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Planning Statement

Wayside and Robin Shaw

June 2025



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Project Name: Wayside and Robin Shaw Development

Location Land at Wayside and Robin Shaw,
Haywards Heath Road, Balcombe, West
Sussex

Client: Simon Lambor

File Reference: P2052

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1. Introduction

- 1.1. This statement has been produced by **ECE Planning** on behalf of the applicant Simon Lambor in support of a Full Planning Application for the development of Land at Wayside and Robin Shaw, Haywards Heath Road, Balcombe, West Sussex ('the Site') to provide of 2no. new homes to the rear of the existing property at Robin Shaw.
- 1.2. This is a resubmission of a recently refused application DM/24/0775 for 3no. new dwellings. The development description is as follows:

'Erection of 2no. new dwellings with associated landscaping, parking, retention of existing vehicular access, provision of public access to adjacent Upper Stumble Wood and the relocation of garage permitted under DM/17/2223'.
- 1.3. A significant additional benefit with this scheme is the proposed provision of public access to the adjacent Upper Stumble Wood with a pedestrian path routed through the site to access the wood at the rear.
- 1.4. A previous planning application to Mid Sussex District Council was refused on 16 May 2024. Following this the current application includes changes to the scheme to address the issues raised at that time.
- 1.5. This statement sets out relevant background for determination of the planning application, including a description of development of the Site and its surroundings, the relevant planning history and planning policies, details of the proposed development, and an assessment of relevant planning policies and material considerations.
- 1.6. The proposals have also been informed by the National Planning Policy Framework (2024 version), the Planning Practice Guidance, Mid Sussex District Plan and the emerging plan.

2. The Site

- 2.1. The application site lies to the western frontage of Haywards Heath Road, in Balcombe village. The site has an area of approximately 0.4ha and is accessed via a private access drive from Haywards Heath Road.

