

# PLANNING STATEMENT

**APPLICATION BY  
RYDON HOMES LTD**

**LAND SOUTH OF  
ST STEPHEN'S CHURCH  
HAMSLAND HORSTED KEYNES  
WEST SUSSEX. RN17 7DX**

**RESIDENTIAL DEVELOPMENT.  
PROPOSED ERECTION OF  
30 DWELLINGS**

**November 2020**



## **CONTENTS**

1. Introduction
2. Site Description
3. Planning History
4. The Proposal
5. Planning Policy
  - (a) The Development Plan
  - (b) Emerging Plans
  - (c) National Policy
6. Consultants Reports
7. Planning Assessment
8. S106 Obligations

## **1.0 INTRODUCTION**

- 1.1 This Planning Statement accompanies a full detailed planning application for the erection of 30 dwellings on land to the south of St Stephen's Church, Hamsland, Horsted Keynes.
- 1.2 Rydon Homes Ltd is a well-established firm of house-builders, which has been building high quality housing, mainly in the Kent, Surrey and Sussex areas for 40 years. Its main office is in Forest Row, East Sussex. Rydon Homes is part of the Rydon Group, which comprises a range of property-based companies. Further details are available on its website [www.rydon.co.uk](http://www.rydon.co.uk). In addition to constructing housing for the private market, the Group also has particular expertise through both its Homes and Construction companies in the provision of affordable housing.
- 1.3 The application is supported by the following statements, drawings and plans:-
- Design and Access Statement
  - Planning Statement
  - Landscape and Visual Impact Assessment
  - Transport Statement
  - Arboricultural Impact Assessment
  - Heritage Assessment
  - Archaeological Impact Assessment
  - Drainage Strategy /FRA
  - Phase 1 Habitat Assessment
  - SWMP, Lighting, Utilities and Drainage Statement
  - Air Quality Assessment
- 1.4 The application site is identified by red edging on the Location Plan submitted with this application and comprises a single parcel of land, bounded by residential curtilage on three sides. Access is obtained from Hamsland to the north.
- 1.5 The detailed plans which accompany the application are set out and explained in the Design and Access Statement. (DAS)
- 1.6 The site is shown as a proposed housing allocation (SA29) in the Mid Sussex District Council Site Allocations Development Plan Document (SADPD) July 2020 (Regulation 19) Submission Draft Version. This has been the subject of consultation and is due to be submitted for Examination at the end of 2020 with adoption in Autumn 2021. The allocation anticipates the construction of 30 dwellings with delivery in years 1-5 of the Plan period which means 2014 – 2019. The site is unconstrained and is capable of commencing development as soon as the necessary planning consents are in place and delivering housing completions shortly after that, i.e. within the first part of the Plan period 2014 - 2031.

## **2.0 SITE DESCRIPTION**

- 2.1 The application site is outside but immediately adjacent to the built-up area of Horsted Keynes, a Category 3 Settlement as defined in the Mid-Sussex District Local Plan. It is located to the south of the village and is accessed from Hamsland between a detached house, Summerlea and St. Stephen's Church, utilising the existing access to the land. The site currently comprises a single land parcel extending to approximately 1.13 ha.
- 2.2 The land is roughly triangular in shape and slopes down to the south. There are mature hedgerows containing some mature trees along the south-west and south-east boundaries. To the north there is mainly residential development fronting onto Hamsland with rear gardens running down to the application site. To the east is the garden of Milford Place, a substantial detached dwelling set in extensive grounds. To the west lies a recreation ground owned by Mid-Sussex District Council and accessed via a narrow track from Hamsland. To the south there is open countryside comprising fields and woodland.
- 2.3 The site itself is rough grassland which is presently unused but has been used for grazing horses in the past. There are trees along the boundaries but no trees on the main part of the site itself.
- 2.4 Horsted Keynes is a Category 3 Settlement which is a Limited Local Service Centre catering for basic and localised needs. It meets all the relevant criteria in having a convenience store, a primary school, a village hall and a public house. The village benefits from an off-peak public transport service that is sufficient to enable to access further services and facilities. The main towns in the locality are Haywards Heath, Uckfield, Crowborough and East Grinstead which all lie within 6-10k of Horsted Keynes and provide a wider range of services and public transport.

