

**Planning Statement
Incorporating Heritage Statement and
Visual Impact Assessment**

Furlong House, Pitt Lane, Hurstpierpoint

Erection of a single detached dwelling together with
driveway and associated hard and soft landscaping
works

at

Land adjacent to Furlong House, Pitt Lane, Hurstpierpoint

Planning Supporting Statement

on Behalf of

Ms Spagnoli

August 2016

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1. Introduction

- 1.1 This planning statement has been prepared on behalf of Ms Spagnoli in respect of an application for a new dwelling on land within the curtilage of, and adjacent to Furlong House, Pitt Lane, Hurstpierpoint.
- 1.2 This proposal seeks planning permission for the erection of a detached, two-storey, four-bedroom dwelling within the grounds of Furlong House. The proposal also comprises the associated hard and soft landscaping works.
- 1.3 This statement considers the site and surrounding area; planning history; the scheme itself; relevant planning policy, and provides an appraisal of the scheme in light of these considerations. It concludes that the proposal is a carefully considered scheme that complies with development plan policy and the National Planning Policy Framework.
- 1.4 This statement should be read in conjunction with the submitted drawings.

2. The Site and Surroundings

- 2.1 The application site is located to the west and within the existing residential curtilage of Furlong House. Furlong House is a large detached Edwardian dwelling of Georgian design, set within substantial landscaped grounds which are visually well defined. The site is situated within the designated Conservation Area of Hurstpierpoint.
- 2.2 The site is located wholly within the administrative boundary of Mid Sussex District Council. Whilst the site is adjacent to, it is outside of the defined built-up-area boundary of Hurstpierpoint, and as such is classed as a countryside site within a Countryside Area of Development Restraint as defined by the Mid Sussex Local Plan (2004).
- 2.3 The site is located to the south of the main built-up-area of Hurstpierpoint, however, it is in close proximity to the High Street in Hurstpierpoint with the associated local shops, schools, amenities, and bus services. The site is also located close to Hassocks railway station, which has frequent services to Brighton and London.
- 2.4 Although designated as a countryside location, the site is surrounded by residential development, and as such is not considered to be in an isolated rural location. The boundary for the South Downs National Park lies beyond to the south and southwest of the site.
- 2.5 The immediate surrounding area comprises of residential dwellings located to the south, east, north and west of the dwelling, and the area is generally characterised by large, detached properties set within substantial grounds. There are two recently constructed new dwellings located on Pitt Lane to the north of the site.
- 2.6 There have been a number of new dwellings constructed in the surrounding area and the scale of the proposed dwelling is considered to be appropriate given the character of the surrounding development in this locality.
- 2.7 The whole proposed site area extends to approximately 1,001m² (0.1ha) in total, the site would have an overall depth of 60m extending from the entrance point at West Furlong Lane. The width of the site would taper from north to south, the site at its widest point would measure 23m in width, and this would be reduced down to 12m in width at the southernmost point of the site.
- 2.8 Entrance to Furlong House can be gained via two separate entrance gates which are located to the east and west of the site, and can therefore be accessed from West Furlong Lane or Pitt Lane. A public footpath is located to the north of the site and this links West Furlong Lane with Pitt Lane. Pitt Lane is a private road that has been designated as a public right of way. The

proposed dwelling would only be accessible from West Furlong Lane, however, Furlong House would retain both of its existing access points.

3. Planning History

- 3.1 In 2011 a Lawful Development Certificate was issued for the replacement of the existing central dormers with a single reverse dormer window, including a Juliet balcony. Modifications of the two remaining rear dormers. Removal of central chimney stack to below tiled pitch. Replacement of UPVC windows on rear elevations. (ref: 11/0166/LDC).
- 3.2 In 2005 planning permission was granted to cover the swimming pool with a mobile telescopic building of up to a maximum height of 2.5m. Application ref: 05/02544/FUL.
- 3.3 No objections were raised to reduce the overall canopies of two Lime trees by 2-3 metres in 2003 (ref: 03/02422/TCA)
- 3.4 In 1996, no objection was raised to an application for works to trees in a conservation area, this work comprised the crown reduction of 50% to two Lime trees.
- 3.5 There is no other planning history connected to the property
- 3.6 The site comprises a single dwelling unencumbered by any restrictive planning conditions.

