

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2041	Case Officer:	Andrew Watt
Application Type:	Full Application		
Proposal:	Proposed erection of 1 No. new detached self-build dwelling on garden land to the north side of the existing property. Reposition existing access centrally to plot frontage		
Site:	North Haven, Fox Hill, Haywards Heath, West Sussex, RH16 4QY, , ,		
Validation Date	19 Aug 2025	Overall Expiry Date:	30 Sep 2025
Pre-Commencement Conditions Required:	Yes	Pre-Com Conditions Date Agreed:	29 Nov 2025
Recommendation:	Permission	Recommendation Date:	5 Dec 2025
Target Date:	14 Oct 2025	Recommending Officer Signature:	Andrew Watt

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	5 Dec 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2041

**North Haven, Fox Hill, Haywards Heath, West Sussex, RH16 4QY, ,
Proposed erection of 1 No. new detached self-build dwelling on garden land to the north side of
the existing property. Reposition existing access centrally to plot frontage
Mr Josh Baxter**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

MSDC Drainage Engineer

No objection, subject to condition.

MSDC Street Naming and Numbering Officer

Informative requested.

MSDC Tree Officer

I have reviewed the Arboricultural Implications Assessment (AIA), including the Tree Protection Plan (TPP), for this proposal and have no objections.

Please do condition adherence to the AIA and the Tree Protection Plan within.

WSCC Highways

No objection, subject to conditions and informative.

NatureSpace Partnership - West Sussex Newt Officer

Informative requested.

South East Water

No comment received.

Southern Water

Condition and informative requested.

TOWN / PARISH COUNCIL OBSERVATIONS

The Town Council SUPPORTS this application.

INTRODUCTION

Full planning permission is sought for the erection of 1 No. new detached self-build dwelling on garden land to the north side of the existing property and to reposition the existing access centrally to the plot frontage.

RELEVANT PLANNING HISTORY

In March 2010, planning permission was granted for erection of a log cabin type summerhouse in rear garden (10/00016/FUL).

In December 2020, planning permission was granted for removal of existing glazed entrance lobby with single storey side extension (DM/20/3976).

In July 2022, planning permission was granted for demolition of existing porch, construction of single storey rear extension, together with associated internal and external alterations (DM/22/1446).

SITE AND SURROUNDINGS

The site refers to the garden area of North Haven, a semi-detached dwelling located on the eastern side of Fox Hill, within the built-up area of Haywards Heath and within an Area of Townscape Character. It is designated as a Great Crested Newt - Impact Risk Zone (Red) and part of the site along the eastern boundary is at risk of surface water flooding (climate change only).

The application property and its attached neighbour, Mayfield, form an unsymmetrical semi-detached pair which originally formed a single detached residential unit but was split in 1950. The pair have a shared pitched roof with the application property extending closer to the highway with a pitched gable roof. Materials are of brick, with portions of hanging tiles and timber framing beneath plain roof tiles. To the rear, both properties have benefited from single storey rear projections and outbuildings. The garden area is separated from the front by a fence with car parking directly in front, together with another space in front of the property, and the access onto Fox Hill inbetween. Land levels rise gently to the north, with the neighbouring 2-storey detached property, Twinfauns, being at a slightly higher level. The site backs onto open landscape beyond.

The locality is characterised by large detached and semi-detached dwellings set back from the highway with generous spacing between the buildings. The fronts of the properties are also defined by boundary hedging which is set back evenly from both sides of the highway and gives the locality a distinct verdant character which partly obscures properties from view.

APPLICATION DETAILS

Full planning permission is sought for the erection of 1 No. new detached self-build, 4-bed dwelling on garden land to the north side of the existing property and to reposition the existing access centrally to the plot frontage.

In detail, the new dwelling will be sited roughly an equal distance from each property either side (the host dwelling, North Haven, and the property to the north, Twinfauns), and set back from the front building line of the former and in front of that of the latter. Due to the slightly unusual Swiss Alpine chalet design, whereby the ground floor area will be smaller than that of the first floor, which itself is topped with deep, oversailing eaves, the building will measure approximately 6.5m in width at first floor level and 6.0m at ground floor level and 14.3m in depth at first floor level and 13.5m at ground floor plus bay window to the front (0.5m) and covered posts beneath the balcony (1.0m). The maximum ridge height will be approximately 7.9m.