### **3.0 PLANNING HISTORY**

- 3.1 There is no development management history attached to the site.
- 3.2 The site was submitted for consideration by the Council's Call for Sites exercise. It was given the SHELAA reference 184. The 2018 (updated 2020) SHELAA assessed the site as suitable for housing at Stage 1 of the process and it progressed to the Stage 2, Site Selection process.
- 3.3 In the Reg.18 Consultation Draft SADPD, published in October 2019, the site was shown as a proposed housing allocation SA29 with an indicative total of 30 dwellings.
- 3.4 Post Reg. 18 Consultation the site was assessed in the Site Selection Paper 3 –February 2020. The assessment included the following conclusions:-
- low impact on the AONB
  - flood risk - no effect
  - no effect on Ancient Woodland
  - no effect on Designated Wildlife Sites
  - less than substantial harm to the Listed Building "Wyatts" lying to the south-east
  - no impact on the Horsted Keynes Conservation Area
  - moderate archaeological potential – no objection subject to survey and any mitigation required
  - Landscape – as AONB assessment
  - Trees – low/medium impact
  - Local Road / Access – no impact
  - Deliverability – developable
  - Infrastructure – potential to enhance

The summary assessment is:-

*"The site is reasonably well related to the existing built area of Horsted Keynes and has low potential for harm to the AONB. It is free of biodiversity and heritage constraints, is walking distance to local village services and the village school and has no constraints to achieving access. It is noted that the site is not well served by public transport, but this does not differentiate it from other site options at Horsted Keynes and its proximity to local services is considered to partially mitigate this".*

The site is proposed for allocation.

- 3.5 The land was subsequently included in the submission draft SADPD published in July 2020 as a housing allocation Site SA29. The Plan is due to be submitted for Examination shortly.

## **4.0 THE PROPOSAL**

4.1 This is an application for full planning permission. It proposes the erection of 30 dwellings of which 70% will be market housing and 30% affordable housing.

4.2 The DAS which accompanies the application :

- illustrates the site analysis undertaken.
- explains the design concept and principles established as a result of this site analysis
- illustrates the design development process
- presents the proposed site layout and demonstrates how it responds to the site, its locality and the wider context
- illustrates how the proposal responds to the issues raised.
- illustrates the landscape strategy and access considerations that are integral to the development

This Planning Statement therefore only sets out the key elements of the proposal.

4.3 There will be a mix of size and type of dwelling including 1 bed apartments and 2,3 and 4 bed houses. Smaller dwellings predominate, with 50% 1 and 2 bed properties. There will only be 3 (10%) 4 bed houses.

4.4 Most of the buildings are two storey with only Car Barns, Garages and a small element of Plot 17 being single storey. There is a variety of terraced, semi-detached, link-detached and detached dwellings.

4.5 The various design criteria that led to the final scheme are explained in the DAS and take account of the relevant policies in the District Plan and NPPF. This includes having regard to the site specific development criteria set out in the emerging Site Allocations DPD which, although not yet forming part of the development plan, are material considerations that carry some weight to the extent that they are consistent with the policies in the NPPF. The design concept has also been informed by guidance set out in the HWAONB Design Guide, which is also a material consideration. The DAS explains that Section 5 (Housing and Design of Development) of the emerging Horsted Keynes Neighbourhood Plan has been taken into account. Adopting the principles set out in this guidance provides a policy compliant design structure and layout.

4.6 The guidance set out in the draft NP and the HWAONB Design Guide has also been applied to the design and appearance of the proposed dwellings – as explained in Section 5 of the DAS. This illustrates the materials and

forms/features that are characteristic of local architecture/built form and create a palette of features applied to the design of the scheme.

- 4.7 This is therefore a very carefully considered and high quality design, set in an individually prepared, landscaped environment.
- 4.8 Vehicular access to the site utilises the existing access to Hamsland. The DAS, Arboricultural Assessment and Transport Statement set out the careful construction methods to be applied to protect existing trees lying close to the access. Car parking is in individual spaces adjoining dwellings or in small courts. Covered spaces are a mix of garages and car barns. The total number of spaces closely aligns with WSCC guidance including the provision of 5 visitor spaces.
- 4.9 Pedestrian connectivity is secured by a footpath along the principal access road with shared surfaces leading off.
- 4.10 As part of the works to form the access to the site it is proposed to regularise the existing on-street parking on Hamsland, opposite the site, by the provision of a layby on the northern side of Hamsland. This will accommodate approximately 10 cars and increase the practical width of Hamsland allowing cars to pass more easily. The layby can be accommodated in the road verge and will maintain the existing level of parking that occurs along this section of Hamsland. The details of the proposed access arrangements are shown on RPS Drawing JNY 10084-03 Rev. A which is attached to the Transport Statement – Appendix G.



## 5.0 PLANNING POLICY

### The Development Plan

5.1 The statutory development plan comprises:-

- Mid Sussex District Plan 2014 – 2031 (adopted March 2018)
- Mid Sussex Local Plan (2004) – (saved policies not superseded by the District Plan)
- Small Scale Housing Allocations DPD (2008)

In addition there are West Sussex Joint Minerals Local Plan (2018) and Waste Local Plan (2014) together with 16 made (adopted) Neighbourhood Plans. The Neighbourhood Plan for Horsted Keynes is in the course of preparation but is not yet “made” and therefore is not yet part of the statutory development plan.

