



Planning Statement

The Meadows

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The Meadows
Off Marchants Close
Hurstpierpoint

Planning Supporting Statement
on Behalf of
Ms E Poland

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1. Introduction

- 1.1 The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.
- 1.2 The scope of permission in principle is limited to location, land use and amount of development. That permission has been granted via reference DM/25/1549. Issues relevant to these 'in principle' matters have been considered at the permission in principle stage. Other matters should be considered at the technical details consent stage (this stage).

2. Policy

2.1 Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise. Specifically, Section 70 (2) of the Town and Country Planning Act 1990 states: *'In dealing with such an application the authority shall have regard to:*

- a) The provisions of the development plan, so far as material to application,*
- b) And local finance considerations, so far as material to the application, and;*
- c) Any other material considerations.'*

2.2 Section 38(6) Planning and Compulsory Purchase Act 2004 provides: *'If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'*

2.3 The requirement to determine applications "in accordance with the plan" does not mean applications must comply with each and every policy but is to be approached on the basis of the plan taken as a whole.

The development plan for this part of Mid Sussex consists of

- the District Plan (2018),
- Site Allocations Development Plan Document and
- the Hurstpierpoint and Sayers Common Neighbourhood Plan.

2.4 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.

2.5 The most relevant policies in the Development Plan are considered to be;

Mid Sussex District Plan (adopted March 2018)

DP6 - Settlement Hierarchy

DP12 - Protection and Enhancement of the Countryside

DP15 - New Homes in the Countryside

DP17 - Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)

- 2.6 In the current case and situation with MSDC, they do not have a 5-year housing land supply. Consequently, the presumption in favour of development applies as set out in the NPPF, however, we note that the revised NPPF continues to offer protection to areas covered by a Neighbourhood Plan.
- 2.7 There is an adopted Neighbourhood Plan for Hurstpierpoint and Sayers Common Parish, which was made in March 2015. It is noted that no review of the Neighbourhood Plan has been carried out. As a result, the Neighbourhood Plan has not considered the proportion of new housing that would need to be accommodated within the Parish because of the considerable uplift in housing need in Mid Sussex. It can therefore be concluded that Paragraph 14 is not engaged when considering the presumption in favour of sustainable development. The consequence of not being able to demonstrate a 5YHLS of deliverable housing sites means that the development boundaries from the adopted local plan and neighbourhood plan alongside related restrictions on development in the countryside must be acknowledged as out-of-date.
- 2.8 The presumption in favour of sustainable development applies when determining planning applications that cover land within the boundary of Mid Sussex District. This means that more weight should be given to the benefits of providing housing within the site as means of contributing to sustainable development. The District's 5YHLS has recently been confirmed via Appeal Decision APP/D3830/W/24/3350075 (Appendix A) which states...

'96. The Council suggest they have 3.38 years housing land supply, whereas the Appellant suggests it is 2.41 years. The variation is due to the differences in anticipated delivery of various large sites. However, as both parties agreed to describe the shortfall as significant, the issue was not contested at the Inquiry.'

3. The application

- 3.1 The application as submitted contains a location plan and detailed elevations and floor plans along with an application form and planning statement. This states that the application proposes the erection of a single dwelling. In addition, the block plan shows the intended siting of a single proposed dwelling. Taking each of the matters for consideration in order:
- 3.2 Policy DP26 is considered to be the most relevant policy consideration in relation to the current proposal. It relates to character and design and states: 'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside.
- 3.3 Details of the scale, design and relationship with neighbouring properties are matters which have been carefully considered. The dwelling is of the same scale, design and materials as that immediately to the west. The proposed building is of a high quality, utilizing local vernacular materials and design. The scale is in keeping with the locality and protects the amenity of neighbouring dwellings.
- 3.4 Key issues in relation to;
- Arboriculture
- Flooding/Drainage
- Ecology/BNG
- 3.5 Are all considered in separate reports and can be the subject of additional planning conditions if considered necessary.
- 3.6 It is acknowledged that there are several constraining features due to the size of the site and trees on the site that have been carefully considered. The site is in this instance generous and easily able to accommodate a dwelling of the proportions indicated.
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- 3.8 In respect of heritage assets, Little Park (the Grade 2* Listed Building to the west), is screened from the application site by existing farm buildings, trees and the dwelling known as 'The Meadows'. The proposed location of the dwelling to the north of the plot has been chosen to minimise any impact on the heritage asset.
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4. Conclusions

- 4.1 The development is sympathetically designed and in keeping with surrounding buildings and therefore accords with policy and should, therefore, be supported.