Pre-application enquiry

- 3.7 A pre-application meeting took place on site on the 23rd February 2016. This site meeting was attended by Mid Sussex District Council planning officer Antonia Catlow. Following this meeting, a formal written response was sent by Antonia Catlow on the 24th March 2016. This response is attached at **Appendix A** of this statement.
- 3.8 The Council's Conservation Officer has also provided comments on this pre-application, and a copy of this response is attached at **Appendix B**.

4. The Scheme

- 4.1 The proposal seeks full planning permission for the erection of a new dwelling located within the curtilage of, and to the west of Furlong House. The proposed dwelling is a two-storey building with 4 bedrooms, the proposal also seeks permission for associated hard and soft landscaping works including a revised shared access layout and private driveway to the site.
- 4.2 The siting of the proposed building on the western portion of the garden of Furlong House has been sensitively considered to ensure it respects the topography of the site and will appear as a subservient element when viewed against Furlong House. The design and scale of the proposal results in a dwelling which is almost impossible to see in the wider area.
- 4.3 Due consideration has been given to the separation distances between the proposed dwelling and the neighbouring properties. The proposed dwelling has been sited away from the boundary of the neighbouring dwelling to the west, it has also been sited to ensure that the separation between the boundary of Furlong House is sufficient and also benefits retains the existing excellent natural screening.
- 4.4 The majority of the trees on site are to remain and these will help screen the proposed dwelling from view, in addition new planting is also proposed on the site which will further screen the proposed dwelling. There are two very small trees to be removed on the site of the proposed dwelling, these trees are very small fruit trees, and one is a multi-stem tree. They cannot be seen outside of the site, they are of no visual merit, and as such are not considered to contribute to the character of the wider Conservation Area.
- 4.5 The ground level at this site slopes down in a general east-west direction on the site, it is therefore proposed that the dwelling be set down in the ground, this would help reduce the height of the proposed dwelling so that it cannot be viewed over the existing boundary wall and as such will not be visible from the public footpath between West Furlong Lane and Pitt Lane.
- 4.6 The existing brick wall which surrounds the northern boundary of the site is extensive and provides effective screening of Furlong House and the site of the proposed dwelling. This brick wall is to remain and will continue to provide effective screening of the proposed dwelling from the public footpath which runs between West Furlong Lane and Pitt Lane. It should be noted that this public footpath is located on land which is owned by the applicant.
- 4.7 The proposed dwelling is to be of a traditional Sussex vernacular. Visually the development would sit comfortably within the landscape, in addition the architectural style relates well to this rural edge and Conservation Area setting, and due to the level of screening on and around the site the

proposed dwelling would be well screened and would not appear obtrusive in the locality. It should also be noted that the proposal would result in a dwelling which is no larger than the other detached houses which have been granted planning permission along Pitts Lane and the local surrounding area.

- 4.8 No new access is required as the site will utilise an existing access point located on West Furlong Lane. Whilst the site address is located on Pitt Lane, the site of the proposed dwelling will be accessed only from the existing access point which is located at the end of West Furlong Lane, and will not be accessed from Pitt Lane. The existing access gates will be relocated to a new position further within the site to enable access to the proposed dwelling.

5. Planning Policy Context

5.1 A key role of the planning system is to regulate development and use of land in the public interest. At the heart of the planning framework are statutory development plans which seek to guide the decision making process. Section 38(6) of the Planning and Compulsory Purchase Act requires that, where the Development Plan contains relevant policies, an application for planning permission should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 In this case, the Development Plan comprises the Mid Sussex District Local Plan (2004). The application proposal must also be considered against the National Planning Policy Framework (2012).

The National Planning Policy Framework (NPPF)

5.3 The NPPF has at its heart a presumption in favour of sustainable development. The NPPF sets a positive role for planning to be a “creative exercise in finding ways to enhance...the place in which we live.” It is not simply about scrutiny. There is an emphasis on enhancing rather than just protecting or maintaining the assets that contribute to sustainability (economic, social and environmental).

5.4 This means that Local Planning Authorities should look for solutions rather than problems seeking to approve application for sustainable development where possible.

5.5 The NPPF advises that while there is a clear wish to achieve much-needed growth, all growth is expected to be sustainable.

5.6 Proposals for new housing are considered at section 6 of the NPPF, and paragraph 49 states that: *“housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”*

5.7 It is important to note that in this case, the Council cannot currently demonstrate a five year supply of housing. The housing requirement set out in the Mid Sussex Local Plan (2004) is based on the now revoked South East Plan and as such is no longer relevant, furthermore, the housing need figure set out in the draft District Plan has not been subject to examination and as such very little weight can be given to this figure.