5.2 The main policies relevant to this proposal are:-

- |             |   |   |
|-------------|---|---|
| Policy DP4  | - | Housing                                       |
| Policy DP6  | - | Settlement Hierarchy                          |
| Policy DP12 | - | Protection and Enhancement of Countryside     |
| Policy DP15 | - | New Homes in the Countryside                  |
| Policy DP16 | - | High Weald Area of Outstanding Natural Beauty |
| 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 DP30 | - | Housing Mix                                   |
| Policy DP31 | - | Affordable Housing                            |
| Policy DP34 | - | Listed Buildings and Other Heritage Assets    |
| Policy DP37 | - | Trees, Woodland and Hedgerows                 |
| Policy DP38 | - | Biodiversity                                  |
| Policy DP39 | - | Sustainable Design and Construction           |
| Policy DP41 | - | Flood Risk and Drainage                       |

5.3 None of the Saved Local Plan policies or Small Scale Housing Allocations DPD policies are relevant to this development proposal.

5.4 The Matrix set out in Table 1 below assesses the degree of conformity of the proposed development with the policy and principles in each case. The conclusion is that the proposed development complies with the development plan to a substantial degree. Any conflict with policies that seek to protect the countryside beyond settlement boundaries, as currently defined, has to be balanced against the proposed allocation of this site in the emerging Site Allocations DPD and the reliance upon the delivery of housing sites identified in the SADPD to meet the overall housing requirement set out in the adopted District Plan.

**Table 1 - Conformity of the development proposal with development plan policy set out in Mid Sussex District Planning Framework**

	<b>Policy Objectives</b>	<b>Assessment of Conformity</b>
Policy DP4	Aims to deliver a minimum 16,390 dwellings between 2014 – 2031 and commits to the adoption of a Site Allocations DPD in 2020 to identify further sites and a review of the District plan starting in 2021.	Timing of the preparation of the SADPD has slipped. Housing sites identified in the SADPD that are released in 2020, such as the application site, will comply with the timing in this policy. Horsted Keynes is a Category 3 Settlement contributing to the minimum requirement of 2200 dwellings from such settlements over the Plan period.
Policy DP6	Inter-alia, supports the expansion of settlements outside defined built-up area boundaries where the site is allocated in a subsequent DPD, the site is contiguous with an existing built-up area and is sustainable, including by reference to the settlement hierarchy.	The application accords with housing allocation SA29 in the emerging SADPD and is contiguous with the built up area of Horsted Keynes which is a sustainable Category 3 Settlement. There is a minimum residual requirement of 53 dwellings to be provided at Horsted Keynes.
Policy DP12	Aims to protect the intrinsic character and beauty of the countryside. Development outside built-up area boundaries that maintains the quality of the rural and landscape character of the District and is supported by a specific policy reference in a DPD will be permitted.	The proposed development will maintain the quality of the rural and landscape character of this edge of settlement location and is a proposed housing allocation – SA29 – in the emerging SADPD.
Policy DP15	Allows new homes in the countryside only where there is a special justification through, inter-alia, meeting the requirements of Policy DP6 and there is no conflict with Policy DP12.	The proposed development meets the requirements of Policy DP6 and does not conflict with Policy DP12.
Policy DP16	Development in the HWAONB will only be permitted where it conserves or enhances natural beauty and has regard to the HWAONB Management Plan.	The MSDC Site Selection Paper Feb 2020 assesses the site as having a low impact on the HWAONB and the DAS and LVIA demonstrate how the development will conform to the HWAONB, Management Plan and Design Guidance.
Policy DP17	Seeks to mitigate potential adverse effects on the Ashdown Forest SPA	Horsted Keynes lies within the Ashdown Forest 7km Zone of Influence and financial

	and SAC.	contributions to SANGS and SAMMS are required.
Policy DP20	Seeks the provision on-site or by means of financial contribution of local infrastructure required to support the development.	Financial contributions required to provide local infrastructure will be secured through a S.106 Obligation in accordance with the Development Infrastructure and Contributions SPD October 2019.
Policy DP21	New development must meet transport objectives including sustainable location, access to facilities, safe access and acceptable wider impacts.	The Transport Statement demonstrates how the proposed development meets the requirements and objectives of this policy in full.
Policy DP26	Seeks a high quality of design, mitigation of impact upon surrounding areas and creating a sustainable new built environment that optimises the potential of the site to accommodate development.	The DAS demonstrates that the proposed layout, design features and landscaping combine to meet these policy criteria and optimise the development potential of the site.
Policy DP27	Applies minimum nationally described space standards for internal floor space and storage space.	Space standards are met by each dwelling.
Policy DP30	Seeks to provide a mix of dwelling types and sizes.	The development includes a mix of 1,2,3 and 4 bed dwellings with a variety of size including single level apartments including affordable housing to rent (7) and shared ownership (2) to meet the housing mix requested by the MSDC Housing Officer, Helen Blackith.
Policy DP31	Seeks to provide 30% on-site affordable housing, 75% social or affordable rent and 25% intermediate.	As above. 30% on-site affordable housing is to be provided in accordance with the accommodation and tenure mix requested by MSDC Housing Officer.
Policy DP34	Seeks to protect Listed Buildings and their settings.	The site lies within the wider setting of the Grade II listed "Wyatts" to the south but development will have no material impact. Enhancement of the southern boundary tree belt is adequate mitigation.
Policy DP37	Seeks to protect trees.	The Arboricultural Assessment demonstrates that important trees on the boundaries will be retained and protected and new planting will re-inforce screening. There are no trees within the body of the