The front of the building will be gabled and enlivened by a cantilevered bay window on the ground floor and double set of vertical windows above, up to the eaves, with eaves brackets/exposed rafter feet and diagonally banded oak composite cladding at first floor level above bricks at ground floor level. The north elevation will have a flat roofed canopied porch above the entrance and 3 ground floor windows and 2 rooflights, with vertical cladding and no windows on the first floor. The rear elevation will be gabled with a balcony across the full width, supported by oak posts either end, full height glazing on the ground floor and first floor also up to the eaves, again with eaves brackets/exposed rafter feet and diagonally banded oak composite cladding. On the southern elevation will be a door and 4 windows at ground floor level, vertical cladding at first floor level with no windows and 2 rooflights and integral solar panels on the roof slope.

Materials as specified in the Planning Statement are as follows:

'Materials would comprise Wienerberger 'Bijou Red Multi' bricks at ground floor level, with Ecoscape 'Spiced Oak' composite vertical slatted cladding at first floor level. The roof would have Keymer handmade clay plain tiles, with Velux windows to the side slopes, and integral solar panels to the south side. Windows/ frames are to be UPVC coloured dark grey, apart from the rear ground floors windows which are to be thermally broken aluminum sliding doors. The rear elevation is to also have a balcony with glass screens, set on oak posts and brackets.'

The existing fence separating the front of the site from and enclosing the rear garden will be reinforced with a new hedge, and 3 car parking spaces provided in front and perpendicular to the highway. 2 car parking spaces will be provided directly opposite, and in front of the host dwelling (where there is already an existing space, albeit running alongside the property). Again, these will be perpendicular to the highway. The existing access will be repositioned between these spaces, slightly south (1.2m) from the existing access and widened to approximately 4.6m (from approximately 2.8m). 2 new gates will be provided to the fence, the northernmost one to provide access to the front door of the new dwelling (on the northern elevation) and the southernmost one to provide access to the existing house and its front door (on the north-east elevation). A new boundary fence will be provided between the buildings, and kinked in the middle.

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 Mid Sussex District Plan, Site Allocations Development Plan Document (DPD) and the Haywards Heath Neighbourhood Plan.

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

Mid Sussex District Plan (Mar 2018)

The Mid Sussex District Plan 2014-2031 was adopted at Full Council on 28 March 2018.

Relevant policies:

Policy DP4: Housing
Policy DP6: Settlement Hierarchy
Policy DP17: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)
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 DP37: Trees, Woodland and Hedgerows
Policy DP38: Biodiversity
Policy DP39: Sustainable Design and Construction
Policy DP41: Flood Risk and Drainage

Site Allocations DPD

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

There are no relevant policies.

Haywards Heath Neighbourhood Plan (Dec 2016)

Mid Sussex District Council formally 'made' the Haywards Heath Neighbourhood Plan part of the Local Development Plan for the Haywards Heath Neighbourhood Plan area as of 14 December 2016. The policies contained therein carry full weight as part of the Development Plan for planning decisions within the Haywards Heath Neighbourhood Plan area.

Relevant policies:

Policy E7: Sustainable Drainage Systems
Policy E9: Local Character
Policy E10: Areas of Townscape Character
Policy E13: Amenity Space
Policy H8: Housing Development within the Built up Area Boundary

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 the Stage 1 hearings were concluded on 31 October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, 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:

DPS1: Climate Change
DPS2: Sustainable Design and Construction
DPS4: Flood Risk and Sustainable Drainage
DPN1: Biodiversity, Geodiversity and Nature Recovery
DPN4: Trees, Woodland and Hedgerows
DPC6: Ashdown Forest SPA and SAC
DPB1: Character and Design
DPT3: Active and Sustainable Travel
DPT4: Parking and Electric Vehicle Charging Infrastructure
DPH1: Housing
DPH3: Sustainable Development - Inside the BUA
DPH6: Self and Custom Build Housing
DPH11: Dwelling Space Standards
DPH12: Accessibility

Mid Sussex Design Guide Supplementary Planning Document (Nov 2020)

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 4 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.

Relevant design principles include:

Principle DG37: Deliver high quality buildings that minimise their environmental impact
Principle DG38: Design buildings with architectural integrity and a sense of place

Principle DG39: Deliver appropriately scaled buildings
Principle DG45: Privacy of existing and future residents
Principle DG46: Provide attractive and usable external amenity space for all homes
Principle DG47: Provide homes with sufficient daylight and sunlight

National Planning Policy Framework (NPPF) (Dec 2024)

The National Planning Policy Framework (NPPF) 2024 is also a material consideration and paragraphs 8 (overarching objectives), 11 (presumption in favour of sustainable development), 12 (status of development plan), 39 (decision-making), 48 (determining applications), 56 and 57 (planning conditions), 96 (achieving healthy, inclusive and safe places and beautiful buildings), 109 (promoting sustainable transport), 115, 116, 117 and 118 (highways matters), 124 and 125 (making effective use of land), 129 and 130 (achieving appropriate densities), 131 and 135 (design), 136 (trees), 139 (design guidance), 161 (transition to net zero by 2050), 163 (planning for climate change), 166, 167 and 168 (sustainability), 181, 182 (flood risk), 187 (conserving and enhancing the natural environment) and 193 (biodiversity and ancient woodland) are considered to be relevant to this application.

