

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1264	Case Officer:	Katherine Williams
Application Type:	Full Application		
Proposal:	Removal of 3 oil boiler systems and replacing with low-carbon alternatives. Standen House (Grade 1) to gain a pellet biomass system and No 5 and No 6 Standen Cottages (Grade II) to gain individual Air-Source Heat Pump systems to be located in the back gardens. This will include complete radiator and pipework upgrades.		
Site:	National Trust, Standen, West Hoathly Road, East Grinstead, West Sussex, RH19 4NE, ,		
Validation Date	16 May 2025	Overall Expiry Date:	5 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	24 Jul 2025
Target Date:	11 Jul 2025	Recommending Officer Signature:	Katherine Williams

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	25 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1264

National Trust, Standen, West Hoathly Road, East Grinstead, West Sussex, RH19 4NE, Removal of 3 oil boiler systems and replacing with low-carbon alternatives. Standen House (Grade 1) to gain a pellet biomass system and No 5 and No 6 Standen Cottages (Grade II) to gain individual Air-Source Heat Pump systems to be located in the back gardens. This will include complete radiator and pipework upgrades.

Miss Gemma Hardy

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEEES

Conservation Officer - No objection

Environmental Health - following further information, no objection

Historic Environment Consultant - no comment, refer to Council's Conservation Officer

Gardens Trust - no comment

TOWN COUNCIL OBSERVATIONS

Recommend Approval

INTRODUCTION

The application seeks planning permission for the removal of 3 oil boiler systems and replacing with low-carbon alternatives. Standen House (Grade 1) to gain a pellet biomass system and No 5 and No 6 Standen Cottages (Grade II) to gain individual Air-Source Heat Pump systems to be located in the back gardens. This will include complete radiator and pipework upgrades.

RELEVANT PLANNING HISTORY

DM/17/1096 - (6 Standen Cottages) Installation of secondary glazing and installation of flu liner and siting of a multi fuel stove heater. Granted

DM/24/1278 - (5 and 6 Standen Cottages) Recovering of the roofs using existing materials, repairs to the timber structure, renewal of the central valley gutter and introduction of a rooflight. Renewal of and additional rainwater goods. Introduction of fire separation within the roof void and elsewhere. Renewal of secondary glazing. External redecoration. Granted

DM/25/1265 - Removal of 3 oil boiler systems and replacing with low-carbon alternatives. Standen House (Grade 1) to gain a pellet biomass system and No 5 and No 6 Standen Cottages (Grade II) to gain individual Air-Source Heat Pump systems to be located in the back gardens. This will include complete radiator and pipework upgrades. Under Consideration

SITE AND SURROUNDINGS

Standen is located off an extended access road off the southern side of West Hoathly Road, within the countryside and High Weald AONB. Standen House itself is Grade I listed with a number of surrounding Grade II listed including No. 5 and 6 Standen Cottages. The site is also located within Standen Registered Park and Gardens.

The wider locality is characterised by open fields and areas of woodland with sporadic residential and agricultural properties, which contributes to the rural landscape and character.

APPLICATION DETAILS

The proposal includes the replacement of the existing oil boilers within the plant room of Standen House and the insertion of a pellet biomass boiler with associated alterations including pellet and vent pipes, and the installation of a new door to the pellet store.

The proposal also includes the replacement of the existing oil boilers of No.s 5 and 6 Standen Cottages to be replaced by Air Source Heat Pumps. The ASHP for No. 6 would be located within the south-west corner of the rear garden of the property and would be in the same position as the existing oil tank. The ASHP for No. 5 would be in the north-west corner of the rear garden of the property, and would be screened from the dwellinghouse by a trellis screen.

The proposal includes 2 No. additional radiator to the Dining Room of No. 6.

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.

Specifically Section 70 (2) of the Town and Country Planning Act 1990 states:

'In dealing with such an application the authority shall have regard to:

- a) The provisions of the development plan, so far as material to application,*
- b) And local finance considerations, so far as material to the application, and*
- c) Any other material considerations.'*

Section 38(6) Planning and Compulsory Purchase Act 2004 provides:

'If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

The requirement to determine applications "in accordance with the plan" does not mean applications must comply with each and every policy, but is to be approached on the basis of the plan taken as a whole. This reflects the fact, acknowledged by the Courts, that development plans can have broad statements of policy, many of which may be mutually irreconcilable so that in a particular case one must give way to another.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation DPD, Site Allocation DPD and East Grinstead Neighbourhood Plan.

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

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

- DP12 - Protection and Enhancement of Countryside
- DP16 - High Weald Area of Outstanding Natural Beauty
- DP26 - Character and Design

DP29 - Noise, Air and Light Pollution
DP34 - Listed Buildings and Other Heritage Assets
DP36 - Historic Parks and Gardens
DP40 - Renewable Energy Schemes

Site Allocations DPD

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

No relevant policies.

East Grinstead Neighbourhood Plan (made November 2016)

Relevant policies:

EG1 - High Weald Area of Outstanding Natural Beauty
EG2 - Areas of Development Constraint
EG3 - Promoting Good Design
EG4 - Designated and Non Designated Heritage Assets

Other Legislation

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 stage 1 hearings were concluded on the 31st 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
DPS3: Renewable and Low Carbon Energy Schemes
DPN5: Historic Parks and Gardens
DPN6: Pollution
DPN7: Noise Impact
DPC1: Protection and Enhancement of the Countryside
DPC4: High Weald Area of Outstanding Natural Beauty
DPB1: Character and Design
DPB2: Listed Buildings and Other Heritage Assets

Mid Sussex Design Guide Supplementary Planning Document (SPD)

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 4th 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.

National Planning Policy Framework (NPPF) (December 2024)

The NPPF sets out the government's policy in order to ensure that the planning system contributes to the achievement of sustainable development. Paragraph 8 sets out the three overarching objectives to sustainable development, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The three objectives are economic, social and environmental.

Paragraph 9 of the NPPF states *'these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.'*

Paragraph 11 of the NPPF sets out that for both plan-making and decision-taking, the presumption in favour of sustainable development should apply.

Paragraph 12 of the NPPF states;

'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'

Paragraph 39 of the NPPF states;

'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'

With specific reference to decision-taking paragraph 48 states that planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy Guidance (Where being referred too)

National Design Guide

Published in 2021, the National Design Guide illustrates how the government consider 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.

Planning (Listed Buildings and Conservation Areas) Act 1990

ASSESSMENT

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

- The principle of development;
- Design and Impact on the Listed Buildings and Registered Park and Gardens
- Impact on the High Weald AONB
- Impact on the amenities of neighbouring properties
- Sustainability
- Biodiversity Net Gain

- Planning Balance and Conclusion

Principle of Development

Policy DP12 of the Mid Sussex District Plan states:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- *it is necessary for the purposes of agriculture; or*
- *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

Policy DP40 of the Mid Sussex District Plan relates to renewable energy and states:

'Proposals for new renewable and low carbon energy projects (other than wind energy development - see below), including community-led schemes, will be permitted provided that any adverse local impacts can be made acceptable, with particular regard to:

- *Landscape and visual impacts, including cumulative impacts, such as on the setting of the South Downs National Park and High Weald Area of Outstanding Natural Beauty, and the appearance of existing buildings;*
- *Ecology and biodiversity, including protected species, and designated and non-designated wildlife sites;*
- *Residential amenity including visual intrusion, air, dust, noise, odour, traffic generation, recreation and access.*

Assessment of impacts will need to be based on the best available evidence, including landscape capacity studies. Proposals for wind energy development involving one or more wind turbines will only be granted if:

- *the development site is in an area identified as suitable for wind energy development in a Neighbourhood Plan; and*
- *following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.'*

The proposal would result in the replacement of the existing boiler systems with a biomass system for Standen House and Air Source Heat Pumps (ASHP) for No.s 5 and 6 Standen Cottages, which would generate a renewable energy source for the properties. The proposed system for Standen House would be within the existing plant rooms of the building, in addition to this the ASHP for No. 6 Standen Cottage would be located in the same position as the existing oil tank. The ASHP for No. 5 Standen Cottages would be located in the garden of the property. The proposed works would not be highly visible from the wider area or public views.

Due to this position the proposal is not considered to have an impact on the surrounding landscape. It is therefore considered that the proposal would meet the requirements of policies DP12 and DP40 of the Mid Sussex District Plan and is acceptable in principle.

Design and Impact on Listed Buildings and Registered Park and Garden

S.66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Paras 205, 212-215 of the NPPF state:

'205. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Policy DP34 of the District Plan is relevant and states:

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- Special regard is given to protecting the setting of a listed building;*
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.'

Policy EG4 of the East Grinstead Neighbourhood Plan echoes the ethos of this policy.

Mid Sussex District Plan policy DP36 states:

'The character, appearance and setting of a registered park, or park or garden of special local historic interest will be protected. This will be achieved by ensuring that any development within or adjacent to a registered park, or park or garden of local historic interest will only be permitted where it protects and enhances its special features, setting and views into and out of the park or garden.'