		site itself and new tree planting within the development will be an enhancement.
Policy DP38	Biodiversity will be protected and enhanced.	The Ecological Assessment identifies limited local interest on the site and how it can be protected and enhanced to provide a biodiversity net gain.
Policy DP39	Sets out a series of sustainable energy saving measures that should be incorporated within new development schemes	The DAS and Drainage Strategy explain how energy efficient and sustainable drainage measures are incorporated in the scheme in accordance with these policy criteria.
Policy DP41	Seeks to avoid developing within areas of high flood risk and to use sustainable drainage systems to avoid localised flooding and protect surface and ground water quality.	The FRA and Drainage Strategy show that a suitable and sustainable means of draining surface and foul water from the site can be achieved in accordance with the policy.

5.5 It can therefore be reasonably concluded that there is no direct conflict with any of the policies set out in the development plan and that any potentially adverse impacts to countryside or heritage has been successfully demonstrated to be avoidable through a sensitive layout and design, supplemented by suitable landscaping.

5.6 It is therefore concluded that any loss of countryside is justified by the need for housing, particularly affordable housing and the proposal accords with the Spatial Strategy of the Plan. There is no direct conflict with the other policies of the development plan and no adverse impacts that would override the positive presumption in favour of development set out in the NPPF.

### **Emerging Plans**

5.7 MSDC Site Allocations DPD and Horsted Keynes Neighbourhood Plan are material considerations that should be given some weight. Paragraph 48 of the Framework confirms that the weight to be given to relevant policies in emerging plans will vary according to:-

- a) the stage of preparation
- b) the extent to which there are unresolved objections
- c) consistency of the relevant policy with the policies of the Framework

5.8 The SADPD was published as a Submission Draft in July 2020 and the application site is shown as proposed housing allocation SA29 for 30 dwellings. It was similarly identified in the Reg.18 Consultation Draft Plan in

October 2019 which provided an opportunity for objections to be raised and adverse impacts to be identified. However, nothing came to light sufficient to prevent the allocation being continued into the Submission Draft Reg.19 Plan. There is therefore a strong likelihood that the proposed allocation SA29 will be confirmed in the adopted plan in due course.

- 5.9 The proposal has regard to the policy criteria set out in draft policy SA29 and complies fully with them.
- 5.10 The SADPD was due to be adopted in 2020 and Policy DP4 of the District Plan commits to this timescale. The timing of the SADPD has slipped but the release of this housing allocation now would accord with the expectations of the adopted District Plan, which relies upon the SADPD to identify new housing sites to provide a total of 2439 additional dwellings to supplement the strategic development sites identified in the District Plan.
- 5.11 In the light of this situation the release of the site now is not premature, there is a strong likelihood that housing allocation SA29 will form part of the adopted SADPD and this is a material consideration that should be given significant weight in favour of the grant of planning permission in this case.
- 5.12 The Horsted Keynes Neighbourhood Plan was formally submitted to MSDC in November 2017. An Examiner was appointed in May 2018 and raised concerns that he concluded, together, would not meet the Basic Conditions. The submitted plan was therefore withdrawn and a review process commenced.
- 5.13 A revised draft plan for consultation (Reg.14) was given final approval by the Parish Council in September 2020. It includes guidance on maintaining local character and ensuring good quality design (Policy HK4). As stated in the DAS the proposed development scheme has had regard to this guidance during its preparation.
- 5.14 Land south of St Stephen's Church, Hamsland is assessed in the Draft HKNDP Site Appraisal for housing development allocations –April 2020 and the summary and conclusions record :-

*" The site has low impact on the AONB and is reasonably well related to the village. Existing boundary trees on the southern and western sides need to be safeguarded and reinforced to assist integration into the landscape. Access to services is similar to, or better than, other sites in Horsted Keynes*

*Access to the site requires improvement but can be achieved within existing highway land on Hamsland.*

*Proposed for allocation in MSDC Site Allocations DPD".*

- 5.15 The Neighbourhood Plan's draft housing strategy is to rely on the MSDC Site Allocations SA28 and SA29 to meet its residual housing requirement as set

out in District Plan Policy DP6 and, in the event of any shortfall, to consider whether any additional site allocation is necessary. The application site is therefore a proposed housing allocation in the emerging Neighbourhood Plan. The Public Consultation (Regulation 14) on the draft Neighbourhood Plan commenced on the 12<sup>th</sup> October 2020 and extends to the 7<sup>th</sup> December 2020.