National Planning Practice Guidance

National Design Guide

Published in 2021, the National Design Guide illustrates how the government considers well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice.

Paragraph 134 of the NPPF sets out that this national document, along with the National Model Design Code, should be used to guide decisions on application in the absence of locally design guides or design codes.

Technical Housing Standards: Nationally Described Space Standard (Mar 2015)

West Sussex County Council: Guidance on Parking at New Developments (Aug 2019)

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows:

- Principle
- Self / Custom Build Housing
- Design and Impact on the character and appearance of the area
- Impact on Residential Amenity
- Highways
- Flood Risk and Drainage
- Sustainability
- Impact on trees
- Ecology
- Biodiversity Net Gain
- Ashdown Forest
- Housing Standards
- Accessibility
- Other Matters
- Planning Balance and Conclusion

Principle

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

In terms of policy designations, the starting point for this assessment is that the application site falls

within the built-up area of Haywards Heath as defined by the District Plan. Haywards Heath is defined under Policy DP6 of the Mid Sussex District Plan as a Category 1 settlement, i.e. a *'settlement with a comprehensive range of employment, retail, health, education leisure services and facilities. These settlements will also benefit from good public transport provision and will act as a main service centre for the smaller settlements.'*

Policy DP6 of the District Plan states in part that:

'Development will be permitted within towns and villages with defined built-up area boundaries. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP26: Character and Design), and not cause harm to the character and function of the settlement.'

In principle, the proposed residential development is supported by this policy; however, the detail is assessed under the Design section.

As per planning legislation, a decision must be made in accordance with the development plan unless there are any material planning considerations which indicate otherwise.

The policies contained within the NPPF are material considerations which should be taken into account in the determination of this application. This is confirmed within paragraph 231 of the NPPF.

Paragraph 232 clarifies that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development, and states:

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development policies, or the policies which are most important for the determining the application are out-of-date, granting planning permission unless:*
 - i. The application of policies within this Framework that protect areas of assets of particular importance provides a strong reason for refusing development proposed; or*
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'*

Footnote 7 of paragraph 11(i) clarifies that the policies referred to are those in this Framework (rather than those in development plans) and relate to habitats sites (and those and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets and other heritage assets of archaeological interest; and areas at risk of flooding or coastal change.

Footnote 8 of paragraph 11 clarifies that for applications involving the provision of housing, in situations where the local planning authority cannot demonstrate a five year land supply of delivery housing sites (with an appropriate buffer) or where the Housing Delivery Test indicates that delivery of housing has been substantially below (less than 75% of) the housing requirement for the last three years, then relevant policies for the supply of housing should be considered out-of-date.

Having regard to the above, while the Council has performed excellently in respect of the Housing Delivery Test, a new standard method formula was published alongside the NPPF which gives Mid

Sussex a significantly higher housing requirement than the current District Plan. As a result, and having regard for the need for an appropriate buffer, the Council is unable to demonstrate a five year supply of deliverable housing sites as per the requirements of paragraph 78 of the NPPF.

In light of the above, this development needs to be considered in the context of the presumption in favour of sustainable development. If a development is found to be sustainable, that would weigh heavily in favour of granting permission in the paragraph 11(d) balance. If, however, the development is not found to be sustainable, that is not the end of the matter; the Local Planning Authority still need to go through the weighing up process between the positive benefits of the scheme against any harm that may be caused, having particular regard for the key policies indicated in paragraph 11(d)(ii).

As part of this process, the weight to be given to development plan policies will need to be assessed against the degree of conformity with the NPPF.

Policies DP4 (Housing) and DP6 (Settlement Hierarchy) are relevant to this application. These policies are considered to be policies relating to the supply of housing and as such can be considered to be out-of-date, having regard to the NPPF tests. As such, these policies can be given limited weight in the determination of the application.

Therefore the key test that must be undertaken when assessing this application is as set out within paragraph 11(d) of the NPPF.

The following sections of the report will consider the relevant matters associated with the proposed development in the context of the development plan and other material considerations, including the NPPF, in order to undertake the necessary tilted balance assessment outlined above.

Self / Custom Build Housing

The proposal has been submitted to be a self-build dwelling as defined under the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016). The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.

