

Planning Statement - DM/25/1138 for change of use to The Studio, Keepers Cottage, Copthorne Common, Copthorne, West Sussex RH10 3LE

This is a planning statement, requesting the change of use of 'The Studio', which is located on the land of Keepers Cottage, Copthorne. Please also refer to the additional information and planning application for further details of the plan. The current use of The Studio is for the leisure of the owners of Keepers Cottage. Tamzin Wares and Sophie Hale (mother and daughter) are requesting to change this to business use, to set up a pottery studio. The business model would include 8 sessions in the morning and 8 sessions in the afternoon for those interested in pottery to attend The Studio to be creative and connect with a community. We will also offer lessons and other group activities, based on business need, whilst being conscious and considerate of the environment and space. The site area of the cabin itself is 64sqm and is situated on the grounds of Keepers Cottages which sits on approximately 18 acres of land. We have sought permission for this application from Julia Raines, the owner of the land, who is also considered a close family friend; Ms. Raines is supportive of the plan. Throughout the plan I will make reference to relevant policies, outlined in the Mid Sussex District Plan (March 2018) and Copthorne Neighbourhood Plan (2021). The relevant policies include the following:

DP12 – Protection and Enhancement of the Countryside

DP14 – Sustainable Rural Development and the Rural Economy

DP21 – Transport

DP29 – Noise, Air and Light Pollution

DP41 – Flood Risk and Drainage

CNP1 – General Development Requirements

There are no significant plans to develop the site, other than to build decking or a veranda to the side of the studio, which has recently been removed due to wood rot and for safety reasons. We would plan to maintain the property and ensure it was encompassing to its surroundings. Inside the property, we plan to provide tools and materials for the purpose of creating pottery and ceramics. This would include pottery wheels and a kiln/s. The studio is already equipped with a functioning kitchen, bathroom, electrics and plumbing.

The site is situated on a private fishing lake surrounded by an abundance of wildlife, plants and foliage as well as natural walk ways and grass areas. The studio is currently used as a games room and for space for family and friends to stay.

General development requirements which have been identified in the Copthorne Neighbourhood Plan, which are relevant to the proposed change of use to The Studio, include 'maintaining Copthorne's identity as a village' and 'retaining the rural environment'. The pottery studio proposed, would enable a further sense of community within the village and provide a quiet and tranquil space to create art and promote positive connections. There are no plans to develop the site in a significant way, therefore promoting the retention of our rural environment as well as biodiversity by the current owner's maintenance of the site. As rent will be paid to the current owners, there is more scope to invest and further promote the biodiversity of the site. We are passionate about the natural surroundings of the studio and is the reason this would also provide a perfect setting for such a proposal. We would therefore continue to ensure the environment is maintained.

We believe that the proposal is a small-scale venture and an economic activity that is compatible with the district's rural character, as outlines in DP21 of the MSDP. Section DP12 also mentions the encouragement of a healthy and enjoyable lifestyle by creating places which promote such, via informal leisure spaces. The studio would look to encompass this. Furthermore, DP14 mentions the promotion of rural economic development which provides good, long-term employment, which helps to improve local skills and services as well as promoting the wellbeing of the community. Pottery in particular is proven to encompass multiple benefits for wellbeing, including stress relief, mindfulness and focus, boosted creativity, emotional expression as well as social connection, given the environment we plan on enhancing.

The plan involves a small number of bookings, which would not involve multiple moves of vehicles, with sufficient car parking space, which cannot be seen from a main or even rural road. The overall character of the area would be wholly promoted and we will ensure no elements are compromised but enhanced, which is something promoted and considered in DP21 – Transport section of the Mid Sussex District Plan. The location of The Studio is also close to a public footpath, allowing easy access by foot from the village centre. There is a bus stop just at the end of the lane and traffic islands along the A264 allowing safe crossing of the main road to the lane that leads to The Studio if accessing it by foot. *(Please see Google Maps Screen shot in additional information to show the traffic island, bus stop and Footpath sign leading to the lane.)*

With regard to DP29: Noise, Air and Light Pollution, the art of pottery is not considered a loud one. We are able to be conscious and aware of any noise as well as use of light. Excessive light or noise is not something commonly associated with a

pottery studio. There are plans to change the light fittings in the main part of The Studio, which will be installed by a certified electrician.

With regard to DP41, please refer to the additional information document provided and refer to sections named Flood risk and Waste and Storage collection, which details the method in which contamination can be closely managed and prevented.

There are a number of benefits to the proposed plan, to change the current use of The Studio, situated on the grounds of Keepers Cottage, including a sense of community, promoting positive wellbeing, a positive impact on the environment, increased employability and improving local services. The current location has provisions already in place, such as a car park and a functioning building, therefore no significant development is required. I sincerely hope our information has embodied our plan; we are extremely passionate about this project and hope to have a lasting and successful business.