5.8 Due to the shortfall in housing land supply, there is a presumption in favour of sustainable development unless other material considerations indicate

otherwise. The NPPF lists out these material considerations, none of which apply in this case.

Sustainable Development

- 5.9 The NPPF makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development. This is comprised of three threads including environmental, economic, and social elements. This includes “seeking positive improvements in the quality of the built, natural and historic environment and as well as in people’s quality of life.” It is considered that the proposed replacement dwelling represents sustainable development, and meets each thread as detailed below.

Environmental: The proposed development conserves the landscape and scenic beauty of the SDNP. It has been designed to be sustainable with high levels of insulation and other sustainable building measures.

Social: The proposed dwelling would provide a high quality, large family home. It will provide enhanced accommodation both in quantitative and qualitative terms.

Economic: Paragraph 17 of the NPPF makes clear that the construction of new homes is an intrinsic part of sustainable economic development. The proposed development will provide construction job and supply chain benefits to the local area.

- 5.10 It should be noted that the NPPF states that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development is indivisible from good planning, and should contribute positively to making places better for people.

Hurstpierpoint and Sayers Common Neighbourhood Plan (February 2015)

- 5.11 The Neighbourhood Plan was ‘made’ on the 19th March 2015. This sets out the specific planning policy for the whole neighbourhood plan area. The site is included in this area.
- 5.12 Policy HurstC1 indicates that development in the countryside will be permitted where it maintains or enhances the quality of the rural and landscaped character of the area.
- 5.13 Policy HurstC3 indicates that development in the countryside will be permitted provided that it does not result in the coalescence of settlements and their loss of separate identity.
- 5.14 Policy HurstC4 states that new development in the countryside adjacent to Conservation Areas will be permitted where it does not conflict with other

countryside policies and where the setting of the Conservation Area is conserved or enhanced.

- 5.15 Policy HurstH1 indicates that new housing development should enhance the existing settlement pattern of the village.

Mid Sussex Local Plan (2004)

- 5.16 The property lies adjacent to the built-up area of Hurstpierpoint so, in planning policy terms, lies in the Countryside Area of Development Restraint. As such, policy C1 applies. This states that proposals for development in the countryside, particularly those which would extend the built-up area
- 5.17 boundaries beyond those shown will be resisted. Policy B1 is a general design policy which seeks to ensure new development is constructed to a high standard of design.
- 5.18 Policy B3 is a detailed policy which seeks to ensure development does not have an adverse effect on the existing residential amenities of neighbouring residents.
- 5.19 Policy B12 of the Mid Sussex Local Plan indicates that protection of the special character and appearance of each Conservation Area will receive high priority. Conservation Area policy both locally and nationally does not preclude the development of appropriate buildings so long as the character and appearance of the locality is maintained. The proposed dwelling would sit comfortably within the application site retaining the trees and landscaping which surround the site. The new building would be harmonious with the general character of the area, maintaining good spaces between buildings. The dwelling has been sensitively designed to reflect the characteristics of the area in terms of scale, density and colour of materials. Consequently the proposal would fully accord with policy B12.
- 5.20 Policy T4 relates to traffic and pedestrian safety and sustainability and maintains the objective of reducing the reliance on the private motor car, minimising the impact of development on traffic and pedestrian safety and providing adequate off street vehicle parking. The proposed development is within walking distance of bus stops on The High Street (B2116) and St George's Lane which give good access to the train stations at Burgess Hill, Hassocks and Haywards Heath and services to Brighton/Gatwick/London.
- 5.21 Policy T5 sets out on-site parking provision. In this case parking provision would be in accordance with the standards established in the Council's Supplementary Planning Guidance. The parking is within maximum standards.

The Mid Sussex Pre-Submission Draft District Plan (2015)

- 5.22 The Council have recently consulted on the Focused Amendments to the Pre-Submission Draft District Plan, the amendments followed on from the comments received on the Draft District Plan over the Summer of 2015. In accordance with paragraphs 215 and 216 of the NPPF, due weight can be given to relevant existing and emerging policies according to the degree of consistency with the Framework. The emerging plan has not yet been examined, or been subject to an assessment following consultation, it is therefore considered that at this time very limited weight can be given to the Draft District Plan.
- 5.23 The policies contained in the emerging District Plan broadly maintain those of the Local Plan. The policies seek to maintain good design and enhance sustainability. The design of the proposed dwelling has been well conceived and would provide a sustainable family home.