The Local Planning Authority must now grant 'suitable development permissions' in respect of enough serviced plots of land to meet the demand for self-build and custom housing building in the authority's area.

Policy DP30 of the District Plan relates to housing mix and states:

'To support sustainable communities, housing development will:
o provide a mix of dwelling types and sizes from new development (including affordable housing) that reflects current and future local housing needs;
o meet the current and future needs of different groups in the community including older people, vulnerable groups and those wishing to build their own homes. This could include the provision of bungalows and other forms of suitable accommodation, and the provision of serviced self-build plots; and
o on strategic sites, provide permanent pitches for Gypsies and Travellers and Travelling Showpeople, as evidenced by the Mid Sussex District Gypsy and Traveller and Travelling Showpeople Accommodation Assessment or such other evidence as is available at the time; or the provision of an equivalent financial contribution towards off-site provision (or part thereof if some on-site provision is made) if it can be demonstrated that a suitable, available and achievable site (or sites) can be provided and made operational within an appropriate timescale, commensurable with the overall scale of residential development proposed by the strategic development; and serviced plots for self-build homes where a need for such accommodation is identified.
o If a shortfall is identified in the supply of specialist accommodation and care homes falling within Use Class C2 to meet demand in the District, the Council will consider allocating sites for such use through a Site Allocations Document, produced by the District Council.

Evidence of housing need will be based on the best available evidence (including local evidence provided to support Neighbourhood Plans).'

In addition, paragraph 63 of the NPPF states:

'Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing with care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes'.

The NPPG further states that: *'Relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area.'* (Paragraph: 023 Reference ID: 57-023-201760728).

The proposal seeks full planning permission for one self-build dwelling, which the applicant has declared will be built through his construction company for his future family home for him and his wife to live in, and has been actively involved in the design process to ensure the property meets their specific requirements.

The proposal to provide a self-build dwelling is a material consideration in the determination of the application and would comply with the above policy and guidance.

Design and visual impact on the character and appearance of the area

Policy DP26 of the Mid Sussex District Plan states (in part):

'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. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *positively addresses sustainability considerations in the layout and the building design;*

Policy E9 of the Haywards Heath Neighbourhood Plan states:

'Policy E9: Developers must demonstrate how their proposal will protect and reinforce the local character within the locality of the site. This will include having regard to the following design elements:

- *height, scale, spacing, layout, orientation, design and materials of buildings,*
- *the scale, design and materials of the development (highways, footways, open space and landscape), and is sympathetic - to the setting of any heritage asset,*
- *respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,*
- *creates safe, accessible and well-connected environments that meet the needs of users,*
- *Will not result in unacceptable levels of light, noise, air or water pollution,*
- *Makes best use of the site to accommodate development,*
- *Car parking is designed and located so that it fits in with the character of the proposed development.*

Proposals affecting a listed building, conservation area, building of local interest or public park of historic interest or their setting should preserve or enhance their special interest and/or distinctive character.'

Policy E10 of the Haywards Heath Neighbourhood Plan states:

'Policy E10: Development proposals in an Area of Townscape Character will be required to pay particular attention to retaining the special character and to demonstrate how they support and enhance the character of the area in question. Their boundaries are shown on figure 4.'

Policy E13 of the Haywards Heath Neighbourhood Plan states:

'Policy E13: Proposals for new residential development should provide good quality private outdoor space which is appropriate to the development proposed. The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling(s) and the character of the area, and should be of appropriate quality having regard to topography, shadowing (from buildings and landscape features) and privacy.'

Policy H8 of the Haywards Heath Neighbourhood Plan states:

'Policy H8: Housing Development within the Built up Area Boundary - Housing development within the Haywards Heath built-up area boundary, as defined, will be permitted including infill development and change of use or redevelopment to housing where it meets the following criteria:

- The scale, height and form fit unobtrusively with the existing buildings and the character of the street scene.*
- Spacing between buildings would respect the character of the street scene.*
- Gaps which provide views out of the Town to surrounding countryside are maintained.*
- Materials are compatible with the materials of the existing building.*
- The traditional boundary treatment of an area is retained and, where feasible reinforced.*
- The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'*

Chapter 6 of the Mid Sussex Design Guide SPD relates to high quality and sustainable building design in terms of scale, mass, form, materials and detailing.

The immediately surrounding area consists of detached or semi-detached houses set within generous plots but with informal layouts, vastly differing building lines and also a backland plot (Downsview) behind The White House. It is considered that the layout and scale of the proposed dwelling are acceptable on their own merits and in relation to the surrounding character of the area. There will be generous spacing either side, a minimum of 4.5m to the host dwelling and 5.3m to the neighbouring dwelling at Twinfauns, and a minimum rear garden depth of approximately 12.9m and width of 11.5m. It is considered that sufficient spacing and garden area will be retained to the host dwelling too.