- 5.16 The review of the Neighbourhood Plan is at a very early stage and its policies therefore carry very limited weight. However, the Parish Council support for proposed housing allocation SA29 and its inclusion in the Reg. 14 Neighbourhood Plan give added certainty to the recognition of the site as a formal housing allocation in the Statutory Development Plan in due course. This is an important material consideration and also confirms the suitability of the site for residential development in principle.

### **National Planning Policy Framework**

- 5.12 The NPPF was published in February 2019. It is a key consideration in relation to this application and is a material consideration that is capable of overriding development plan policies.
- 5.13 It states that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 5.14 There are three overarching objectives which are to be pursued in mutually supportive ways –economic, social and environmental (Paragraph 8). They should be delivered taking local circumstances into account to reflect the character, needs and opportunities of each area (Paragraph 9).
- 5.15 Development proposals that accord with an up-to-date Development Plan should be approved and where a planning application conflicts with an up-to-date Development Plan permissions should not usually be granted (Paragraph 12). Development policies that are the most important for determining a specific planning application are regarded as being out-of-date where the Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites or where the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years (Paragraph 11(d) and Footnote 7). Existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the Framework 2019. Due weight should be given to them according to their degree of consistency with the policies of the Framework (Paragraph 213).
- 5.16 Section 5 of the Framework sets out policies aimed at delivering a sufficient supply of houses and maintaining the supply to a minimum of five years' worth (Paragraph 73). Small and medium-sized sites can make an important contribution to meeting the housing requirement of an area. At least 10% of an LPA's housing requirement should be given to the development of windfall sites.

- 5.17 Section 11 aims to make effective use of land. This includes the promotion and support for development of under-utilised land especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (Paragraph 118).
- 5.18 Development should make efficient use of land taking into account:-
- Different types of housing
  - Local market conditions
  - The availability and capacity of infrastructure and services
  - Maintaining an area's prevailing character and setting
  - Securing well-designed, attractive and healthy places
  - Make optimal use of the potential of each site (Paragraphs 122 & 123).
- 5.19 Section 12 focusses on the need to achieve well-designed places. Developments should function well, be visually attractive, be sympathetic to local character and history, create a strong sense of place, optimise the provision of a mix of development including green and other space and create places that are safe. (Paragraph 127).
- 5.20 Section 15 seeks to conserve and enhance the natural environment including recognising the economic and other benefits of trees and woodland.
- 5.21 Section 16 aims to ensure that the significance of any heritage assets and the impact of any proposed development upon them should be identified and assessed. Any harm to or loss of the significance of a designated heritage asset requires clear and convincing justification.
- 5.22 The proposed development is sustainable development, located close to services and public transport. It will contribute to economic, social and environmental objectives and provide a range of planning benefits. The Government objective of significantly boosting the supply of homes is a very important consideration. The development will be visually attractive, sympathetic to local character, and achieve an appropriate sense of place in the streetscene. It will not result in any loss of a designated heritage asset and will not harm the setting of the Listed Building to the south.
- 5.23 The proposal is in accordance with the development plan and therefore should be approved without delay, as stated in Paragraph 11 c) of the Framework. Most importantly it is consistent with the policies of the Framework, viewed as a whole.

## **6.0 CONSULTANTS REPORTS**

- 6.1 **Ecology** – There are not considered to be any significant adverse effects on any statutory or non-statutory sites of nature conservation interest from the development proposals. Any potential impact upon the Ashdown Forest SPA and SAC can be suitably mitigated by financial contributions to established schemes of mitigation.
- 6.2 No trees within the site were recorded as having the potential to support roosting bats. GCN are not considered to be present within the site. The site margins support a low population of Slow Worm and Common Lizards but measures to avoid any possible effect on reptiles and to provide suitable habitat post development can be put in place. No evidence of Badger setts was recorded on the site. No rare or significant flora was identified.
- 6.3 In conclusion, through the implementation of the safeguards and recommendations set out within the Ecology Report, it is considered that the proposals accord with planning policy with regard to nature conservation at all administrative levels. In addition, it is considered that the recommendations outlined would create a net enhancement to biodiversity post development.
- 6.4 **Landscape** – The site is visually contained by tall tree belts from the wider countryside to the south and south-west. Existing buildings along Hamsland limit views to and from the village. Therefore only a small number of public viewpoints are identified.
- 6.5 There is a low impact on the AONB.
- 6.6 The visual assessment found no important levels of effect on the representative viewpoints, with all effects being judged as minor to negligible except for a small number of residential receptors on Hamsland at Viewpoint 1 who are predicted to experience a moderate scale of change to views. These views will be mitigated by the high quality of the design and no new buildings will be prominent in these views.
- 6.7 The appraisal finds the proposed development to be consistent with planning policy objectives, with a potential minor adverse to neutral effect on AONB Objective F1 Landscapes. In relation to the field being taken out of agricultural production there is no evidence the field is currently used for grazing and it is strongly associated with the settlement edge rather than rural land-uses.
- 6.8 In conclusion overall, the proposed development is acceptable in terms of effect on the visual amenity and views experienced by users of the local landscape and the wider landscape beyond the site boundary and the development will benefit the character of the settlement edge.