Policy DP26 of the Mid Sussex District Plan states:

"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;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *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 DP27);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development."*

Policy EG3 of the East Grinstead Neighbourhood Plan echoes the ethos of this policy.

Principle DG11 of the Mid Sussex Design Guide states: *'Heritage assets and historic landscapes should be celebrated, enhanced and preserved where appropriate, for the enjoyment of existing and future residents. Where appropriate and providing it does not cause harm to the heritage assets or their setting, they should be carefully integrated into development proposals as they help to reinforce a sense of place and local identity.*

Elsewhere new development should generally reflect the scale of adjacent areas and the settlement context within which it is located to deliver a coherent and consistent urban fabric. There may be potential to introduce a new character / development form and massing:

- *On larger urban extensions; this will typically be within the middle of the site and associated with a new neighbourhood centre, spine road or the main open space.*
- *In town centre locations defined as coarse grain areas and nearby sites identified on the brownfield sites register.'*

Historic England has been consulted on the application and state that they do not wish to provide comments on the application.

The Garden Society were also consulted and did not wish to make comments on the application.

The Council's Conservation Officer has been consulted on the application and has provided the following comments:

'Standen is a substantial Grade I listed Arts and Crafts country house by the noted architect Philip Webb, with interiors by Morris & Co. It has an extensive garden setting with fields and woods beyond. Several buildings associated with the estate, including the original farmhouse, farm buildings and lodge, are listed Grade II. The gardens and grounds are a Registered Park and Garden.

The current proposal affects the main Grade I listed house and associated outbuildings attached to its western end, and 5 and 6 Standen Cottages, which are separately listed Grade II. This cottage pair, which date from the 15th-16th century were created out of the farmhouse to the farmstead originally on the site, which was known during the early 19th century as Hollybush Farm. The farmhouse was subdivided and extended as part of the works associated with the construction of Standen house, which is physically attached to it by an archway.

The proposal before us, which follows on from pre-application advice, is for works to remove the current oil boiler systems at Standen House and No. 5 and No. 6 Standen Cottages and replace these with low-carbon alternatives, consisting of a pellet biomass boiler at the House, and two air source heat pumps (ASHPs) at the Cottages.

Standen House was when constructed a modern dwelling with every comfort, including electricity and a central heating system. However the house's current oil-fired boilers and heating system were installed in 1963 and are considered to have outlived their usefulness. Furthermore, the risk of environmental damage from oil spills and the carbon footprint associated with the system are of concern.

The proposed biomass system would be sited in the existing boiler rooms to the western end of the house. Associated works would include the creation of new openings and enlargement of existing ones, re-opening of a blocked doorway, and lining of an existing chimney.

The existing boiler rooms, although they retain something of their original character, have been altered by successive changes relating to modernisation of the plant contained within. In this context, and given the secondary nature of the spaces, the proposed further works, subject to detail, are not considered contentious. The proposed reinstatement of the blocked doorway will restore an original feature of the building and will modestly enhance its special interest, subject to detail. Ethernet cabling will be required to remotely monitor the biomass boiler, this will be laid across the entrance elevation of the house following existing cabling routes where possible.

This aspect of the proposal is not considered contentious, but further detail will be required in some respects- this could be submitted now or by condition:

- *Detailed drawings of the new door to the reinstated opening and to the altered door to the boiler room*
- *Details of the appearance of the hole/pipe outlets required for the pellet blow pipe and vent pipe*
- *Details of the size and appearance of the ethernet cable to be run across the entrance elevation of the house*

The existing oil boilers serving Standen Cottages would be replaced with two ASHPs, one to be sited within each of the gardens to the rear of the Cottages. Internally, the existing radiators which are modern would be replaced with larger equivalents, and pipework (which is surface mounted and boxed in) also

increased in size. Two additional radiators would be included within the ground floor dining room of no. 5, and a modern cupboard enlarged at first floor to no. 5.

The replacement of the existing oil boilers and associated oil tank to the rear of the cottages with ASHPs has the potential to enhance their setting by restoring part of the rear garden area to no. 5. Although the ASHP units are fairly sizeable, they will largely be concealed from views from outside the garden spaces by the existing close boarded fencing which encloses these areas. In addition, a new fence section is proposed between the unit to the rear of no. 6 and the building itself, to screen it in views from the house. The location and associated pipe runs have been carefully considered to minimise the impact on the fabric and external appearance of the Cottages, and are considered acceptable, although as we noted on site the following revised/additional information should be provided:

- *Amendments should be made to the height/design of the fencing around the rear garden to no. 6 to ensure that the ASHP to this garden is fully concealed in external views in particular from the path which runs along the northern side of the house courtyard towards the quarry garden.*

- *The screening fence between the ASHP and the rear of the Cottage should be shown in the site plan.*

The proposed internal works associated with the proposal are not considered contentious.

In summary, therefore, the proposal is considered subject to the above mentioned minor amendments and further detail to preserve the special interests of the house and cottages, and the registered gardens. This will meet the requirements of District Plan Policies DP34 and DP36 and the relevant paragraphs of the NPPF.'

Following these comments the further information requested by the recommended conditions was provided and considered acceptable.

The proposal would have limited public views and would largely be positioned within the existing locations of the oil systems. Given the nature and position of the proposed systems and associated alterations, along with the creation of a renewable energy source, it is considered that the proposal would not have an impact on the special interest of the registered park and garden and the listed buildings.

Impact on the High Weald AONB

The site is located within the High Weald National Landscape. The statutory designation of the High Weald National Landscape remains an Area of Outstanding Natural Beauty (AONB). As set out in section 82 of the Countryside and Rights of Way Act 2000, the primary purpose of the AONB designation is to conserve and enhance the natural beauty of the area. The Countryside and Rights of Way Act 2000 further sets out the legal framework for AONBs.

Section 85 of the Countryside and Rights of Way Act 2000 (as amended by the Levelling-up and Regeneration Act 2023) places a statutory duty on all relevant authorities, including a local planning authority such as Mid Sussex District Council, that in 'exercising or performing any functions in relation to, or so as to affect, land in an AONB, they must seek to further the purpose of conserving and enhancing the natural beauty of the AONB'. This includes land both within the landscape designation and within its setting.

Section 84(4) of the Countryside and Rights of Way Act 2000 confirms the powers of local planning authorities to 'take all such action as appears to them expedient for the accomplishment of the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty'.

Section 89 of the Countryside and Rights of Way Act 2000 requires local authorities to 'prepare and publish a plan which formulates their policy for the management of the area of outstanding natural beauty and for the carrying out of their functions in relation to it'. The High Weald AONB Management Plan has been adopted by Mid Sussex District Council and it is a material consideration in the planning process including decisions on planning applications.

Mid Sussex District Plan policy DP16 states:

'Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular;

- *the identified landscape features or components of natural beauty and to their setting;*
 - *the traditional interaction of people with nature, and appropriate land management;*
 - *character and local distinctiveness, settlement pattern, sense of place and setting of the AONB;*
- and*
- *the conservation of wildlife and cultural heritage.*

Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported.

Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular'

Policy EG1 of the East Grinstead Neighbourhood Plan echoes the ethos of this policy.

Paragraphs 189 of the NPPF states that

'189. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan requiring proposals to conserve and enhance the AONB.

Given the design, form and scale of the proposal in relation to its locality and context it is not deemed to conflict with the statutory purpose to conserve and enhance the natural beauty of the AONB.

Impact on the amenities of neighbouring properties

Policy DP26 of the District Plan relates to character and design of proposals. Within this there is a requirement that proposals do *'...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'*.

Policy EG3 states that proposals should "not harm" adjoining neighbours amenity whereas policy DP26 of the MSDP states that development should 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, policy DP26 of the MSDP is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

Policy DP29 of the Mid Sussex District Plan 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:

- *It is designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area;*
- *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:

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

...

The degree of the impact of noise and light pollution from new development or change of use is likely to be greater in rural locations, especially where it is in or close to specially designated areas and sites.'

The Council's Environmental Health Officer has been consulted on the application and raises no objection subject to further information.

The proposed replacement biomass system within Standen House would be located within the existing plant rooms of the building and the proposed alterations would not be visible from neighbouring residential properties and would not cause harm to their amenities.

The proposed ASHPs for No. 5 and 6 Standen Cottages would be positioned in their respective rear gardens and would be screened by the close boarded boundary fencing. Given the position of the proposed pumps, it is considered that the proposal would not cause harm to the amenities of neighbouring properties.

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 is comprises development below the de-minimis threshold meaning that this development is exempt from providing biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of principle, the impact to the Historic Park and Garden and the listed buildings, conserve the landscape of the High Weald AONB, and would not cause significant harm the amenities of neighbouring properties. Therefore the proposal complies with Mid Sussex District Plan policies DP12, DP16, DP26, DP34, DP36 and DP40, policies EG1, EG2, EG3, EG4 of the East Grinstead Neighbouring Plan, the relevant provisions of the NPPF, and the Listed Building and Conservation Area (LBCA) Act 1990. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Katherine Williams