While slightly unusual, the detailed design of the dwelling would nonetheless be considered acceptable, firstly in its own right, and secondly due to the street scene not being unified by any particular housing style - for example, the host dwelling is of a more traditional design, and Twinfauns to the north is a typical early-1970s design. The materials palette would be appropriate to this area and to the Area of Townscape Character.

Accordingly, it is considered that the proposal would comply with Policy DP26 of the Mid Sussex District Plan, Policies E9, E10, E13 and H8 of the Neighbourhood Plan and the Mid Sussex Design Guide SPD.

Impact on neighbouring amenity

Policy DP26 of the Mid Sussex District Plan states (in part):

'All applicants will be required to demonstrate 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)'*

Policy DP29 states:

'The environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:

Noise pollution:

- o It is designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area;*
- o If it is likely to generate significant levels of noise it incorporates appropriate noise attenuation measures;*

Noise sensitive development, such as residential, will not be permitted in close proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures, as supported by a noise assessment are incorporated within the development.

In appropriate circumstances, the applicant will be required to provide:

- o an assessment of the impact of noise generated by a proposed development; or*
- o an assessment of the effect of noise by an existing noise source upon a proposed development;*

Light pollution:

- o The impact on local amenity, intrinsically dark landscapes and nature conservation areas of artificial lighting proposals (including floodlighting) is minimised, in terms of intensity and number of fittings;*
- o The applicant can demonstrate good design including fittings to restrict emissions from proposed lighting schemes.'*

Although the Haywards Heath Neighbourhood Plan requires development to safeguard the privacy, daylight, sunlight and outlook of adjoining residents, the Mid Sussex District Plan seeks to ensure that development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. Paragraph: 084 Reference ID: 41-084-20180222 of the government's Planning Practice Guidance (Revision date: 22 02 2018) states: 'policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a Local Plan that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence.' As the Mid Sussex District Plan is the most up-to-date Plan, then the correct test to apply in this instance is whether the impact of the development causes significant harm to neighbouring residents.

The main properties affected by the proposal would be the host dwelling at North Haven and Twinfauns to the north. It is not considered that Mayfield, attached to the host dwelling to the south, would be significantly harmed by the proposed development, nor any properties opposite.

The proposed dwelling would be sited approximately 4.5m from the nearest point of the host dwelling at North Haven, which has ground and first floor windows overlooking the site and a deep floor plan. It would also be sited some 3.6m further forward and 1.0m forward of the rear building line of this property. Given the orientation and design of the building, which has considerably reduced the bulk in relation to neighbouring properties, it is not considered that the proposal will have any significantly harmful impact to the amenities of these neighbouring occupants (currently the applicants) in terms of being overbearing or resulting in any loss of light.

The proposed dwelling would be sited approximately 5.3m from Twinfauns, which is set on slightly higher ground. There is a first floor side window overlooking the site at the rear of this flank wall. The proposed dwelling would also be sited approximately 4.2m rearwards and 1.7m further forward of this neighbouring property. The street scene and section drawings show that the ridge height of the proposed building will be slightly lower than that of Twinfauns, and the bulk of the building will be significantly reduced either side due to the roof pitching away from both boundaries. Again, it is not considered that the proposal would have any significantly harmful impact to the amenities of these neighbouring occupants in terms of loss of light or being overbearing.

There are no side windows proposed at first floor level, instead they have been substituted by rooflights, which will serve non-habitable rooms, except for Bedroom 4. The ground floor side windows will not be primary windows but in any event the opportunities for mutual overlooking from above or to the side will be mitigated or resolved completely by the existing or proposed boundary treatment (fences). Gardens both existing and proposed will be overlooked by existing or the proposed property, but mutual overlooking between gardens in built-up areas is not uncommon so again, this will not be harmful to the amenities of existing or future occupants.

Accordingly, the scheme would comply with Policy DP26 of the Mid Sussex District Plan.

Highways

Policy DP21 of the Mid Sussex District Plan states (in part):

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

- *The scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses (see policy DP14: Sustainable Rural Development and the Rural Economy);*
- *Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up;*
- *The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;*
- *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;*
- *Development which generates significant amounts of movement is supported by a Transport Assessment/ Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded;*
- *The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements;*
- *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; and*
- *The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.*

Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so.'

The Highway Authority has made the following comments:

'This application is for the erection of 1 new detached 4-bed dwelling and positioning of the existing access central to the plot frontage. The site is located on Fox Hill a B-classified road subject to a speed limit of 30mph.

The existing access is proposed to be re-sited a few metres southeast of its existing location. Visibility at the proposed access appears to be similar to that of the existing access. An inspection of data supplied to WSCC by Sussex Police over a period of the last five years reveals that there have been no recorded injury accidents at the existing access and as such, there is no evidence to suggest that the access is operating unsafely, or that the proposed repositioned access, or addition of a single dwelling, would exacerbate an existing safety concern.

A license will be required for the proposed access works and the access must be constructed to a specification agreed with the WSCC Area Engineer. An informative is added below.

Five parking spaces are proposed for the site, two for the existing dwelling and three for the proposed dwelling. This provision is considered sufficient for a development of this size and location. Space is available on site for vehicles to turn and exit onto the public highway in a forward gear.

The site is sustainably located within an established residential area, with bus stops and other services within walking distance. Secure and covered cycle storage should be provided for the proposed dwelling, to encourage alternatives to the private car. Details of this can be secured via condition.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved site plan.

Reason: In the interests of road safety.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative

Vehicle Crossover - Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Therefore it is considered that the proposed re-positioned access is acceptable in highway safety terms and the parking provision and arrangements for both existing and proposed dwellings is acceptable. Cycle spaces can be secured by condition and accordingly the scheme would comply with Policy DP21 of the Mid Sussex District Plan.

Flood Risk and Drainage

Policy DP41 of the Mid Sussex District Plan states:

'Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.

Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.

Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality. Arrangements for the long term maintenance and management of SuDS should also be identified.

For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.

SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.

The preferred hierarchy of managing surface water drainage from any development is:

- 1. Infiltration Measures*
- 2. Attenuation and discharge to watercourses; and if these cannot be met,*
- 3. Discharge to surface water only sewers.*

Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies.'

Policy E7 of the Haywards Heath Neighbourhood Plan states:

'Policy E7: New development proposals will be required to incorporate Sustainable Drainage Systems (SuDS), where practical, as part of the design of new housing and commercial development and indicate how such schemes will be managed and maintained.'

The Council's Drainage consultant has raised no objection the development, subject to condition to secure a detailed drainage design.

As such, the proposal would comply with Policy DP41 of the Mid Sussex District Plan.

Sustainability

Policy DP39 of the Mid Sussex District Plan states:

'All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;*
- Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;*
- Use renewable sources of energy;*
- Maximise efficient use of resources, including minimising waste and maximising recycling/re-use of materials through both construction and occupation;*
- Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;*

- *Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience.'*

Principle DG37 of the Council's Design Guide SPD deals with 'sustainable buildings' and states:

'The Council welcomes innovative and inventive designs that respond to the sustainability agenda by minimising the use of resources and energy both through building construction and after completion.'

It lists a number of issues that designers should consider, including, amongst others, the incorporation of renewable energy technologies.

Paragraph 164 of the NPPF seeks to ensure new development helps *'to reduce greenhouse gas emissions, such as through its location, orientation and design.'* In determining planning applications, paragraph 166 expects new development to *'take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.'*

The proposal sets out the following sustainability measures in the Sustainable Construction and Energy Efficiency Statement:

- '1 The dwelling will have high insulation standards and ensure airtight construction. 100mm full fill cavity on ground floor*
- 2 The dwelling will have solar panels installed on the south facing roof and will be fitted with an inverter and battery.*
- 3 The dwelling will have low water usage by the installation of appropriate fittings to taps and cisterns.*
- 4 Low energy LED fittings will be used.*
- 5 Rainwater harvesting will be used.*
- 6 An electric charging point (7 KW rapid charge point) will be fitted to the parking bay.*
- 7 The drive approach and parking will use a permeable paver (required by the surface water drainage report)*

The applicant (also the builder) will ensure wherever feasible that building materials will be sourced locally. He will plan the Construction/management so that waste is reduced and utilise local labour and materials wherever feasible.'

The submitted Sustainability Statement is therefore considered acceptable in meeting the terms of the above policies and guidance. It should be noted that in respect of policy DP39 of the District Plan, the wording of this policy is supportive of improving the sustainability of developments, but there are no prescriptive standards for developments to achieve in respect of carbon emission reductions. Similarly, the wording of principle DG37 of the Council's Design Guide seeks applicants to demonstrate and consider sustainable matters as part of their design approach, including the use of renewable technologies, but it does not require their use.

Having regard for all the above, and given the context of the application, it is considered that the application complies with Policies DP26 and DP39 of the Mid Sussex District Plan, the Design Guide SPD and paragraphs 161, 164 and 166 of the NPPF.

Impact on trees

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

'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.'

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- *incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- *prevents damage to root systems and takes account of expected future growth; and*
- *where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- *has appropriate protection measures throughout the development process; and*
- *takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- *does not sever ecological corridors created by these assets.*

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.'

The council's Tree Officer has raised no objection to the proposal, which shows a small, young Olive tree and a small Cabbage Palm to be removed and no impact on any of the retained trees. The proposed parking bays will overlap the outer root protection area of an off-site Cedar, but the scheme proposes avoiding adverse impact by way of utilising a 3D load spreading design, such as BodPave or similar product and porous infill, and the existing turf or loose soil will be removed by hand tools only. Hence, subject to a landscaping condition, it is considered that the proposal would comply with Policy DP37 of the Mid Sussex District Plan.

Ecology

Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) lists species of animal (other than birds) which are provided special protection under the Act. Under Section 13 of the Wildlife and Countryside Act 1981 (as amended), all wild plants are protected from being uprooted without the consent of the landowner. In addition to the protection afforded by the Wildlife and Countryside Act 1981 (as amended), certain species are also covered by European legislation. These species are listed in Schedule 2 of the Conservation (Natural Habitats, 7c.) Regulations 1994 (as amended).

Policy DP38 of the Mid Sussex District Plan states:

'Biodiversity will be protected and enhanced by ensuring development:

- *Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- *Protects 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. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and*
- *Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- *Promotes the restoration, management and expansion of priority habitats in the District; and*
- *Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.*

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.'

Chapter 15 of the NPPF advises that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity value by minimising impacts on and providing net gains for biodiversity. In particular, paragraph 193 states:

'When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.'*

The site is located within a designated Great Crested Newt - Impact Risk Zone (Red). Accordingly the West Sussex Newt Officer has made comments, as follows:

'I have reviewed the attached photos and have the following comments:

It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the red Impact Risk Zone, as modelled by district licence mapping, and due to the presence of nearby ponds, I recommend that the following informative should be attached to planning consent:

"The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence."

Additionally, all vegetation within the works area shall be maintained at a maximum height of 30mm until construction is completed through regular mowing or grazing in order to discourage great crested newts from using the site. All works shall be carried out in accordance with the following measures:

- o Any demolition materials should be stored in skips or similar containers rather than in piles on ground*
- o Any trenches left overnight should be covered or provided with ramps to great crested newts from becoming trapped.*
- o Any building materials such as bricks, stone etc. should be stored on pallets to discourage great crested newts from using them as shelter*

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

- o Stop all works immediately and leave the area*
- o Inform an ecologist immediately who will provide further guidance / instructions*
- o Do not resume construction works until advised it is safe to do so by an ecologist'*

As such, it is considered that the proposal would comply with the above legislation, policy and guidance.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain this application comprises development below the de-minimis threshold (i.e. self-build), meaning that this development is exempt from providing biodiversity net gain.

Ashdown Forest

Under the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations'), the competent authority - in this case, Mid Sussex District Council - has a duty to ensure that any plans or projects that they regulate (including plan making and determining planning applications) will have no adverse effect on the integrity of a European site of nature conservation importance. The European site of focus is the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).

The potential effects of development on Ashdown Forest were assessed during the Habitats Regulations Assessment process for the Mid Sussex District Plan. This process identified likely significant effects on the Ashdown Forest SPA from recreational disturbance and on the Ashdown Forest SAC from atmospheric pollution.

A Habitats Regulations Assessment screening report has been undertaken for the proposed development.

Recreational disturbance

Increased recreational activity arising from new residential development and related population growth is likely to disturb the protected near-ground and ground nesting birds on Ashdown Forest.

In accordance with advice from Natural England, the HRA for the Mid Sussex District Plan, and as detailed in the District Plan Policy DP17, mitigation measures are necessary to counteract the effects of a potential increase in recreational pressure and are required for developments resulting in a net increase in dwellings within a 7km zone of influence around the Ashdown Forest SPA. A Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) mitigation approach has been developed. This mitigation approach has been agreed with Natural England.

The proposed development is outside the 7km zone of influence and as such, **mitigation is not required.**

Atmospheric pollution

Increased traffic emissions as a consequence of new development may result in atmospheric pollution on Ashdown Forest. The main pollutant effects of interest are acid deposition and eutrophication by nitrogen deposition. High levels of nitrogen may detrimentally affect the composition of an ecosystem and lead to loss of species.

The proposed development was modelled in the Mid Sussex Transport Study as a **windfall development** such that its potential effects are incorporated into the overall results of the transport model, which indicates there would not be an overall impact on Ashdown Forest. Additionally, based on

analysis of Census 2011 data, the proposed development is not likely to generate travel to work journeys across Ashdown Forest. This means that there is not considered to be a significant in combination effect on the Ashdown Forest SAC by this development proposal.

Conclusion of the Habitats Regulations Assessment screening report

The screening assessment concludes that there would be no likely significant effects, alone or in combination, on the Ashdown Forest SPA and SAC from the proposed development.

No mitigation is required in relation to the Ashdown Forest SPA or SAC.

A full HRA (that is, the appropriate assessment stage that ascertains the effect on integrity of the European site) of the proposed development is not required.

Standard of accommodation

Policy DP27 of the Mid Sussex District Plan states:

'Minimum nationally described space standards for internal floor space and storage space will be applied to all new residential development. These standards are applicable to:

- *Open market dwellings and affordable housing;*
- *The full range of dwelling types; and*
- *Dwellings created through subdivision or conversion.*

All dwellings will be required to meet these standards, other than in exceptional circumstances, where clear evidence will need to be provided to show that the internal form or special features prevent some of the requirements being met.'

The proposed dwelling would provide 153 sq m of internal floorspace, exceeding the standard of 115 sq m (4-bed, 7-person). Accordingly, the proposal would comply with the government's Technical Housing Standards - Nationally Described Space Standards document. In addition, while the 4th Bedroom would be lit only by a rooflight, the remaining 3 bedrooms being proposed are lit by generous windows to the front or rear, the latter open to the roof, so would still constitute a high quality development and thereby comply with Policies DP26 and DP27 of the Mid Sussex District Plan.

Accessibility

Policy DP28 of the Mid Sussex District Plan states in part:

'All development will be required to meet and maintain high standards of accessibility so that all users can use them safely and easily.

This will apply to all development, including changes of use, refurbishments and extensions, open spaces, the public realm and transport infrastructure, and will be demonstrated by the applicant.

With regard to listed buildings, meeting standards of accessibility should ensure that the impact on the integrity of the building is minimised.'

The MHLG PPG says in part:

'What accessibility standards can local planning authorities require from new development?
Where a local planning authority adopts a policy to provide enhanced accessibility or adaptability they should do so only by reference to Requirement M4(2) and/or M4(3) of the optional requirements in the Building Regulations and should not impose any additional information requirements (for instance provision of furnished layouts) or seek to determine compliance with these requirements, which is the role of the Building Control Body...'

It is considered that the resultant accommodation would provide a high standard of accessibility for the occupiers.

Other matters

Southern Water has commented on the application and requests a formal application for any new connection to the public foul sewer, which will be added as an informative.

PLANNING BALANCE AND CONCLUSION

Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the Development Plan and then to take account of other material planning considerations including the NPPF. The Development Plan in this instance consists of the Mid Sussex District Plan, the Site Allocations Development Plan Document and the Haywards Heath Neighbourhood Plan.

For the reasons set out within the assessment section, it is considered that the application complies with Mid Sussex District Plan Policies DP4, DP6, DP17, DP21, DP26, DP27, DP28, DP29, DP30, DP37, DP38, DP39 and DP41 and Neighbourhood Plan Policies E7, E9, E10, E13 and H8.

As the Council is currently unable to demonstrate a five year supply of deliverable housing sites, it follows that the relevant policies for the supply of housing from the development plan are out-of-date (footnote 8 of paragraph 11 NPPF). As such, reduced weight should be given to these policies.

In these circumstances paragraph 11 of the NPPF provides for a presumption in favour of sustainable development which means that planning permission should be granted unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole (having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination), or specific policies in the NPPF that protect areas or assets of particular importance provide a strong reason for refusing the development.

In terms of the scheme's benefits, the proposal would provide 1 new dwelling in a sustainable location, which should be given limited weight. In addition, it is a self-build dwelling which should be given positive weight. The development will result in construction jobs over the life of the build. The development will also result in an increased population for the area, which will allow more spending on services in the surrounding area. These benefits would be considered as limited.

It is not considered that there are any negative impacts.

There will be a neutral impact in respect of a number of issues such as the design, neighbouring amenity, highways, parking, landscaping, drainage, sustainability and biodiversity.

There will be no likely significant effect on the Ashdown Forest SPA and SAC.

In weighing up these issues, when taken together, it is not considered that the adverse impacts of the development would significantly or demonstrably outweigh the benefits of the proposal.

In these circumstances the NPPF states that permission should be granted.

There are no other material considerations that would alter the above planning balance.

Decision: Permission

Case Officer: Andrew Watt