- 6.9 **Flood Risk and Drainage** – The site was assessed against all sources of flood risk and found to be at low risk from all sources of flooding. Groundwater flood risk at the site is considered to be low.
- 6.10 All methods of discharge were considered in order of preference. Discharge to ground was ruled out due to the low permeability bedrock underlying the site. Infiltration cannot be relied upon for discharge of run-off. The proposed drainage strategy emulates the existing drainage regime by discharging surface water run-off to the western boundary ditch at QBAR greenfield run-off rates.
- 6.11 The proposed drainage strategy entails draining run-off into permeable pavement where it will be treated for all expected pollutants. It will then be conveyed to attenuation tanks. The attenuation tanks will store the excess run-off prior to it being discharged, at QBAR greenfield run-off rates, into the drainage ditch via a Hydrobrake flow control device. The attenuation tanks have been sized to store run-off generated in all storm events including the critical storm event plus an allowance for climate change.
- 6.12 A public foul sewer, owned and operated by Southern Water, is located in Hamsland road to the north of the site. As Hamsland road is more than 10m above the lowest unit on the site, foulwater generated across the site will require pumping to meet the sewer. An adoptable pump station (Type 3) has been proposed towards the southern corner of the site.
- 6.13 The proposed development is considered suitable for development, provided the recommendations made in the report are abided by.
- 6.14 **Transport** – The site benefits from good accessibility to bus service 270 that provides residents with access to a range of locations including East Grinstead, Ashurst Wood, Forest Row, Wych Cross, Horsted Keynes Station, Lindfield, Haywards Heath, Burgess Hill, Hassocks and Brighton. The 270 bus routes also link the site to Haywards Heath, East Grinstead and Haywards Heath Rail Station, providing access to National Rail services.
- 6.15 The site is well located in relation to the existing pedestrian facilities provided within Horsted Keynes and suitable walking routes are available to connect the site to the village centre and local primary school. The local facilities within Horsted Keynes, except for the primary school and Church, are well within the recommended preferred maximum distances identified in IHT Guidelines. On this basis, it is considered that the site is located within a suitable walking distance from the services and facilities available in Horsted Keynes.
- 6.16 In terms of sustainability, the location of the site is conducive to providing future residents with a realistic choice to the private car for many day-to-day journeys.
- 6.17 The proposed access to the site will be in the location of the existing gated access to the west of the St Stephen's Church. The proposed access takes

the form of a priority junction with Hamsland. The visibility at the vehicular access is provided in accordance with the advice contained within Manual for Streets.

- 6.18 The Hamsland vehicular access will also provide for cyclists (on-road) and pedestrians via the 1.5m eastern footway.
- 6.19 As part of the access proposals, a new lay-by will be provided to the north side of Hamsland in the vicinity of the site to accommodate the existing on-street parking and allow vehicles to pass more easily.
- 6.20 The parking provision has been based on Table 2 of West Sussex Guidance for Parking in New Residential Developments. The cycle parking will be provided in accordance with the West Sussex County Council's guidance detailed in Table 4.1.
- 6.21 The proposed 30 dwellings are predicted to generate up to 22 two-way vehicle trips in the morning Peak hour and 19 two-way in the PM Peak hour resulting in no more than one additional vehicle every 3 minutes.
- 6.22 In conclusion, the site can achieve safe and suitable means of access for all modes and the development will not materially impact on the operation of the local highway network. As such, there are no transport reasons why the development should not be permitted.
- 6.23 **Heritage** – There are several heritage assets in the vicinity. It was concluded that only Wyatts, a Grade II Listed house to the south-east of the study site, together with the Horsted Keynes Conservation Area, had the potential to be impacted by the development.
- 6.24 A review of the available evidence indicates that the study site was part of the rural hinterland surrounding Horsted Keynes in all periods. Originally a small settlement to the north of the site, developments during the mid-20<sup>th</sup> Century have seen the edge of the village extend to the northern boundary of the study site. This takes the form of housing and a Church from the 1970's.
- 6.25 The study site is located close to the southern edge of the Horsted Keynes Conservation Area. The 1970's housing screens the proposed development from view along the approach to and from Bonfire Lane (the southern edge of the Conservation Area). There are very limited views to and from the rear gardens of two houses within the Conservation Area to the north, but these will be substantially screened. There is very limited intervisibility between the site and the Conservation Area and the site is not considered to make a positive contribution to its significance and character. Consequently, the proposed development will have no impact on the significance of Horsted Keynes Conservation Area by development within its setting.

