licence would be required as part of the development which can be applied for if planning permission were to be granted. They also state that an Arboricultural Assessment would be required as part of the VCO licence process. They have advised that the proposal would provide two off-street parking spaces and that visibility splay can be achieved wholly with the publicly maintained highway. As such they do not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network.

Therefore, the LHA have advised that there are no transport grounds to resist the application. Taking into account the above it is considered that the application would comply with the above part of policy DP21 of the Mid Sussex District Plan.

Trees, Woodland and Hedgerows

Policy DP37 of the Mid Sussex District Plan in part states:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'

The proposed works do not include the removal or felling of any existing trees. The Tree Officer raises no objection to the proposal and the proposed protection measures are considered acceptable. As such the proposal is considered to sufficiently protect the existing trees and the proposal complies with the above part of policy DP37 of the Mid Sussex District Plan.

Neighbouring Amenities

Policy DP26 in part states that development:

'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);'

A similar ethos is contained within the Mid Sussex Design Guide SPD.

Given the nature of the development and the modest scale of the proposal, it is considered that it would not cause harm to the amenities of neighbouring properties.

As such the proposal is considered to comply with the above part of policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

In conclusion, the development would address the character and scale of the surrounding buildings and landscape and it would not cause significant harm to the amenities of nearby residents. The highways impact is also considered to be acceptable and the existing trees would be suitably protected. The development would be exempt from the requirements of Biodiversity Net Gain. Therefore, the application complies with policies DP21, DP26 and DP37 of the Mid Sussex District Plan, the Mid Sussex Design Guide and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans