



PLANNING STATEMENT

in respect of
Lullings, Haywards Heath
on behalf of
Tim Musker

23 July 2025

Client Reference: 00905c-1-P

QMS

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1. INTRODUCTION

- 1.1. This planning statement has been prepared on behalf of Mr Tim Musker (the applicant) by RCA Regeneration Ltd, in support of an application for full planning permission for the proposed demolition of the existing cottage and development of a replacement dwelling at Lullings (the application site).
- 1.2. This statement describes the site and the surroundings, the planning history and nature of the proposed development, before identifying the relevant policies under which the proposals will be assessed at a local and national level. The Statement then provides a planning balance, including a non-technical summary of the supporting documents, to aid in the consideration of the application.
- 1.3. The application itself is accompanied by a full suite of supporting documents, which includes:
 - Application form, certificates and application fee
 - Location Plan
 - Architectural Drawings
 - Preliminary Ecological Appraisal
 - GCN Survey
 - Bat Survey
 - Heritage Statement and Impact Assessment
 - Arboricultural Survey and Impact assessment
 - Structural Condition Survey
 - Archaeology Report
- 1.4. Under Section 62 of the Town and Country Planning Act 1990 (as amended), it is considered that the information submitted with this planning application is sufficient to allow determination.
- 1.5. The remainder of this statement is set out as follows:
 - Section 2 – Site Description
 - Section 3 – Development Proposals
 - Section 4 – Pre-Application Engagement
 - Section 5 - Development Plan and Other Material Considerations
 - Section 6 – Planning Assessment
 - Section 7 – Summary and Conclusions

2. SITE DESCRIPTION

- 2.1. Lullings cottage and its curtilage extends to approximately 0.25 hectares. The site is located close to a number of buildings including 'Lullings' which is a Grade II Listed dwelling (list entry No. 1025790) which is partly formed from a C15 timber-framed building shown below:



Figure 1: Lullings

- 2.2. The image below shows Lullings Cottage which is the building proposed to be demolished. Lullings Cottage is considered to be curtilage listed by the council.



Figure 2: Lullings Cottage

- 2.3. The following images show the internal rooms of Lullings Cottage, and demonstrate that the building is in very poor condition:



Figure 3: Internal photos of Lullings Cottage

- 2.4. The site is accessed from Paddockhurst Lane via a private driveway and gates at the northernmost boundary. Paddockhurst Lane serves Mill Lane (to Balcombe) and Balcombe Lane (to Ardingly).
- 2.5. The site is situated equidistant to the settlements of Balcombe and Ardingly which are both approximately a 4 minute car journey from Lullings. Both settlements include a number of services and facilities including public houses, a primary school, convenience store, and a Railway station in Balcombe.
- 2.6. The site is located in the open countryside.
- 2.7. The site is located within the High Weald National Landscape (Area of Outstanding Natural Beauty).
- 2.8. The site is located within Flood Zone 1 which means that the site has a low probability of flooding from rivers and the sea.

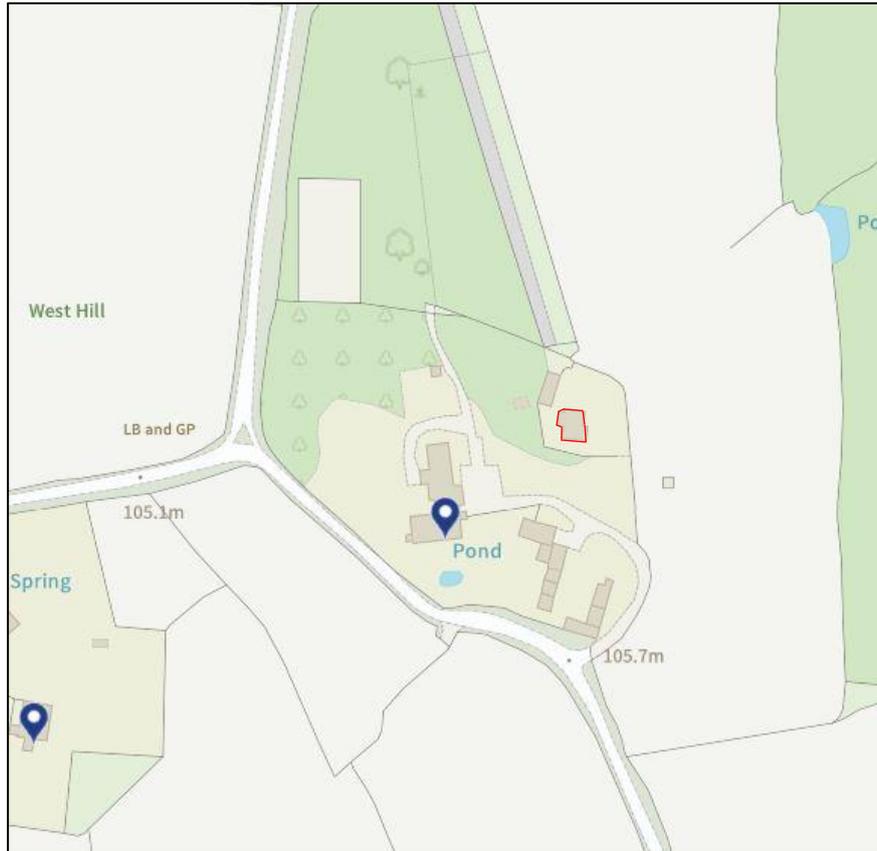


Figure 1: a map showing the nearby heritage assets.

2.9. Further detail on the site and context can be found within the submitted Design and Access Statement.

3. PLANNING HISTORY AND PRE-APPLICATION ADVICE

Planning History

- 3.1. Based on the council's public records, there is only one planning application associated with the listed building – Lullings.

Application Reference	Description of Development	Decision	Date
DM/20/4481	Remove ground floor kitchen chimney breast and install steel support.	Approved	24 th February 2021

Pre-application Advice

- 3.2. Paragraph 40 of the NPPF confirms that *“early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.”*
- 3.3. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer.
- 3.4. Paragraph 42 also states that *“the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.”*
- 3.5. The applicant comprehensively engaged with the LPA during the pre-application advice enquiry. Significant information was submitted to the LPA as part of the process to assist the relevant officers in providing their advice. The applicant worked collaboratively with the planning officer and conservation officer during the process, submitting revised drawings and revised heritage information as a result of initial feedback. This has helped inform the evolution of the design and the application before the LPA now.
- 3.6. In summary, the pre-application process was both thorough and productive. The applicant fully engaged with the LPA's advice, responding positively and proactively to comments, which has resulted in a significantly improved scheme. This collaborative approach reflects the applicant's commitment to delivering a well-considered development.
- 3.7. The documents submitted to the council for review included the following:
- location plan
 - Proposed drawings

- Existing drawings
- Arboricultural information
- Archaeology report
- Planning cover letter
- Preliminary Ecological Appraisal
- Great Crested Newt EDNA survey and report
- Bat Emergence and Re-Entry surveys
- Heritage statement
- Design and access statement

3.8. The council identified that the site had the following constraints:

- Outside of the built-up area
- Heritage impact
- National Landscape impact

3.9. The case officer concluded that:

“Taking into account the above assessment it is my informal opinion that formal planning permission would not be granted for the proposal as the total loss of the heritage asset would not be necessary to achieve substantial public benefit to outweigh the loss of that asset. Also limited public benefit can be attributed to the proposal, which would not outweigh the harm identified above specifically the impact on setting to the listed former farmhouse and the remaining curtilage listed former farm buildings and the impact on the setting of the Ardingly Conservation Area. As such in accordance with the above paragraphs of the NPPF and policies DP34 and DP35 of the Mid Sussex District Plan consent should not be granted.”

3.10. The Conservation Officer also stated that

“I remain of the opinion that Lullings Cottage is of some interest in its own right, as a curtilage listed building, and that it contributes positively to the setting of Lullings, its special interest and the manner in which this is appreciated. In terms of the revised design of the replacement dwelling, viewed in isolation of the issue of the loss of the existing building on the site, this is in my opinion an improvement over the previous scheme, both in terms of its footprint and form, and its materiality. In these respects the revised proposal responds more sympathetically to the context.”

3.11. The Conservation officer concluded that:

“The proposal continues to be contrary to the requirements of District Plan Policies DP34 and DP35, and continues to represent a total loss of significance with respect to Lullings Cottage and its outbuilding, and a level of less than substantial harm, through impact on setting, to Lullings and to the Ardingly Conservation Area. This level of less than substantial harm will be somewhat reduced by the more sympathetic nature of the proposed replacement building but remains broadly within the parameters previously set out due to the harm caused by the loss of the existing building, for which the replacement dwelling would not compensate.”

4. DEVELOPMENT PROPOSALS

- 4.1. The application is made in full for the construction of a replacement dwelling.
- 4.2. The proposals have evolved as a response of the pre-application advice received. The proposals have been carefully altered with the advice borne in mind. For example, the extent of glazing has been reduced to limit reflection when viewed from a distance. The combination of the reduction of glazing and the appropriateness of the proposed materials, as illustrated in the visual representations, results in a less intrusive structure than the existing cottage.
- 4.3. The previous proposed mono pitched roof has been replaced with a dual pitch. The timber cladding is changed to horizontal to match the existing buildings on site. The rammed earth is swapped to brick and arrangement of both this and timber is slightly tweaked to suit the new layout in footprint and elevation.
- 4.4. The roof material is now corrugated metal, with sedum being retained over the flat roof section. Solar panels and rooflights are combined across the south roofslopes where they will perform best but also be more concealed from long range views.
- 4.5. The proposed development would provide a new dwelling of high quality design with ample residential amenity. The proposed dwelling would comfortably sit within its setting and has been reduced in scale from that of the existing cottage, whilst also reflecting the existing character of the area through its design and use of materials.
- 4.6. The proposals will provide a generous amount of private amenity space and car parking as well as secure storage for bicycles.
- 4.7. The proposals provide a spacious, well contained private space for playing and social activities as well as a functional space for vehicle parking utilising the existing entrance.



- 4.8. The proposals would result in a new dwelling that better integrates into the wider site. The proposed footprint of the new dwelling is located further north than the existing cottage to improve the natural separation between the new dwelling and Lullings. The south and eastern aspects of the site are opened up due to the relocation of the built form, offering an opportunity to improve the scale of landscaping between the two dwellings. These link the site with its naturally impressive surroundings and make more use of natural light from the southern aspect.
- 4.9. The proposal is single storey to allow it to 'nestle' into its setting allowing all of the internal spaces to link and reflect seamlessly with the site through the use of glazing. The low rise nature of the proposal allows the trees and foliage to remain visible around each of its sides reinforcing the sylvan character of the immediate setting.



Figure 3: Proposed elevation

- 4.10. The material palette is kept deliberately natural to soften the proposals overall appearance and allow it to sit comfortably within its natural setting that combine contemporary design with the traditional form. Materials are set to be traditional, warm and tactile to blend with its setting.

- 4.11. The proposed dwelling will contain 2 bedrooms, one of which will have an ensuite bathroom. The living spaces are open plan, with a linked lounge space between the bedroom and kitchen/dining



Figure 7: Floor Plan

rooms. The dwelling is well in excess of the nationally described space standard (NDSS).

- 4.12. The site contains, and is surrounded by, a number of landscape features which will sit at the heart of the scheme. Wherever possible these features will be retained, enhanced, and continue to contribute to the wider green network.
- 4.13. Further detail on the design approach and how the dwelling would respond to its context can be found within the submitted Design and Access Statement.

5. DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

5.1. Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

5.2. These detailed proposals reflect the requirements of the relevant parts of the development plan and other material considerations, which are set out in the following sections.

The Development Plan

5.3. For the purposes of this application, the Development Plan comprises the Mid Sussex District Plan 2014-2031 (Adopted March 2018) (LPCS) and the Ardingly Neighbourhood Plan (Made 19th March 2015).

The Mid Sussex District Plan

5.4. The relevant policies for the determination of this application are as follows:

- DP1: Sustainable Economic Development
- DP6: Settlement Hierarchy
- DP12: Protection and Enhancement of Countryside
- DP13: Preventing Coalescence
- DP14: Sustainable rural development and the rural economy
- DP15: New Homes in the Countryside
- DP16: High Weald Area of Outstanding Natural Beauty
- DP19: Sustainable Tourism
- DP21: Transport
- DP26: Character and Design
- DP28: Accessibility
- DP34: Listed Buildings and Other Heritage Assets
- DP38: Biodiversity
- DP39: Sustainable Design and Construction

Ardingly Neighbourhood Plan

5.5. The Neighbourhood plan was made in March 2015.

5.6. The following policies considered relevant to this proposal are as follows:

- Policy ARD 1: The presumption in favour of sustainable development
- Policy ARD 2: A spatial plan for the Parish
- Policy ARD 3 Housing supply & site allocation
- Policy ARD 5: Housing Design
- Policy ARD 8: Biodiversity
- Policy ARD 9: Heritage assets

Other Material Considerations

National Planning Policy Framework (NPPF) (2024)

5.7. The Government most recently revised the National Planning Policy Framework (NPPF) in December 2024.

5.8. The NPPF emphasises the importance of sustainable development and notably the presumption in favour of sustainable development. The following paragraphs are considered to be particularly relevant to these proposals:

- Paragraph 7 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.
- Paragraph 8 sets out the overarching objectives of sustainable development, including economic, social and environmental sustainability.
- Paragraph 10 states that a presumption in favour of sustainable development lies at the heart of the NPPF.
- Paragraph 11 sets out how the presumption in favour of sustainable development should be applied. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay. It also sets out the so-called ‘tilted balance’ at paragraph (d).
- Paragraph 39 identifies local planning authorities should approach decisions on proposed development in a positive and creative way, using the full range of planning tools available.
- Paragraphs 40-47 set out the value of pre-application engagement.
- Paragraph 56 sets out that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. With regards to planning conditions, Paragraph 56 states that these should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- Paragraph 58 states that planning obligations must only be sought where they meet all of the following tests:

“a) necessary to make the development acceptable in planning terms;

b) directly related to the development; and

c) fairly and reasonably related in scale and kind to the development.”

- Paragraph 61 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.
- Paragraphs 96-108 promote healthy and safe communities.
- Paragraph 116 confirms that development should only be prevented or refused on highways grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- Paragraph 124 sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- Paragraph 129 states that planning policies and decisions should support development that makes efficient use of land, taking into account:
 - The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - Local market conditions and viability;
 - The availability and capacity on infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - The importance of securing well-designed, attractive and healthy places.
- Paragraphs 131-141 seek to achieve well-designed places.
- Paragraphs 161-182 set out ways that developments are expecting to meet the challenge of climate change and flooding.
- Paragraphs 187-195 include policies for conserving and enhancing the natural environment.
- Paragraphs 202-221 include policies for conserving and enhancing the historic environment.

National Planning Practice Guidance

- 5.9. The Planning Practice Guidance supports the NPPF and provides further guidance on how national planning policy is to be applied and has been considered as appropriate in the preparation of this application.

National Design Guide (2021)

- 5.10. The NPPF makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide, together with the National Model Design Code, illustrate how well-designed places that are beautiful, healthy, greener, enduring, and successful can be achieved in practice.

Supplementary Planning Documents (SPD)

- 5.11. The following adopted SPDs have also guided the proposals:

Design Guide SPD

- 5.12. The Design Guide is intended to inform and guide the quality of design for all development across Mid Sussex District. It sets out a number of design principles to deliver high quality new development that responds appropriately to its context and is inclusive and sustainable.

High Weald AONB Housing Design Guide

- 5.13. The High Weald Housing Design Guide was prepared by the High Weald National Landscape (AONB) Partnership, which includes the 15 local authorities with land in the AONB, to support the objectives of the High Weald AONB Management Plan. The High Weald Housing Design Guide aims to give succinct, practical and consistent advice to set clear design expectations for new housing development within the High Weald AONB, to help ensure higher quality and landscaped design that reflects intrinsic High Weald character, and is embedded with a true sense of place, without stifling innovation and creativity. Importantly, the High Weald Housing Design Guide is not solely focused on the appearance or style of individual buildings, but rather it is about creating successful places in terms of layout, grain and massing of development.
- 5.14. National Landscape designations do not preclude new development per se and this is important to recognise where often landscape harm is somehow the default position when new homes are proposed. There are many benefits to new dwellings within such areas and we consider those within the planning balance section of this statement.

High Weald AONB Management Plan

- 5.15. The High Weald National Landscape (AONB) is an area of land protected for its outstanding natural beauty. The statutory purpose of the landscape designation is to conserve and enhance the natural beauty of the area, and AONBs have the highest status of protection nationally in relation to landscape and scenic beauty. Nearly 50% of Mid Sussex District is within the High Weald National Landscape.
- 5.16. The High Weald AONB Management Plan is the policy for looking after the High Weald National Landscape in order to achieve the statutory purpose of conserving and enhancing the High Weald AONB. The Management Plan covers a range of local authority functions, and in particular it can be used to guide environmental land management and climate change strategies.
- 5.17. The Management Plan is a material consideration in the planning process, including plan-making, site allocations and assessing the impact of development proposals or other changes on the High Weald AONB.

High Weald National Landscape (AONB): Dark Skies Planning Advice Note

- 5.18. The High Weald Dark Skies Planning Advice Note has been prepared in collaboration with the 15 local authorities in the High Weald, and aims to support those objectives of the AONB Management Plan which seek to protect the dark skies of the High Weald.
- 5.19. The Planning Advice Note is a technical piece of guidance, aimed specifically at helping local authority planning officers to assess lighting proposals in the High Weald, and help planning policy teams consider dark skies in their policy formulation and site allocations. The Planning Advice Note should also help scheme designers to submit well-informed and place-appropriate lighting proposals.

Parking Guidance

- 5.20. The County Council, in its role as the local highway authority, is a statutory consultee on planning applications that affect the highway. The parking guidance is needed to help determine the County Council's response to consultations on planning applications and the preparation of planning policies.



6. PLANNING ASSESSMENT

Principle of Development

6.1. The site is located outside of the built up area defined by the District Plan. However, Policy DP15 of the MSDP confirms that:

“Replacement dwellings in the countryside will be permitted where:

- *The residential use has not been abandoned;*
- *Highway, access and parking requirements can be met; and*
- *The replacement dwelling maintains or where possible enhances the quality of the natural and/or built landscape particularly in the High Weald Area of Outstanding Natural Beauty, especially if a significant change in scale from the existing dwelling is proposed.”*

6.2 Policy DP6 also confirms 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.

The growth of settlements will be supported where this meets identified local housing, employment and community needs. Outside defined built-up area boundaries, the expansion of settlements will be supported where:

1. *The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings; and*
2. *The site is congruous with an existing built up area of the settlement; and*
3. *The development is demonstrated to be sustainable, including by reference to the settlement hierarchy. The developer will need to satisfy the Council that: The proposal does not represent an underdevelopment of the site with regard to Policy DP26: Character and Design; or A large site is not brought forward in phases that individually meet the threshold but cumulatively does not.’*

6.2. The proposal is for a replacement dwelling. The proposal also complies with Policy DP15 and DP6 of the District Plan. Therefore the principle of development is acceptable.

Design and Visual Impact

6.3. The proposed development will replace an incongruous and unsightly building with a high quality designed dwelling that will blend in with the surrounding landscape.

6.4. The proposals will be designed to complement the existing built form. The materials, siting, proportions, design, massing and detail will be appropriate the surrounding area and historical significance of Lullings. The proposals will represent a significant improvement in design terms over the existing property on site.

6.5. The proposed development offers a clear and demonstrable improvement over the existing dwelling in terms of its architectural design and better visual integration with the surrounding environment. The proposals would offer landscape benefits in terms of the impact on the High

Weald National Landscape which is a sensitive area, where any harm is considered to carry the highest weight in planning terms.

Residential Amenity Considerations

- 6.6. The proposal offers improved living accommodation with enhanced space standards, better insulation, improved sustainability credentials and improved outdoor amenity space.
- 6.7. The applicant proposes Air Source Heat Pumps and Solar Panel Provision as part of this planning application.

Historic Environment Considerations

- 6.8. The submitted Heritage Statement prepared by Stantec confirms that:

“Change, including development, can sustain, enhance, or better reveal the significance of an asset as well as detract from it or leave it unaltered. The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of the setting to the historic significance of an asset can be sustained or enhanced if new built form buildings are carefully designed to respect their setting by their scale, proportion, height, massing, alignment, and use of materials.”

- 6.9. The statement further confirmed that Lullings Cottage, while historically associated with the principal Listed Building known as Lullings, holds limited heritage significance. Its value is primarily derived from its associative relationship with the later phases of development at Lullings. The loss of the building is acknowledged as being harmful to its heritage significance and to the significance of Lullings through the loss of a historic structure that contributes to the overall historic context of the wider Site. This harm is judged to be a low level of less than substantial harm.
- 6.10. In line with paragraph 216 of the NPPF, the harm arising from the demolition and redevelopment must be weighed against the public benefits of the proposal. These are set out later in this Planning Statement.
- 6.11. The harm resulting from the loss of Lullings Cottage can be mitigated through a Level 2 Historic Building Recording. It is proposed that this can be secured by an appropriately worded planning condition to ensure the record is completed and archived in accordance with best practice standards.
- 6.12. The identified harm is justified, and it has been demonstrated that it is not viable to retain the building. The harm has been mitigated as far as possible and the less than substantial harm is considered to be outweighed by the benefits of the proposed scheme.
- 6.13. The report concludes that the proposal represents a balanced and responsible approach to managing change within a historic environment. It delivers clear public benefits in terms of sustainability and design quality, while ensuring that the significance of the principal listed building is preserved and respected. The development is therefore considered to comply with both the statutory duty under the 1990 Act and the heritage policies of the NPPF.

Natural Environment Considerations

- 6.14. The application is accompanied by a preliminary ecological assessment, Great Crested Newt survey and bat survey prepared by Arbtech.

- 6.15. The bat survey confirmed that the surveys undertaken to date concluded the likely absence of roosting bats from both buildings. No bats were observed emerging from either building during the emergence survey. No evidence of bats was found during the Preliminary Roost Assessment or during the material changes check.
- 6.16. The GCN report concludes that it is very likely that GCN will be absent on site and that no impacts are anticipated on GCN as a result of the proposed development.

Arboricultural Considerations

- 6.17. The proposals only seek to remove one tree as a result of the proposals. This tree is not protected, and consent would not be required to remove it. Considerable replacement planting is proposed including new trees and shrubs that have been carefully considered as part of an extensive landscaping strategy that will benefit the setting and character of the site as well as from an environmental perspective.

Highway Considerations

- 6.18. Means of access is via an existing access. The level of parking provided is in line with the West Sussex County Council's Guidance on Parking at New Developments document.

Drainage Considerations

- 6.19. The site is not located within an area at risk of surface water flooding. Drainage information has been submitted in support of this application.

Public Benefits

- 6.20. The proposals aim to create a single high quality replacement dwelling which will include the following:

Social:

- An improved replacement dwelling that it is better suited to modern day family living.
- As a single-storey dwelling, the design offers step-free access and the potential for lifetime occupation, supporting inclusive design principles. The redevelopment of the Site allows for a dwelling which has been designed to be adaptable to changing household needs, supporting long-term viability and reducing the need for future alterations or redevelopment.

Environmental:

- Achieving high standards of insulation in the building fabric to conserve energy and reduce running costs.
- Adopting off site construction methods where possible, e.g. timber frame construction.
- Using materials of low embodied energy, low carbon and making use of recycled materials and renewable materials where possible.
- The new dwelling is designed to meet high environmental standards, incorporating low-carbon materials and renewable energy systems (e.g., solar panels, air-source heat pumps).
- The proposal enhances the setting of the principle Listed Building by removing a building that cannot be viably or successfully redeveloped whilst offering the same building performance and introducing a sensitively designed, high-quality development which preserves the historic rural character of the wider site.

Economic

- The development will provide short-term employment opportunities for local builders, contractors, tradespeople, and suppliers during the demolition and construction phases
- A new, higher-quality home often requires more substantial investment in materials, services, landscaping, and interior fittings, generating revenue for local businesses and service providers.
- The proposals will enable new residents to spend locally.

6.21. The proposals will also demonstrate the delivery of high quality residential design through the assessment the scheme against the 12 Building for Life criterion.

7. SUMMARY AND CONCLUSIONS

- 7.1. This planning statement supports an application for full planning permission for the proposed demolition of the existing cottage and development of a replacement dwelling.
- 7.2. The proposals would contribute positively to the three pillars of sustainability as set out previously.
- 7.3. Individually and cumulatively these benefits all contribute positively to the environmental, economic and social pillars of sustainable development and carry significant weight in the planning balance.
- 7.4. The public benefits outweigh the harm associated with the loss of a curtilage listed building that cannot viably be improved to the same standard as the new dwelling in building energy performance terms.
- 7.5. The proposals are therefore, overall, considered to constitute sustainable development.
- 7.6. We respectfully urge the Council to consider these proposals favourably.