- 6.26 The proposed development is located on the edge of the setting of Wyatts (Listed Grade II). Views of the house from the study site, and of the development from the heritage asset, are very limited (Plates 6 and 7). The proposed layout of the residential scheme retains the southern part of the site as open space. As a result of this, there will be only an oblique view of the edge of the built area from the first floor of Wyatts. The proposals will result in a visual change at the edge of the setting of the Grade II Listed Building. The view already contains 1970s and later housing which results in a linear edge to the village. The informal nature of the layout which reflects the vernacular scale and detail, without pastiche, of the local area, presents a fragmented edge to the development, the impact of which is further reduced by existing hedges and trees.
- 6.27 Consequently, as a result of the design of the scheme, the change to the edge of the setting will not have a detrimental impact or harm the significance of Wyatts through development in its setting.
- 6.28 Thus it is concluded that the proposals comply with the National and Local Legislation, together with the guidelines set out in Section 2. As a result of this, no harm is caused to the significance of the heritage assets in proximity or to the Conservation Area as a result of development in their setting.
- 6.29 **Trees** – The proposed development will only require the removal of a small group of Hazel/Holly, with the Holly dying. All other trees can be retained within the scheme, maintaining the well treed boundaries and landscape setting.
- 6.30 None of the proposed houses, garages or parking spaces overlap with any retained tree RPAs, with the layout having incorporated tree constraints considerations.
- 6.31 Detailed consideration of appropriate access road design through retained tree RPAs has been undertaken and site investigations supervised by an Arboricultural Consultant are proposed to define the most appropriate construction technique. A specific pre-commencement condition can address this.
- 6.32 Robust tree protection measures are proposed in accordance with BS5837:2012 recommendations to ensure that retained trees are not adversely affected by the construction works.
- 6.33 **Archaeology** – Based on the available evidence, the site is considered to have a low potential for archaeological remains of any date. Should as yet unrecorded archaeological remains be present, they are unlikely to be of more than local significance. Consequently, such remains would not preclude the principle of development and would not be a design constraint.

6.34 Should archaeological remains prove to be present on the site, they will be impacted upon by the proposed development. However, it is considered that, based on the available evidence, any archaeological investigations in support of a future planning application could be secured by an appropriately worded condition attached to the planning consent.

## **7.0 PLANNING ASSESSMENT**

- 7.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.2 Horsted Keynes is a Category 3 Settlement (medium-sized villages providing essential services for the needs of their own residents and immediately surrounding communities) that is capable of accommodating growth commensurate with its size and facilities. The adopted District Plan (Policy DP6) indicates 69 new dwellings are to be provided in the village over the period to 2031 and the residual requirement is 53 dwellings. The District claims to be able to demonstrate a five year supply of housing at present but more housing sites are required to maintain that supply in the future and to meet the housing requirement set out in the adopted District Plan, which anticipated housing sites from the Site Allocations DPD coming forward from 2020 onwards. New development at Horsted Keynes, of a suitable scale, therefore complies with the Spatial Strategy and timing of the adopted development plan.
- 7.3 The application site lies outside the built-up settlement boundary of Horsted Keynes, as it is currently drawn, but Policy DP6 of the adopted District Plan supports the expansion of settlements outside defined built-up area boundaries where the site is allocated in a subsequent DPD, the site is contiguous with an existing built-up area and is in a sustainable location by reference to the settlement hierarchy. The current development proposal fulfils these criteria, except to the extent that the site is a proposed rather than adopted allocation in the Submission SADPD. However, it has maintained that allocation following a rigorous Reg. 18 Consultation process where no overriding constraint or adverse impacts have been identified. The allocation is also accepted by the HK Parish Council who confirm it in their emerging Neighbourhood Plan. There is therefore a strong likelihood that the allocation will be confirmed by the adopted SADPD, in the light of the slippage in the progress of the emerging Plan towards its adoption, the potential allocation is robust and can be relied upon in terms of judging compliance with Policy DP6 of the District Plan.
- 7.4 Compliance with Policy DP6 addresses any potential conflict with Policies DP12 and DP15 which seek to protect the countryside for its own sake but not to prevent the planned growth necessary to meet housing need.
- 7.5 The proposal complies with other relevant policies of the statutory development plan – see Table 1 following Paragraph 5.4 of this Statement. It is therefore a reasonable conclusion that the proposed development accords with the policies of the development plan.
- 7.6 The comprehensive range of professional reports commissioned by the Applicants and submitted with the application demonstrate that there are no significant adverse impacts that would arise from this development proposal. They also demonstrate that the concerns that led to the dismissal

of the appeal in 2015 have now been fully addressed by this revised proposal.