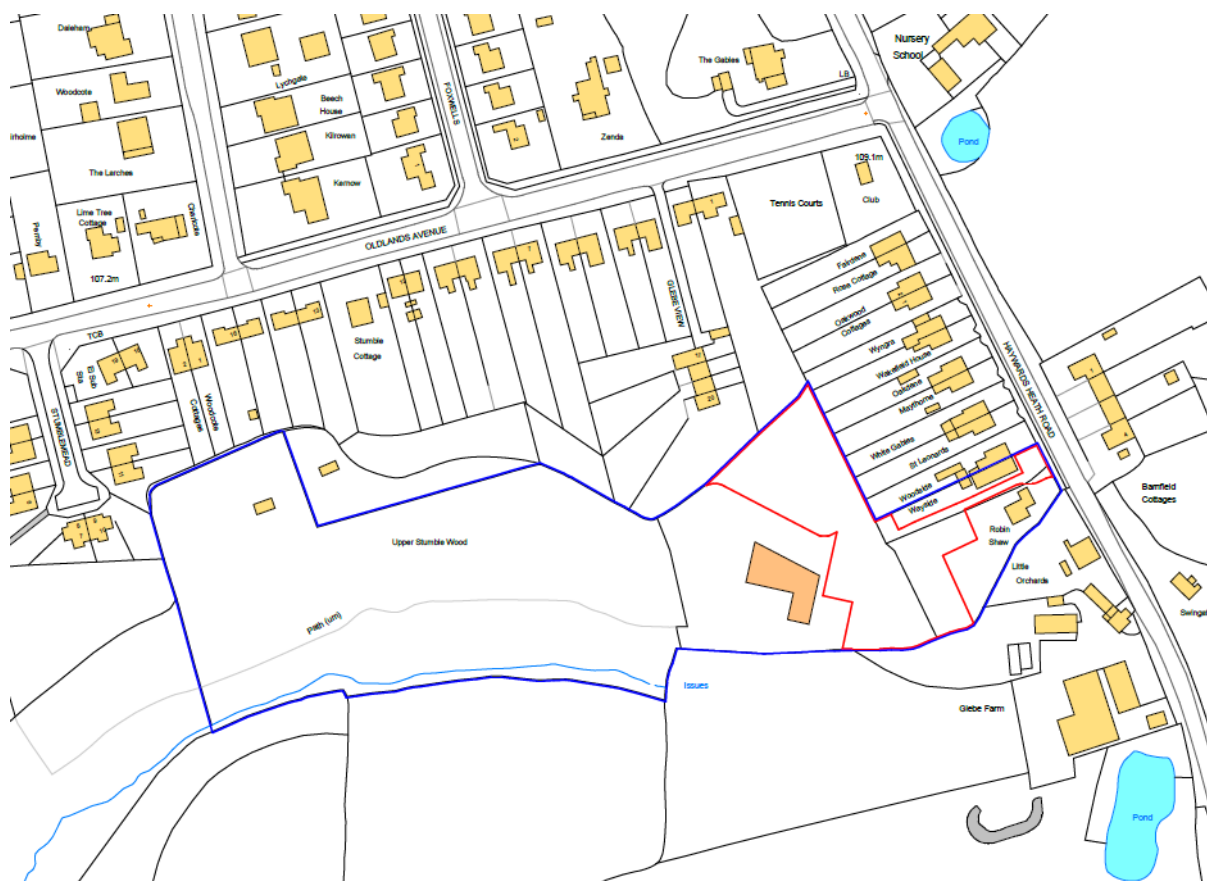


Figure 1- The Site Plan

- 2.2. The application site comprises land to the rear of the existing single storey dwelling (Robin Shaw), including the driveway to the north of the bungalow and areas to the east and north of Upper Stumble House. The site is visually enclosed by existing mature vegetation on all boundaries.
- 2.3. The surrounding area of the site consists of residential dwellings to the east, west and northern boundaries of the site making the site enclosed by existing residential development on three sides. All the dwellings along Haywards Heath Road are two storey detached, semidetached or terraced dwellings with landscaped gardens, associated parking, and traditional material palettes.
- 2.4. The site is located part within and part outside of the built-up area boundary of Balcombe. The site is also located within the High Weald Area of Outstanding Beauty (AONB).
- 2.5. Notably it is located immediately to the north of an allocated employment site for B1-B8 uses within the Balcombe Neighbourhood Plan under **Policy 4 Enterprise, Home Working & Broadband**. This allocation proposes B1 (now Class E) – B8 uses on a greenfield allocation to the rear of Glebe Farm albeit designed to respect the landscape and natural beauty of the AONB (see Figure 2 below).

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- 2.6. The site is served by bus stops (3 services) which are located to the north of the site on Deanland Road and approximately 0.3 miles from the proposed development. A further bus stop is located approximately 0.4 miles from the site providing 1 additional bus service. Balcombe benefits from a Railway Station located approximately 0.7 miles from the site.
- 2.7. Whilst the village of Balcombe is relatively small, there are several village stores, shops, a village hall, public house, schools, and a surgery within walking distance of the site along the footpath to the western side of the road.
- 2.8. The site is identified by the Environmental Agency's Flood Map for planning as falling in Flood Zone 1, meaning there are no flooding issues associated to the site. No risk of flooding from rivers or the sea is identified. A small area in the south of the site is identified as being at risk of surface water flooding, though this is confined only to a small area, even in a 1 in 1000 flood event.
- 2.9. The site is not within a Conservation Area, however, here is a Grade II listed building (Swingate 1025774) within 60 metres of the Robin Shaw Cottage.
- 2.10. The following extract identifies the Balcombe Neighbourhood Plan Policy 4 allocation for B1 (Class E) – B8 development at the immediately adjacent Glebe Farm.



Figure 2 - Balcombe NP Allocation

3. Planning History

- 3.1. The below applications are relevant considerations in the determination of the application.

Relevant Planning History- Application Site

- 3.2. **DM/24/0775** - To part demolish and extend an existing bungalow (Robin Shaw) to create a 2-storey dwelling and provision of 2no. new homes to the rear. The scheme also seeks to make provision of public access to the adjacent Upper Stumble Wood with a pedestrian path routed through the site to access the wood at the rear. **Refused 16 May 2024.**



Figure 3 – Site Plan Proposed by Application DM/24/0775

- 3.3. **DM/23/2158** - Proposed erection of four dwellings, two semi-detached and two detached properties as well as 6 parking spaces and a single-storey garage structure to the existing house at Upper Stumble. The two semi-detached properties will replace the bungalow at "Robin Shaw" and an upgraded access created to the two new detached properties to the land at the rear (west). **Withdrawn 9 October 2023.**
- 3.4. **Pre-Application DM/21/3392**- Demolition of existing bungalow and construction of three new detached four bed houses with accompanying garages at Upper Stumble House Haywards Heath Road Balcombe Haywards Heath. **Advice received 16 December 2021**
- 3.5. **DM/17/2223**- Proposed two storey five-bedroom detached house and separate double garage at Upper Stumble House Haywards Heath Road Balcombe Haywards Heath West Sussex RH17 6NJ. **Approved 30 August 2017.**

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- 3.6. This application was permitted in August 2017 for the development of a 5 bedroomed house outside the defined settlement boundary. The site has been implemented and is close to completion.



Figure 4 - Approved Location Plan (DM/17/2223)

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Relevant Planning History- Adjoining Sites

- 3.7. DM/18/4541-** Erection of 16 no. dwellings and associated development (amended plans and documents received 28th March 2019, 29th April 2019 and 18th September 2019) at Land East Of Haywards Heath Road Balcombe West Sussex. **Approved 17 December 2019.**

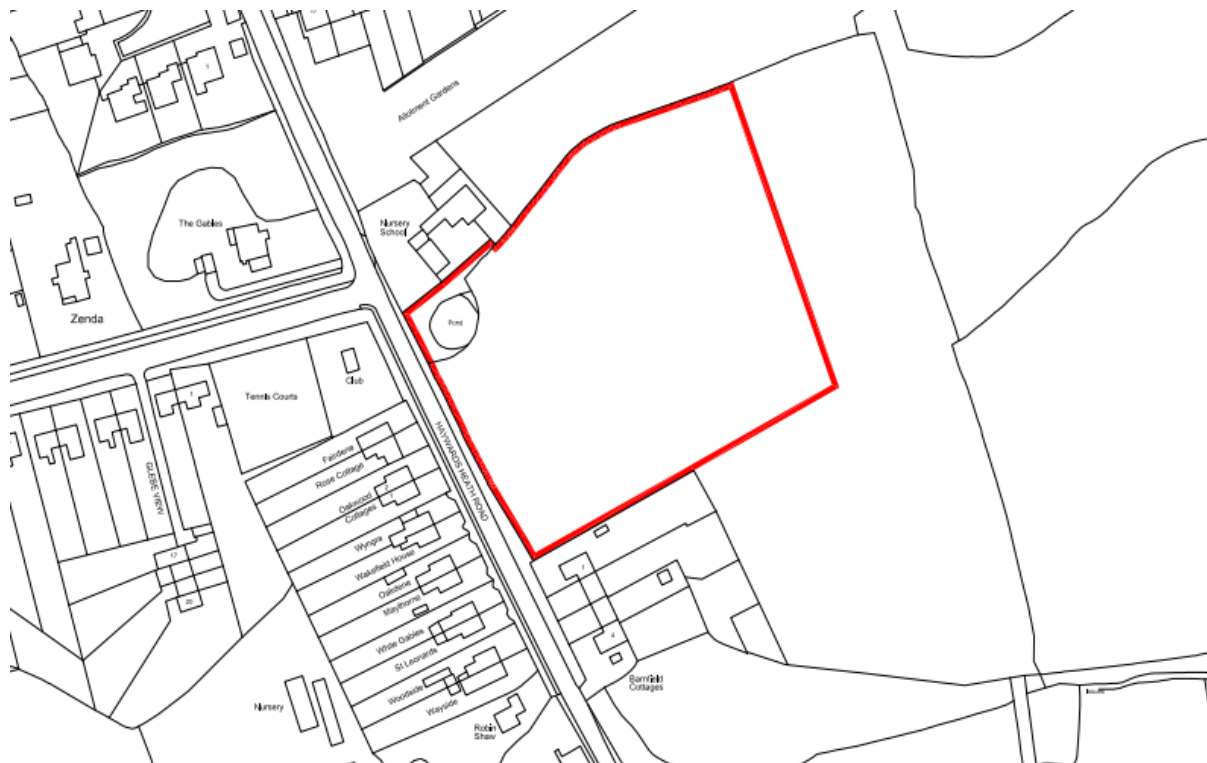


Figure 5 - Approved Location Plan (DM/18/4541)

4. The Proposal

- 4.1. This Full Planning Application seeks permission for the erection of 2no. new dwellings, parking and landscaping, alongside parking provision for the adjacent properties. The proposed description is as follows:
- 4.2. 'Erection of 2no. new dwellings with associated landscaping, parking, retention of existing vehicular access, provision of public access to adjacent Upper Stumble Wood, relocation of parking provision for the bungalow at Robinshaw, and the relocation of garage permitted under DM/17/2223'.



Figure 6 - Proposed Site Plan

- 4.3. The new dwellings are proposed as detached houses which have been redesigned from the previous scheme (DM/24/0775) to be in a more traditional style with reference to a High Weald farmstead and loose courtyard vernacular.
- 4.4. A significant additional benefit with this scheme is the proposed provision of public access to the adjacent Upper Stumble Wood with a pedestrian path routed through the site to access the wood at the rear.

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- 4.5. The current access to Upper Stable House is by way of a drive immediately south of the existing Wayside House. The inclusion of the areas to the front of the neighbouring sites “Robin Shaw” and Wayside House allows space to upgrade the access, including wider visibility splays and improved driveway surface. The proposal has included turning heads within the design, to allow vehicles to manoeuvre around the site and allow suitable access for large refuse and fire vehicles as set out in the accompanying design and access statement.
- 4.6. Each dwelling will have an allocated EV charging point per household. In terms of cycle parking, the proposals seek to provide sheds in the rear gardens of the dwellings which would be able to accommodate sufficient storage for bikes.
- 4.7. Refuse and recycling storage would be accommodated for each plot and is illustrated on the Proposed Site Plan.
- 4.8. In terms of private external amenity space, the dwellings would each have private gardens which are considered to be similar or larger in size when compared to surrounding properties.
- 4.9. This proposal also seeks consent for the previously approved single storey garage structure, which has been moved alongside Upper Stumble house (DM/17/2223), improving the position of the original house, and creating a larger garden space to the associated new dwelling.
- 4.10. Please refer to the Design and Access Statement for further information.

5. Policy Overview

5.1. Introduction

- 5.1.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that, where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.1.2. The relevant development plan comprises the Mid Sussex District Plan (2018), Site Allocations Development Plan Document (2022) and the Balcombe Neighbourhood Plan (2016).
- 5.1.3. Mid Sussex commenced preparation of a District Plan Review (Draft District Plan (Regulation 18)) in February 2022 and submitted the plan to the Secretary of State in 2024. Examination took place during 2024 and an Inspector's letter was recently published recommending that the plan did not meet the tests of soundness. The development plan therefore still carries reduced weight in the determination of applications.
- 5.1.4. Relevant material considerations include the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). A number of Supplementary Planning Documents (SPDs) and guidance notes are also material. This Section does not seek to explore the national and local planning policies in significant detail but seeks to outline those most relevant policies.

5.2. National Planning Policy Framework (NPPF)

- 5.2.1. The NPPF, most recently amended in February 2025 (published December 2024), sets out the Government's planning policies for England and how these should be applied.
- 5.2.2. The following Chapters are considered the most relevant sections in the consideration of the proposed development:

Chapter 2 (Achieving Sustainable Development)

Chapter 5 (Delivering a Sufficient Supply of Homes)

Chapter 9 (Promoting Sustainable Transport)

Chapter 11 (Making Effective use of Land)

Chapter 12 (Achieving well-designed places)

5.3. Planning Practice Guidance (PPG)

- 5.3.1. The Planning Practice Guidance (PPG) was published by the Government in March 2014 and is updated regularly. The PPG supplements those overarching objectives of the National Planning Policy Framework.

5.4. Strategic Planning Policy – The Mid Sussex District Plan (2018)

- 5.4.1. The Mid Sussex District Plan was adopted in March 2018 and will guide development and land use priorities in the district for the period up to 2031.
- 1.1.1. The policies below are considered to constitute the main policies of reference to this application, although they are not explored in detail within this statement. The following have been fully reviewed in the preparation of this application although policies within this document, particularly in relation to housing strategy are considered to carry limited weight.

- Policy DP1 – Sustainable Economic Development
- Policy DP4 – Housing
- Policy DP5 – Planning to Meet the Future Housing Need
- Policy DP6 – Settlement Hierarchy
- Policy DP12 - Protection and Enhancement of the Countryside
- Policy DP14 - Sustainable Rural Development and the Rural Economy
- Policy DP16 - High Weald AONB
- Policy DP17 - Ashdown Forest SPA and SAC
- Policy DP20 - Securing infrastructure
- Policy DP21- Transport
- Policy DP26 – Character and Design
- Policy DP27 – Dwelling Space Standards
- Policy DP28 – Accessibility
- Policy DP29 – Noise, Air and Light Pollution
- Policy DP30 – Housing Mix
- Policy DP34 - Listed buildings and other buildings of merit
- Policy DP37 - Trees, Woodlands and Hedgerows
- Policy DP38 – Biodiversity
- Policy DP39 – Sustainable Design and Construction
- Policy DP40 – Renewable Energy Systems
- Policy DP41 – Flood Risk and Drainage
- Policy DP42 – Water Infrastructure and the Water Environment

5.5. Site Allocations Development Plan Document (2022)

- 5.5.1. Mid Sussex District Council adopted the Site Allocations Development Plan Document on 29th June 2022. It is intended to allocate housing sites to assist the Council in providing a five-year housing land supply to 2031. The policies within are not considered directly relevant to this application.

5.6. Strategic Planning Policy- Balcombe Parish Neighbourhood Plan (2016)

- 5.6.1. The Balcombe Parish Neighbourhood Plan 2016-2031 provides a broad policy framework and will help to share the future of development.

- 5.6.2. The relevant policies are listed below and discussed in further detail within Section 6 of this Planning Statement:

- Policy 1- Built Up Area Boundary
- Policy 2- Housing Site Allocations
- Policy 3- Design
- Policy 4: Enterprise, Home Working & Broadband

- 5.6.3. This policy allocation is immediately south of the application site and states:

The Neighbourhood Plan allocates land at Glebe Farm, Haywards Heath Road for B1-B8 uses, as shown on the Policies Map, provided:

- The design of the scheme will avoid any significant detrimental effect on the landscape and natural beauty of the High Weald Area of Outstanding Natural Beauty; and*

- ii *The type of business development proposed is suited to a rural location in the Area of Outstanding Natural Beauty and will make a contribution to the local economy.*

5.7. District Plan Review

5.7.1. The emerging plan carries some weight in the determination of planning applications, but draft policies of note include:

- **DPS2: Sustainable Design and Construction**
- **DPB1: Character and Design**
- **DPT4: Parking and Electric Vehicle (EV) Charging Infrastructure**
- **DPH1: Housing**
- **DPH2: Sustainable Development – Outside the Built-up Area**
- **DPH3: Sustainable Development – Inside the Built-up Area**
- **DPH11: Dwelling Space Standards**
- **DPC3: New Homes in the Countryside**
- **DPC4: High Weald Area of Outstanding Natural Beauty**

5.8. Supplementary Planning Documents

5.8.1. The Mid Sussex District Plan is supported by guidance which provides further information about how the District Plan should be implemented. The relevant guidance, has been reviewed in preparation of these proposals, including:

- **Development Infrastructure and Contributions SPD (July 2018)**
- **Design Guide SPD (2020)**
- **Air Quality and emissions mitigation guidance for Sussex (2021)**
- **West Sussex Parking Guidance (September 2020)**

6. Planning Appraisal

6.1. Introduction

- 6.1.1. This section of the statement details how the proposed development complies with the policies set out within the Development Plan. The following matters are the principal considerations with regards to the proposal:

Principle of Development
Design, Form and Appearance
Mix
Residential Amenity
Trees
Landscape and Visual Impact
Ecology
Drainage
Access and Parking
Heritage
Energy and Sustainability

6.2. Principle of Development

- 6.2.1. The revised scheme accommodates one of the new dwellings (House 2) within the existing built-up area boundary of Balcombe where the principle of development is considered to be acceptable.
- 6.2.2. The principle of development for additional dwellings located to the rear of the site and in the 'countryside' has been considered acceptable by the Council, albeit subject to meeting other planning issues. The revised scheme now includes only 1 detached dwelling (House 1) outside of the built-up area boundary which is considered to remain acceptable in principle, by virtue of being contiguous with the boundary. It is noted that this part of the site is situated within the countryside but is contiguous with the development boundary of Balcombe, ensuring compliance with Policy DP6.
- 6.2.3. Policy DP6 of the Mid Sussex Adopted District Plan states that development outside defined built up area boundaries will be supported where the proposed development is under 10 dwellings, is in a sustainable location and contiguous with an existing built-up area of the settlement.
- 6.2.4. The site straddles the settlement boundary, with part of the site falling within the boundary and the additional dwelling to the rear (House 1) falling within the 'countryside'. It is considered that the site presents an opportunity to naturally and sympathetically accommodate new residential development in this edge of settlement location along Haywards Heath Road, that is also complimentary and appropriate within the AONB. Amendments have been made to the design, layout and appearance of the proposed new dwellings to address concerns raised with the previous application. The site of House 1 would be a contained plot adjacent to the built up area boundary, similar to the development permitted under DM/18/4541.
- 6.2.5. This is supported by the Officer's Report for application DM/18/4541 which states:
- 'The site is set adjacent to the built-up area boundary of Balcombe which lies directly on the northern and eastern boundary of the site. There is linear residential development along Haywards Heath Road to the east and Oldlands Avenue to the north with a small backland terrace off Oldlands Avenue on the northern boundary'.*

'Whilst the site forms backland development in the rear of the site not fronting the highway, it would not appear isolated within the countryside. In addition, due to the levels of the site being set lower than the highway and the vegetation screening on the boundaries, the dwelling would be well screened and not result in detriment to the wider area'.

- 6.2.6. A significant additional factor weighing in favour of the principle of development in this location is that the proposed site is in effect an infill between the existing settlement edge and the allocated employment site at Glebe Farm. The Balcombe Neighbourhood Plan Policy 4 greenfield allocation for B1 (Class E) – B8 development at Glebe Farm would see the extension of the existing employment site and the proposed redevelopment of land at the rear, creating a notable incursion of development into the countryside and the AONB, on a site outside of the current settlement boundary.
- 6.2.7. The site is in an easily commutable distance to Balcombe village to the north (0.3 miles) and Haywards Heath to the south (4 miles). Accessibility of the site is discussed in more detail later in this document. It lies immediately adjacent to an employment allocation also.
- 6.2.8. It is therefore considered that the proposal satisfies the aims and objectives of Policy DP6.
- 6.2.9. Another benefit of the scheme relates to increasing housing delivery to help meeting identified local housing need. Whilst the Council consider that it is meeting its housing land supply, this site plays an important role in enabling the Council to deliver windfall housing in the short term. As this application is for a smaller scale development to provide an additional 2 new dwellings, the 'build out' time will be considerably shorter.
- 6.2.10. The site is therefore in accordance with Policy DP6 of the District Plan, Policy 1 of the Neighbourhood Plan and with national guidance within the Framework.

6.3. Design, Form and Appearance

- 6.3.1. A Design and Access Statement (DAS) accompanies the planning application. This sets out the design approach and how the development has responded to pre-application design comments and the concerns raised under DM/23/2158 and DM/24/0775.
- 6.3.2. The DAS accompanying this application states as follows:

'A key influence on the development has been the appreciation of the qualities of the existing landscape in and around the development site. The proposals have endeavoured to protect worthwhile landscape and build on the typical characteristics found locally, to create a development with a strong sense of place, rooted in the particular context of urban and rural character of the AONB.

The concept is based on a number of principles:

- To differentiate the entrance and its relationship to the street in a traditional way and as a gateway to a more contemporary "hamlet" within*
- To minimise the impact of vehicular movement on the site*
- To create a "hamlet" of houses that sits comfortably in the landscape and reflect the massing and architectural treatment of their neighbours*
- To blur the boundaries between private and communal outdoor space within the site*

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- *To utilise the general slope of the site down to the south-west to ensure the best passive design/performance for the houses*
- *To increase the biodiversity across the site'*

6.3.3. The other key design influence is to respond to the MSDC feedback on application DM/23/2158 and DM/24/0775. As summarised above the principal change proposed is to reduce the number of units from 4 to 2 (new) with some additional changes including:

- the Highways design and further detail added (reflected in the drawings but amplified by a Transport Statement)
- to the two houses within the body of the site in terms of orientation and design, including fenestration and adoption of a more traditional design style
- to the foul drainage (see separate report)
- removal of the car ports
- removal of public access to the woods to the west of the site to reduce recreational pressure

6.3.4. In particular, the use of a more traditional style and more open layout addresses concerns raised with the previous scheme (DM/24/0775). The issue of the character of the design being too 'urban' for the 'rural edge' location of the site has been addressed through creating wider spacing between units.

6.3.5. The architectural team have amended the design of the scheme as compared to application under reference DM/24/0775, focusing on a landscape led approach to enhance the 'hamlet' design concept.

6.3.6. The two new dwellings are to be set further into the site compared with the previous scheme, particularly house 1. The improved orientation is to make the most of the site with passive solar design and natural cross-ventilation. The design and materials of the two dwellings has been changed to a more traditional style and form, responding to the Edwardian and Georgian vernacular found locally. Use of red brick, tile hanging, and traditional porch entrances is to achieve this.

6.3.7. The design has evolved through a landscape led strategy, with the accompanying DAS stating that:

'The design of the landscape strategy which despite the access lane being the upgrade of a track, is centred around the public realm. In terms of a cluster, this means due consideration has been given to how the houses engage with the lane in a semirural location, coupled with how the boundary conditions are designed working with the natural environment to enhance local biodiversity, nurtured through new trees and hedges, the preservation of mature planting, providing wildlife habitats as well as colour, shade and shelter.'

6.3.8. In terms of the impact on the High Weald Area of Outstanding Natural Beauty (AONB), development in this location has been established through Upper Stumble House (DM/18/4541), the built up area boundary which divides the site and the acceptable principle of development as established under Policy DP6. Furthermore, the Balcombe Neighbourhood Plan Policy 4 allocation for employment development immediately to the south will create a greater incursion into the countryside and AONB.

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- 6.3.9. Policy DP16 requires that development must respect and enhance the natural beauty of the AONB and in this context the scheme is considered to successfully address these requirements through a low impact design and form, use of landscaping and trees to create and maintain a verdant character whilst accommodating new dwellings. The revised scheme directly addresses character and local distinctiveness and settlement pattern of this sedge of settlement location, the sense of place and the setting of the AONB in this part built up but verdant area, complying with DP12 and DP16.
- 6.3.10. In summary, having considered the feedback from applications DM/23/2158 and DM/24/0775 and Pre-Application Advice with regards to application reference DM/21/3392, the proposal presents a high-quality residential scheme, in accordance with Policy DP26 and the Council's Design Guide.
- 6.3.11. For further detail please refer to accompanying Drawings and the Design and Access Statement which goes into greater details of the design of the scheme.

6.4. Mix

- 6.4.1. The proposed development seeks to deliver 2no. detached 4-bedroom dwelling houses. This, combined with the bungalow at Robin Shaw, is to provide the same net number of units as the previous scheme (DM/24/0775).
- 6.4.2. Policy DP30 of the Mid Sussex Adopted District Plan states that development proposals will be supported if they support sustainable communities and reflect current and future local housing needs. The scheme is not of a quantum that would be appropriate for affordable housing and the dwellings will help meet the needs of local families.
- 6.4.3. Due to the site constraints and surrounding context, it is considered that this site would favour a less dense form of development of larger size dwellings, in line with the adjacent properties and the surrounding context of the scheme.
- 6.4.4. The submission therefore complies with Policy DP30 of the District Plan.

6.5. Residential Amenity

- 6.5.1. Chapter 12 of the NPPF refers to the importance of achieving well-designed places. Part (f) of paragraph 135 sets out the importance of high standard of amenity for existing and future users. The Mid Sussex Design Guide SPD also sets out a range of design principles for Residential Amenity within Chapter 8.
- 6.5.2. With regards to existing residents, the layout has been carefully designed to ensure an acceptable form of development that maintains the privacy of existing residents. The new dwellings have been reoriented and amended as part of the scheme revisions and work with the change in landscape levels. The separation distances between the proposed and existing dwellings are considered acceptable.
- 6.5.3. Further to the above, the boundaries will be screened by new tree planting and hedgerows which assist with reducing the privacy impact of new development on existing properties.
- 6.5.4. Having regard to the residential amenity of future occupiers of the proposed development, all the proposed dwellings meet the government's Nationally Described Space Standards (2015) and would receive adequate daylight and sunlight. Each of the dwellings would have their own private garden space, in addition to the landscaped areas provided as part of the proposal.

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- 6.5.5. As compared with the previous scheme (DM/24/0775), there is to be no increase in living spaces facing onto the access lane. This was considered to cause an issue of privacy for the previous scheme, but excluding the redevelopment of the bungalow at Robin Shaw from the proposals should result in no significant harm to privacy of a dwelling in this location. Access for the single dwelling at Upper Stumble House was not considered to significantly harm this amenity for application DM/17/2223. Access for two dwellings is unlikely to result in significant harm beyond what has already been permitted. The removal of public access to the woods west of the site further reduces this impact.
- 6.5.6. Overall, the proposed development is not considered to be overbearing or harmful, in which the scheme will respect the amenities and privacy of occupiers and existing neighbours.
- 6.5.7. The submission therefore complies with Policy DP26 of the District Plan.

6.6. Trees

- 6.6.1. **Policy DP37** of the Mid Sussex Adopted District Plan supports the protection and enhancement of trees, woodland and hedgerows and encourages further new planting, with particular focus upon ancient woodland, aged and veteran trees. The policy discourages development that damages or leads to the loss of trees and hedgerows which have a landscape or historic significance.
- 6.6.2. With regards to the policy above, an Arboricultural Impact Assessment & Method Statement has been conducted in accordance with BS5837 by Owen Allpress. The report provides a detailed description of the existing trees, their significance, and any limitations they may pose to the proposed development plans.
- 6.6.3. A total of 7 trees were identified on site, with most of these located around the peripheries of the site apart from tree (T2) which is located within the centre of the site, east of Upper Stumble House.
- 6.6.4. The grading of the trees on site are fairly low in value, with all of the trees falling with the (B2, C1 and C2) category meaning these are of moderate or low quality. A single category C tree (T2) is required to be removed to facilitate the proposal. The loss of this tree will be mitigated by the additional planting of several trees throughout the site as part of the landscape design.
- 6.6.5. It should also be noted that the relocation of the proposed garage for Upper Stumble House will limit its incursion of the Root Protection Area for tree T1 as identified in the Arboricultural Impact Assessment & Method Statement included in this application.
- 6.6.6. An area of Ancient Woodland exists to the west of the site but outside of the site boundary and there is no development in the vicinity of the established Ancient Woodland buffers.
- 6.6.7. It is therefore evident that the proposal complies with **Policy DP37** of the Adopted District Plan.

6.7. Landscaping

- 6.7.1. A key influence on the development has been the appreciation of the qualities of the existing landscape in and around the development site. The proposals have endeavoured to protect the qualities of the site and surrounding landscape if acceptable.
- 6.7.2. The site, as existing is visually enclosed by mature vegetation on the boundaries of the site. It is proposed that further landscaping and planting will be undertaken, in which a full landscaping scheme can be secured by condition.

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- 6.7.3. Whilst formal ecological net gain requirements are not yet fully in force, the delivery of improved landscaping is considered to provide opportunities for ecological enhancements on site and accord with Policy DP39 of the District Plan.
- 6.7.4. It is notable that the site lies outside of the 7km Zone of Influence for the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC), which is a European level designated nature conservation site. Contributions towards mitigation of leisure impacts (SANGS and SAMM payments) are not usually sought from Mid Sussex DC in these circumstances.
- 6.7.5. For these reasons above, it is considered there will be no material impact on the SAC (or the SPA) and the development accords with Policy DP39 of the District Plan.

6.8. Ecology and Biodiversity

- 6.8.1. **Policy DP38** of the Mid Sussex District Adopted District Plan seeks to protect existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species.
- 6.8.2. This application is supported by a Preliminary Ecological Appraisal (PEA) produced by the Roavr Group. The Report comprises of a desktop study, which was undertaken in May 2023 and a site survey, which was carried out on 31 May 2023. A further PRA (Preliminary Roost Assessment) of the property Robin Shaw which was carried out by Connor Harmsworth on the 10 July 2023.
- 6.8.3. Building B1 (Robin Shaw) was considered to have low potential for roosting bats due to the presence of several Potential Roost Features (PRFs) which may be suitable for individual crevice dwelling bat species. This proposal is to retain this building (as compared to application DM/24/0775) and the submitted Preliminary Ecological Appraisal Report (PEAR) (June 2025) identifies that as the property is unaffected then no further bat surveys are required.
- 6.8.4. It is concluded, subject to the implementation of the recommended mitigation measures, the proposed development is unlikely to have a significant ecological impact.
- 6.8.5. It is considered that the project can be used as an opportunity for biodiversity net gain by creating new opportunities for wildlife. A landscaping scheme, via an appropriately worded condition, will be designed to provide significant opportunities for biodiversity enhancement. It is therefore considered that the proposals will offer significant Biodiversity Net Gain enhancements from the existing situation.
- 6.8.6. It is therefore evident that the proposal complies with **Policy DP38** of the Adopted District Plan.

6.9. Drainage and Flood Risk

- 6.9.1. The site is located in Flood Zone 1, which means the site has a low probability of flooding from Rivers and other sources of flooding. **Policy DP41** of the District Plan nonetheless seeks the incorporation of Sustainable Urban Drainage Systems (SUDS), in line with good practice.
- 6.9.2. It is anticipated that surface water will be dealt with by using run offs and an attenuation system. It is also envisaged that a pumped system will be needed to connect to the existing sewerage run, to allow the disposal of foul drainage via a Klargester treatment plant.
- 6.9.3. It is anticipated that a condition would be placed on any consent, requiring full details of the drainage strategy to be agreed. On this basis the Strategy has demonstrated that the scheme would comply with Policy DP41 of the District Plan.

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6.10. Access and Parking

- 6.10.1. Chapter 9 of the Framework refers to the importance of achieving well-designed places. The Framework establishes that 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 would be severe.
- 6.10.2. **Policy DP21** of the Mid Sussex Adopted District Plan seeks to promote sustainable forms of transport, promote safe transport provision, and reduce traffic impacts and congestion.
- 6.10.3. The access to the development 'Upper Stumble House' is by way of the existing track on the south side of 'Wayside House'. This proposal now incorporates a portion of the front garden of 'Robin Shaw' which provides additional space to upgrade the access without it becoming out of scale with the rest of the development.
- 6.10.4. A separate relocated garage is also proposed to serve the Upper Stumble House development.
- 6.10.5. In terms of parking, the proposal is to provide 6 additional car parking spaces across the site (not including the permitted development Upper Stumble House). Whilst it is noted that this is below the maximum requirements set out in the WSCC Guidance, in this case the location of the dwellings are in close proximity to the Town Centre and nearby bus stops and there are in additional opportunities to cycle to facilities, and therefore it is considered suitable in this instance.
- 6.10.6. In addition to the above, the proposals include a single dedicated electric vehicle charging point (EVCP) for each of the dwellings in accordance with the WSCC Guidance on Parking at New Developments.
- 6.10.7. WSCC Guidance for cycle parking standards require dwellings of 3 or more bedrooms to accommodate 2 cycle parking spaces per dwelling. The proposals seek to provide sheds in the gardens of the dwellings which would be able to accommodate sufficient storage for 2no. bike spaces.
- 6.10.8. Provision of bin storage has been provided within the boundary the curtilage of individual houses, however, proposed is an additional bin store which residents will need to wheel for collection point along Haywards Heath Road.
- 6.10.9. Overall, the Proposed Development is considered acceptable in highways, access, and sustainable transport terms and complies with Policy DP21 of the District Plan.

6.11. Heritage

- 6.11.1. Although the site is not within a Conservation Area or near one, there is a Grade II listed building (Swingate 1025774) within 60 metres of the proposed site entrance.
- 6.11.2. It is considered that given the setting of the site is some distance from the listed property and the fact that the proposed development is of similar character to the existing, it is not expected to cause any concerns from a heritage point of view. The proposal is also not visible from the listed building and therefore the impact of the heritage asset is negligible.
- 6.11.3. It is therefore considered that the proposal complies with **Policy DP37** of the Adopted District Plan.

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6.12. Energy and Sustainability

- 6.12.1. **Policy DP39** of the Mid Sussex Adopted District Plan promotes that developments make the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change.
- 6.12.2. The proposals seek to incorporate sustainability measures as part of the scheme which are set out in detail in the accompanying Statement. This includes:
- Utilising a Fabric First Approach
 - Heating via ASHP
 - Water Recycling
 - Sustainable Drainage Systems
 - Zero Avoidable Waste (ZAW) strategy
- 6.12.3. In summary, the proposal will deliver a sustainable development, utilising a fabric first approach to provide a sustainable, healthy, and comfortable environment for future occupiers. The scheme has been designed to provide high standards of internal environment through the design of good day lighting, air quality delivered through natural ventilation, thermal conditions, and low levels of noise pollution.
- 6.12.4. The development is considered to comply with **Policy DP39** of the District Plan
- 6.12.5. For further detail please refer Design and Access Statement which goes into greater details of the sustainability of the scheme.

7. Conclusions

- 7.1. The proposal seeks consent on behalf of Simon Lambor for 2no. new homes at Wayside and Robin Shaw, Haywards Heath Road, Balcombe, West Sussex.
- 7.2. For the reasons given within this report, it is concluded that the site is sustainably located and would be an appropriate form of development, with 2 of the proposed dwellings within the built up area boundary and the remaining dwelling contiguous with it. The site is surrounded by existing development on three sides and makes an efficient, effective and well-designed proposal of 2no. new family homes.
- 7.3. The application is further supported by a suite of reports which detail how the development responds to the context of the site and how it reflects the surrounding area. Information about trees, ecology and sustainability have also been provided.
- 7.4. Overall, the development provides a high-quality, small-scale scheme responsive to context of the surrounding area whilst providing a valuable contribution towards Mid Sussex District Council's housing need.
- 7.5. For the reasons set out in this statement it is considered to comply with the Development Plan, National Planning Framework and associated supplementary planning guidance. We therefore respectfully request that full planning permission is granted without delay.