

From: Andrew Clarke
Sent: 13 June 2025 12:52:59 UTC+01:00
To: "'Michael Breen"' <info@breenplanning.co.uk>
Subject: RE: DM/25/0886 South Meadow Cottage Brantridge Lane Staplefield Haywards Heath West Sussex RH17 6EW

Dear Michael,

I hope you're well. I refer to the above application currently pending with the LPA. I have now had a chance to review the application and whilst I note the intention of the application am not in a position to support the application.

The application seeks to change the use of the land from paddock to formal residential garden used in association with South Meadow Cottage. For clarity I am of the opinion that this use has already taken place across not just land within the red line of the application, but the wider planning unit.

Policies DP12, DP16, DP26 and DP34 of the District Plan are considered relevant together with policy AS3 of the Ansty, Staplefield and Brook Street Neighbourhood Plan and the contents of the NPPF.

Policy DP12 seeks to protect the countryside for its intrinsic value and openness and that development is only supported where it is necessary for the purposes of agriculture; or it is supported by a specific policy reference either elsewhere in the Development Plan. Policy DP16 and DP26 seeks to ensure development enhances and improves the High Weald National Landscape in which it lies, whilst policy DP34 seeks to protect the setting of the heritage asset at Tyes Place and that any harm identified be weighed against the public benefit for the development.

The development is not considered in compliance with the requirements of DP12 and noting the proposed boundary lines of the land identified, which does not reflect any natural or historic boundaries, would be considered to restrict the openness and appearance of the countryside. The development, were it be permitted, may encourage (and would be necessary) to delineate its boundaries through the addition of artificial means of enclosure which would be harmful to the character of the area. The continuation of the use would also continue to allow the proliferation of residential paraphernalia (bbq's, sports equipment etc) which is also considered to cause harm to character and appearance of the area. This would be considered contrary to policy DP26 and DP16 which offers significant protection to the National Landscape. With respect to the impact upon the heritage asset (Tyes Place) the impact would be considered to be on the lesser scale of substantial harm, however, harm would be created and this would need to be weighed against the public benefit of the development in accordance with paragraph 215 of the NPPF. No such public benefit can be attributed (the development being for private personal use only) and as such the development would be considered contrary to policy DP34 and the contents of the NPPF.

Whilst I note the suggestion of the imposition of a condition (presumably to withdraw permitted development rights) this could not prevent the residential paraphernalia previously referred to (it not being considered '*development*' for the purposes of planning) and any overly restrictive

conditions would be considered unreasonable in actually preventing the lawful use actually being potentially approved.

As such I do not believe here are any conditions which can be imposed to address the harm identified and the application will be recommended for refusal for the following reason:

'The development, by virtue of its scale, siting and appearance causes harm to the openness, character and appearance of the countryside and High Weald National Landscape in which it lies and causes less than substantial harm to the setting of the listed building at Tyes Place contrary to policy DP12, DP16, DP26 and DP34 of the Mid Sussex District Plan, policy AS3 of the Ansty, Staplefield and Brook Street Neighbourhood Plan and paragraphs 212 – 215 of the National Planning Policy Framework'

The application is due for determination on Monday 16th June and a decision will be issued then. Thereafter I will confirm the Council's position regarding the outstanding application DM/22/3875 and the outstanding breach of planning control.

Should you wish to discuss the matter do please let me know.

Kind regards

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