- 7.7 Decision-makers at every level should seek to approve applications for sustainable development where possible. The Applicant does not consider that their development will give rise to any material adverse impacts and indeed it will be consistent with local character and make a positive contribution to the area in terms of townscape quality, providing a softer urban edge and enhanced biodiversity and provision of greenspace.
- 7.8 This is a sustainable development proposal which will secure net gains in respect of the three overarching objectives of the planning system. The benefits of the proposal include:-

**Economic** – The scheme will make a contribution to economic growth in the local and national economy in terms of job creation, financial investment, increased expenditure and general economic activity including :-

- Construction
- Economic Output (GVA)
- Construction Jobs
- Supply Chain Jobs
- Local Supported Jobs
- First Occupation Expenditure
- Resident Expenditure
- New Homes Bonus
- Council Tax Revenue
- National Tax Payments of VAT, Stamp Duty, etc.
- CIL Contributions

**Social** – The scheme will provide 30 new family homes to contribute to the number and range of homes in the local area providing smaller dwellings than many in the area at present and providing 9 affordable dwellings. This will assist in meeting the need for more houses in Mid Sussex District and is consistent with the key Government objective of significantly boosting the supply of homes (NPPF paragraph 59) with added support to the Government objective of increasing the contribution from small and medium-sized sites to meeting the housing requirement of the area (NPPF Paragraph 68). A well-designed and safe built environment will be created with accessible services and open spaces that reflect current and future needs and support the community's health, social and cultural well-being because this is a well-established and well-provided settlement and the proposed dwellings are of an appropriate type and scale to fit in with the local environment.

**Environmental** – There will be a neutral impact upon the historic environment. The natural environment will be enhanced by the provision of new natural greenspace and there is potential through new landscaping

to enhance biodiversity. The built environment will be enhanced by new high quality buildings and a softer urban edge. Natural resources will be used prudently in new energy efficient buildings and the move to a low carbon economy will be assisted. There are therefore environmental gains from the proposed development.

7.9 These are important benefits and it would require very compelling adverse impacts to outweigh them. The SHELAA, Site Selection Paper 3 and Neighbourhood Plan Site Appraisal have all objectively assessed the development potential of this site and concluded that it has potential for housing development of 30 units and that there are no evident overriding environmental constraints to development. This conclusion is supported by the detailed assessments set out in the submitted Consultants Reports.

7.10 It is therefore concluded that the development of this site with 30 new dwellings is acceptable in principle.

7.11 The detailed scheme has been sensitively and carefully prepared having regard to inter alia –

- Policy criteria in Policies DP21 (Transport), DP26 (Design Quality), DP27 (Space Standards), DP30 (Dwelling Mix), DP31 Affordable Housing, DP37 (Trees), DP38 (Biodiversity), DP39 (Energy Efficiency) and DP41 (Flood Risk and Drainage).
- Policy SA29 and other policies of the emerging SADPD.
- Policies and guidance on high quality design and preserving local character set out in the emerging Neighbourhood Plan.
- Mid Sussex Design Guide.
- HWAONB Unit guidance on design principles and Management Plan.
- National guidance – including the NPPD and PPG.
- Consultant Reports, Assessment and Recommendations.

An explanation of this careful design approach is set out in the DAS. It is comprehensive and substantially consistent with all these sources of guidance. The development will consequently be of high quality.

7.12 The proposed development is deliverable without the need for any off-site infrastructure and will therefore make the Council's five year housing land supply more robust and contribute to meeting the housing targets of the District Plan for the period 2014 – 2031.

7.13 It is therefore concluded that the proposed development is in accordance with the policies of the development plan and the Government's Framework, viewed as a whole in each case. Any conflict arising from the site being

located outside the existing settlement boundary of Horsted Keynes is outweighed by the need for housing and the lack of any significant and demonstrable adverse impacts that would require a refusal. The proposal also complies with emerging Mid Sussex Site Allocations DPD and Horsted Keynes Neighbourhood Plan.

- 7.14 This is therefore a sustainable and deliverable housing proposal that accords with policy. It has been carefully and sensitively prepared, building upon a wide base of available guidance. A series of objective site appraisals have all reached the conclusion that this is an unconstrained and deliverable housing site. Full planning consent should therefore be granted subject to conditions and a S106 Obligation.



## **8.0 S106 OBLIGATIONS**

- 8.1 The Applicant is willing to enter into a S106 Agreement to secure the provision of the requisite number and mix of affordable homes and the laying out and subsequent management of the open space areas together with biodiversity management and enhancement.
- 8.2 The Applicant is also willing to enter into negotiations with regard to securing financial contributions towards:-
1. Mitigation of impacts upon the Ashdown Forest SPA and SAC.
  2. The provision of local infrastructure necessary to support the proposed housing, its future occupiers and existing community services.
- 8.3 In addressing these matters, reference will be made to, inter alia:-
- Mid Sussex Development Infrastructure and Contributions SPD (2018).
  - Mid Sussex Affordable Housing SPD (2018).
  - CIL Regulations 2010 Paragraph 122.
  - NPPF Paragraphs 54 – 57.
  - Government Planning Practice Guidance on Planning Obligations.