6. Scheme Appraisal

6.1 The scheme seeks planning permission for the erection of a new dwelling within the curtilage of Furlong House.

6.2 The principal issues in relation to this application are:

- The principle of development
- Design
- Neighbouring Amenity
- Visual Impact on the Conservation Area and Historic Environment

Principle of Development

6.3 The application site lies within the countryside area of development restraint where Policy C1 of the Mid Sussex Local Plan (2004) seeks to restrict new buildings to a limited number of circumstances.

6.4 Despite the site being classified in planning policy terms as within the Countryside Area of Development Restraint, it is important to note that the application site is located in a highly sustainable location, which is adjacent to the built-up area boundary of Hurstpierpoint, and is surrounded by residential development. The proposed dwelling would be within a site which is surrounded by residential properties, and as such would not be considered to be an isolated home in the countryside.

6.5 The site is in very close proximity (approximately 300 feet) to the existing services and facilities located on the Hurstpierpoint High Street. The site is close to public transport links including the bus stops located along the High Street, and Hassocks train station. In terms of its location, the site is therefore considered to be highly sustainable.

6.6 It is considered that the redevelopment of this site would make a more effective use of the land and increase the housing supply within the District. The housing land supply situation is such that paragraph 49 of the NPPF is brought into play and the presumption in favour of sustainable development is the primary principle as a consideration for applications for new housing.

6.7 The proposal meets the three required roles in the definition of sustainable development as set out in the NPPF in the following ways:

6.8 Economic: The proposal would result in the creation of construction jobs during the conversion period, and the occupiers of the new property would provide additional spend in the local area and the wider District. The proposal would also generate new homes bonus funding and council tax payments. It is considered therefore that the proposal satisfies the economic dimension of sustainable development.

- 6.9 Social: Paragraph 7 of the NPPF states that planning should support strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations. The creation of a single dwelling would make a small, but nonetheless essential contribution to help increase the Districts housing land supply figure.
- 6.10 Environmental: This requires development to protect and enhance the natural, built and historic environment. The site is considered to be located in a sustainable location in terms of its proximity to existing public transport, and this proximity would allow for the occupiers of the new dwelling to utilise these sustainable methods of transport. This site is located within the Hurstpierpoint Conservation Area, the design of the proposal is considered to be in keeping with the built environment of this area.
- 6.11 The proposal is considered to be sustainable in terms of its location, and furthermore fulfils the Government's other criterion regarding sustainable development as set out in the NPPF.
- 6.12 Mid Sussex cannot currently demonstrate a 5 year housing land supply, as such paragraph 49 of the NPPF applies and this requires planning authorities to permit proposals which have been demonstrated to be sustainable development without delay.

Design

- 6.13 Policy B1 of the Local Plan requires high standards of design in new buildings and explicitly refers to the need to deliver high standards of design, stating that new developments must: *"use materials of high quality, type and colour appropriate to the site and its surrounding."*
- 6.14 The scale of the proposal has been developed in accordance with other housing in the area. The dwellings within the vicinity are predominantly large, detached properties with some bungalows/chalet bungalows to the west. The scale of the proposal is thus in keeping with the character of the area and would preserve the character and appearance of the Conservation Area.
- 6.15 The density of the proposed development is suitable and characteristic of the locality and surrounding development. The design and use of materials are highly appropriate to both the context of this rural edge location and the traditional pallet of materials found in Hurstpierpoint and the surrounding area.
- 6.16 The siting and layout ensures that maximum natural daylight and takes advantage of passive solar gain, whilst avoiding overlooking into neighbours properties or producing an overbearing effect through proximity to boundaries. The dwelling will be constructed with a number of energy efficient and sustainable construction methods, these are discussed in detail in the accompanying Design and Access Statement.

- 6.17 The Council's pre-application response advised that the proposed dwelling is likely to read as being associated with Furlong House as it is within the same high walls and grounds. Careful consideration has been given to the relationship of the proposed dwelling and Furlong House, the proposed dwelling has been set down into the ground and appears subservient to Furlong House, this ensures that there is no significant impact on the setting of Furlong House.
- 6.18 The scheme will result in the provision of a new dwelling but one which still reflects the character of the area. This large site area of the plot is such that it is considered capable to accommodate a dwelling of the size and scale as proposed. Great consideration has been given to the layout of the scheme, which has taken into account the location of the existing site entrance, the relationship with the neighbouring dwellings and distances to site boundaries.
- 6.19 It is considered therefore that the proposed dwelling will make a positive contribution to the site. The proposal, therefore, fully accords with Policy B1 of the Mid Sussex District Local Plan (2004) which requires a high standard of design for all new development. The proposal also accords with paragraph 17 of the NPPF which states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".

Neighbouring Amenity

- 6.20 The siting of the dwelling on the site has also been carefully considered to minimise impact on the amenity of the occupiers of the neighbouring dwellings.
- 6.21 Concern had been raised by the planning officer in their pre-application response regarding the potential for overlooking of the proposed dwelling from Furlong House, on account of the existing high number of windows on the western elevation. The orientation and the design of the proposed dwelling has since been amended in light of these comments. The proposed dwelling has only one window on the elevation which faces Furlong House, this window serves the proposed staircase and will contain obscure glass. Furthermore, the rear garden of the proposed dwelling is set back from Furlong House and the associated facing windows and as such it is not considered that overlooking of the amenity area of the proposed dwelling will be an issue in this location. It should also be noted that 2 of the facing windows at Furlong House serve the attic which is not a habitable area of the house.
- 6.22 Furlong House sits within a large plot which is well screened by the existing high-level brick wall and the vegetation surrounding the site, the proposed dwelling would also be screened by the same vegetation and brick wall.

- 6.23 The proposal has taken into account the position of the surrounding dwellings and has been designed with the surrounding dwellings in mind. The proposed dwelling, as a result of good separation distances, and consideration to the scale and layout, would not have an adverse impact on the existing neighbours amenities.
- 6.24 It is therefore considered that the existing neighbouring residential amenity will not be affected by the proposal, and therefore the objectives of policy B3 of the Local Plan have been met.

Visual Impact on the Conservation Area and Historic Environment (Heritage and Visual Impact)

- 6.25 With regards to the historic environment, it is important to note that Furlong House is an unlisted building situated within the Hurstpierpoint Conservation Area. However, within the local area there are the Grade II listed boundary walls and a gatehouse which are historically associated with the Mansion House, which is located to the north and northwest of the site. These Grade II listed walls are not attached or associated with Furlong House in any way, and Mansion House has not had any previous historical association with Furlong House. Nonetheless, it is noted one stretch of a listed wall is located directly opposite the boundary wall of Furlong House, but it does not have any functional or visual relationship.
- 6.26 It is important to emphasise the fact that the proposed scheme does not propose any alterations or works to the Grade II listed wall.
- 6.27 The Council's Conservation Officer has provided comments on the proposed scheme in relation to its potential to impact the listed wall, and has stated that "Given the separation between the two, the scale of the development and the degree of screening, and the lack of any apparent historical or functional relationship with the site, I would not consider that the current proposal has a negative impact on the setting of the listed walls and gatehouse, in the sense that it would not have an impact on the way in which these heritage assets are appreciated."
- 6.28 With regards to the visual impact of the proposed development on the Conservation Area location, the proposed dwelling is to be set back and set down in the ground from Furlong House. It is considered that the design and scale of the proposed dwelling is such that it will not be visible within the wider Conservation Area location or from any public vantage points.
- 6.29 The Council's Conservation Officer has advised that whilst the proposed development would have an inevitable impact on the current nature of the Conservation Area in relation to the loss of the open space, "The currently proposed development is modestly scaled and relatively well screened- for that reason I would define the potential harm to the character and appearance of the conservation area as 'less than substantial' in terms of the

NPPF, so that the criteria set out in paragraph 134 of that document would apply.”

- 6.30 The proposed dwelling has been designed to reflect the typical Sussex vernacular found in the surrounding area, and the materials to be used in the construction of the proposed dwelling would be sympathetic to both the immediate surroundings and the wider conservation area locality.
- 6.31 The proposed dwelling will be constructed from facing stock brickwork to the ground floor walls with sensitively designed window and door surrounds, and a projecting plinth course. The first floor walls will be constructed from hand-made plain clay tiles, the pitched roof will be also be finished with hand-made plain clay tiles
- 6.32 The proposed dwelling has been designed to be set down within the surrounding ground level, and the roof of the proposed dwelling has been designed to further minimise the height of the building. This ensures that the proposed dwelling is not noticeable within the wider area and would not result in a building which is considered incongruous in the area.

