

Planning Statement, Design & Access Statement, Sustainability Statement and Drainage Strategy

Proposed One Bedroom Dwelling Land at North-East/Rear of 1A Park Parade, South Street, Haywards Heath, West Sussex RH16

1 Executive Summary

This report has been prepared in support of a full planning application for the erection of a one-bedroom dwelling at land to the north-east/rear of 1A Park Parade. The proposal seeks the beneficial redevelopment of an underutilised urban parcel and introduces a modest infill dwelling in a sustainable town location.

2 Site and Surrounding Context

The site lies to the rear of the existing parade of shops with flats above, and the proposal is characterised by this existing built form, service access and changes in topography. The proposal uses constrained urban land and responds to the established built environment.

3 Planning Policy Context

National Planning Policy Framework (NPPF): The proposal supports sustainable development principles including efficient use of land within settlements and delivery of housing. Mid Sussex planning guidance places emphasis on design quality, site optimisation and sustainable growth. The Haywards Heath Neighbourhood Plan forms part of the development plan framework.

4 Assessment Against Development Plan Policies

Design and Character: The dwelling is modest in scale and designed to respect surrounding built form. Site Optimisation: Mid Sussex guidance encourages effective use of land and a mix of housing types where appropriate. Housing Delivery: The proposal contributes a new residential unit in a sustainable location.

5 Design and Access Statement

Amount and Scale: One residential dwelling proposed. Layout: this is determined by upper and lower levels with a storey difference, and by the sloping public footpath at the upper level. Technical: The site is characterised by a retaining wall which has been subject to movement and necessary reinforcement. The proposed structure will add load and increased stability to secure both the applicants land and the public footpath.

6 Sustainability Statement

The scheme has been developed around sustainable construction principles including enhanced thermal envelope performance, low energy lighting, high performance glazing, water-saving fittings. Reuse of constrained urban land reduces pressure on greenfield development.

7 Foul Water and Surface Water Drainage Strategy

Foul Drainage: Foul flows are proposed to discharge to the existing adopted sewer system at service road level, subject to statutory undertaker approval. Surface Water Drainage: Surface water shall follow the drainage hierarchy through use of permeable surfacing where possible, attenuation measures and controlled discharge. Development should not increase run off rates or flood risk to neighbouring land.

8 Residential Amenity

The proposal has been designed to avoid material overlooking and preserve acceptable levels of privacy, daylight and outlook for neighbouring occupiers. Bins in existing bin and recycling area at service road level.

9 Transport and Access

This one bed proposal occupies a sustainable urban location within Haywards Heath with existing pedestrian routes and access to transport services and facilities.

10 Planning Balance and Conclusion

The development represents an appropriate form of small-scale urban infill that supports housing provision and efficient land use while addressing design, access, sustainability and drainage considerations. Planning permission is respectfully requested.

References

- National Planning Policy Framework
- Mid Sussex Design Guide SPD
- Haywards Heath Neighbourhood Plan
- Mid Sussex District Plan policy framework