7. Conclusions

- 7.1 This statement has assessed the planning considerations involved in the proposed development of a single dwelling on land at Furlong House. The proposed dwelling is high quality, well laid out and characteristic of the surrounding residential development. It is considered appropriate to the rural edge context of the surrounds and the setting of Hurstpierpoint.
- 7.2 The site lies outside of but is adjacent to the built up area boundary of the sustainable settlement of Hurstpierpoint, the site therefore lies on the urban fringe. The site is surrounded by residential development and is in very close proximity to the local service centre and the facilities on the High Street. The site is also close to the existing public transport links including the Hassock railway station.
- 7.3 The proposal is considered to be of a high standard of design, the traditional design would be in keeping with the Sussex vernacular and the Hurstpierpoint Conservation Area.
- 7.4 The proposal would not have an impact on the existing historic environment and listed walls in the surrounding area, in addition, the design and scale of the proposed new dwelling ensures that it would not have any adverse impact on the setting of Furlong House.
- 7.5 This site is largely surrounded by built development and lies on the urban fringe of a local service centre with good transport links. Its redevelopment would make more effective use of the land and increase the housing supply within the District. As such, the principle of development is considered acceptable and in accordance with local policies and the National Planning Policy Framework. The proposal is inherently sustainable and in line with the Government's intentions for the planning system and should be granted particularly due to the Council's current inability to demonstrate a five year
- 7.6 This large site is more than adequate to accommodate the proposed dwelling, and the permission sought is in keeping with other planning permissions which have been granted for new dwellings in this location.
- 7.7 The scheme has been assessed in relation to relevant national and local planning policy and has been found acceptable. Furthermore, the proposal is considered to raise no issues in relation to transport, impact on the conservation area, and would cause no harm to neighbouring amenity. The proposal has also been found to be a form of sustainable development, accordingly, it is respectfully requested that planning permission be granted for the scheme.

Appendix A

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CONTACT: Ms Antonia Catlow
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DATE: 24th March 2016

Dear Sirs,

REFERENCE: DM/16/0290

DESCRIPTION: ERECTION OF DETACHED DWELLING

LOCATION: LAND AT FURLONG HOUSE, PITT LANE, HURSTPIERPOINT

Following our site visit dated the 23rd February 2016, the following notes cover what was discussed on site. Please accept my apologies for a delay in replying.

The proposal is to construct a detached dwellinghouse within the grounds and to the west of Furlong House. The application site is designated within the Mid Sussex Local Plan as being within a Countryside Area of Development Restraint and is additionally within a designated Conservation Area.

A proposal of this form would be assessed against policies B1, B3, B4, B7, B12, C1, CS13, T4 and T5 of the Mid Sussex Local Plan (MSLP) would be applicable. Full text of these policies can be viewed via the following link:
<http://www.midsussex.gov.uk/8256.htm?pageID=3299>.

The National Planning Policy Framework (NPPF) would also need to be considered for any application.

Hurstpierpoint and Sayers Common Neighbourhood Plan is a material planning consideration. Within this some of the relevant policies include Policy C4 (Conservation Area) and Policy H5 (Village Design Statement). The Plan can be viewed at:

http://www.midsussex.gov.uk/media/76288/hpp_and_sayers_common_typographical_parish_2031_np_made_version_march_2015_final.pdf

The District Plan is also a material planning consideration. Weight will be given to relevant policies in accordance with paragraph 216 of the NPPF. The relevant policies within the District Plan are considered to be: DP1, DP4, DP5, DP10, DP11, DP13, DP24, DP33, DP36 and DP39.

As referred to above, the site is within the Countryside Area of Development Restraint and the starting point for assessing the scheme would be policy C1 of the Mid Sussex Local Plan and this states:

"Outside built-up area boundaries, as detailed on the Proposals and Inset Maps, the remainder of the plan area is classified as a Countryside Area of Development Restraint where the countryside will be protected for its own sake. Proposals for

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development in the countryside, particularly that which would extend the built-up area boundaries beyond those shown will be firmly resisted and restricted to:

- (a) proposals reasonably necessary for the purposes of agriculture or forestry;
- (b) proposals for new uses in rural buildings of a scale consistent with the building's location;
- (c) in appropriate cases, proposals for the extraction of minerals or the disposal of waste;
- (d) in appropriate cases, proposals for quiet informal recreation and/or tourism related developments;
- (e) proposals for facilities which are essential to meet the needs of local communities, and which cannot be accommodated satisfactorily within the built-up areas;
- (f) proposals for which a specific policy reference is made elsewhere in this Plan; and
- (g) proposals which significantly contribute to a sense of local identity and regional diversity."

The proposed formation of a new dwelling within this location does not accord with this policy. However, paragraph 14 of the NPPF states that at its heart is a presumption in favour of sustainable development and this has three dimensions: economic, social and environmental. It goes on to state that ... 'where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'.

It is confirmed that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 215 makes it quite clear that the NPPF can override development plan policy that is not consistent with its provisions.

With Paragraph 49 confirming:

'Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.'

The approach that must be taken is that the development is assessed against paragraph 14 to see whether any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The weight to be given to saved policies of the MSLP will need to be assessed against the degree of conformity with the NPPF. In this case whilst the housing land supply element of policy C1 is out of date, the objective to recognise the intrinsic character and beauty of the countryside accords with the NPPF (paragraph 17) and thus some weight may be afforded to this element of policy C1.

The development is assessed against the 3 limbed definition of sustainable development at paragraph 7 of the NPPF. If a development is found to be sustainable, that would weigh heavily in favour of granting permission in the paragraph 14 balance. If however the

development is not found to be sustainable, that is not the end of the matter; the Local Planning Authority still need to go through the weighing up process between the positive benefits of the scheme against any harm that may be caused.

THE ECONOMIC ROLE

The proposal would provide economic benefits including construction of jobs and additional spend in the district from the occupiers of the new properties. The proposal would also generate new homes bonus funding and council tax payments. As such it is considered that the proposal would fulfil the economic role of sustainable development as defined by the NPPF.

SOCIAL ROLE

The provision of one dwelling will make a small contribution to the district's housing supply. The NPPF seeks to promote a *"strong, vibrant and healthy community by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being."*

The site is bordered on the north and west boundary by the built-up area and is additionally located within 100 metres of the High Street. The location offers access to a number of local services and sustainable transport methods. The dwelling would be an infill development with existing residential dwellings located to three sides of the allocated site. It is therefore not considered to be an isolated new home within a Countryside Area of Development Restraint.

ENVIRONMENTAL ROLE

The proposed development is in a designated Conservation Area. Whether the proposal could be considered to preserve or enhance the character and appearance of the Conservation Area would be subject to the proposed design. In addition to this, there is an overriding need to ensure that the intrinsic character and beauty of the countryside is recognised and that development should contribute to protecting and enhancing the natural, built and historic environment.

The location could be considered to be suitably sited to be environmentally sustainable and so could meet the environmental role of sustainable development as set out in the NPPF.

Additional Officer Comments

Whilst the NPPF does not discount private residential gardens from the definition of previously developed land, paragraph 53 of the NPPF states that Local Planning Authorities should consider setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. Therefore consideration should be given to ensure that any proposed development is in keeping with the character of the locality.

This is particularly relevant as the proposed development is located within the Conservation Area. Section 72 of the Town and Country Planning (Listed Buildings and Conservation

Areas) Act 1990 requires decision makers to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Specific and relevant guidance on the Hurstpierpoint Conservation Area can be found in the Neighbourhood Plan and the corresponding Village Design Statement. Any design should be particularly sensitive and sympathetic to the context of the locality and surrounding dwellings.

Furlong House currently reads as a grand character dwelling set within associated large and landscaped grounds. It is located to the south of the Village on the border of the Built-Up Area. The site is enclosed along the northern boundary by a large red brick wall and access points to the property can be gained via two separate entrance gates in the boundary wall to the east and west of the site. To the south the site opens into the countryside with open views towards the South Downs National Park.

Although the proposed dwelling will be surrounded by existing dwellings to the west, north and east, it would most likely be associated with Furlong House to the east, being set within the same high walls and grounds. The dwelling will either share or require the re-organisation of the access and driveway and would appear to require the reduction or removal of trees and hedging in order to create a vehicular entrance. The removal of trees may also be required to create appropriate space for the construction of the dwelling. For this reason, a tree survey will be required in order to establish the likely impact upon the trees and setting in the Conservation Area.

Careful consideration would need to be given to the setting of the original house and the subdivision of the plot in order to ensure there is no significant impact on Furlong House in its built and natural setting. Appropriate landscaping would need to demonstrate how this plot of land could be used separately. This landscaping is likely to have a large influence on how the site reads and whether the setting of Furlong House is significantly impacted. It is highly likely the site would be arranged in order to create views into the open countryside and therefore any views back towards the properties should also be considered. It is noted an outbuilding associated with the original dwelling, may need removing or re-locating.

Another issue that is apparent is in regards to neighbouring amenity. Furlong House has a high proportion of windows facing in a westerly direction towards the application site which sits at a lower ground level. Whilst a detailed design may overcome overlooking at ground floor and even potentially first floor level, the main house has windows at second floor level within the roof space which may prevent privacy being possible to the rear of any new dwelling in this location. Any design would need to consider Policy B3 of the MSLP in detail and an appropriate response designed in order to overcome the potential of overlooking into the proposed dwelling and amenity space. At present it appears that the area would not be considered as a high quality environment and an application could fail based on the ability to comply with Policy B3 of the MSLP.

Ultimately, whilst the principal of development could be deemed sustainable, thereby overcoming Policy C1, there are some concerns that need addressing carefully. I would suggest that these are looked at in further detail prior to pursuing any application in order to ensure viable solutions can be presented.

Highways

We would need to consult WSCC highways in regards to any highway safety implications as a result of any changes in the access.

Space Standards

You will no doubt be aware of the national dwelling space standards. It is advised that all new dwellings would be required to comply with the relevant size requirements. Full details of these requirements can be viewed via the following link: [https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/421515/150324 - Nationally Described Space Standard Final Web version.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/421515/150324_-_Nationally_Described_Space_Standard_Final_Web_version.pdf)

Community Involvement

I would strongly suggest approaching the local residents in advance of any application submission (in particular the immediately adjacent residents) in accordance with the recommendations in the Council's adopted Statement of Community Involvement: <http://www.midsussex.gov.uk/8279.htm?pageid=372555>

You may also wish to contact the Parish Council to discuss your proposals as well.

The aim of pre-application consultation is to encourage discussion before a formal application is made enabling communities to have real influence over proposals before they are finalised. The process can help to identify improvements and overcome objections at a later stage.

The views in this email are at officer level only and do not prejudice the Council from making whatever decision it considers appropriate on any application subsequently submitted.

The information contained in pre-planning advice may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this advice to a third party making a request for information about the subject matter.

Yours sincerely

A Catlow

Antonia Catlow BSc(Hons) MA Planning
Planning Officer
Development Management

Appendix B

From: Emily Wade

For attention of: Antonia Catlow

Site: Land at Furlong House, Pitt Lane, Hurstpierpoint

Reference:

Proposal: Erection of a 2 storey detached house on land adjacent to Furlong House, with associated driveway access, parking and hard and soft landscaping.

Furlong House is an unlisted building situated within the Hurstpierpoint Conservation Area. It is set in extensive grounds, which are partially screened from view by a high boundary wall, although glimpsed views of the lawns and trees within the grounds from the entrance gateways on West Furlong Lane and on Pitt Lane make a positive contribution to the character and appearance of this part of the Conservation Area.

Also within the vicinity of the site are the Grade II listed boundary walls and gatehouse historically associated with the Mansion House. One stretch of these listed walls stands opposite the boundary wall to Furlong House, flanking a pathway which extends east-west along the northern boundary of the site, between West Furlong Lane and Pitt Lane. Arguably development within the grounds of Furlong House may affect the setting of these listed structures, as well as the character and appearance of the Hurstpierpoint Conservation Area.

The current proposal is for the erection of a detached 2 bedroom house within the grounds of Furlong House, to the west of the existing building, and to be accessed via the entrance onto West Furlong Lane. The proposal includes associated parking and hard and soft landscaping.

Although the proposed house is set back from the entrance and the high boundary wall and trees within the site are to be retained, there will be an inevitable impact on the nature of the space, which is currently green and open, characteristic of the 'edge of village' location, and giving an impression of the verdant countryside beyond. In my opinion, development on the site will detract from the character of this part of the conservation area, for that reason. The currently proposed development is modestly scaled and relatively well screened- for that reason I would define the potential harm to the character and appearance of the conservation area as 'less than substantial' in terms of the NPPF, so that the criteria set out in paragraph 134 of that document would apply.

Given the separation between the two, the scale of the development and the degree of screening, and the lack of any apparent historical or functional relationship with the site, I would not consider that the current proposal has a negative impact on the setting of the listed walls and gatehouse, in the sense that it would not have an impact on the way in which these heritage assets are appreciated.

Emily Wade

Conservation Officer

Mid Sussex District Council