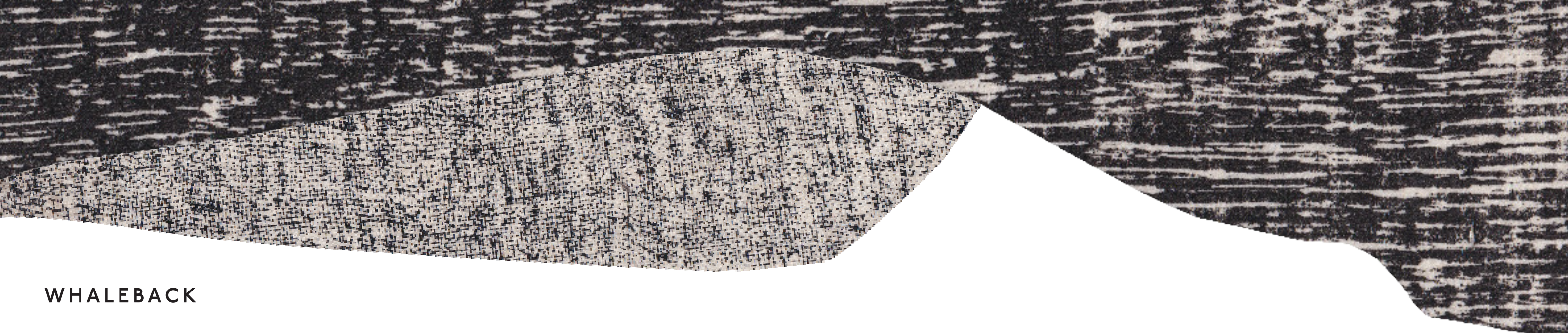




WHALEBACK

PLANNING STATEMENT

Sunte House, Birchen Lane

ADDRESS
Sunte House, Birchen Lane
Haywards Heath, West Sussex, RH16 1RZ

DATE
May 2025

REVISION
1

WHALEBACK LTD

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I. Introduction

- 1.1 Whaleback is instructed to prepare and submit a planning application for proposed works to a collection of former farm buildings associated with the Grade II* Listed Sunte House.
- 1.2 The proposals comprise a southern extension to The Barn, external and internal alterations to all buildings to create usable incidental space associated with Sunte House and the internal extension of the Cottage as a separate dwellinghouse. The proposed designs have been developed with due regard to the buildings’ curtilage listed status, while also being influenced by the extant permissions associated with these buildings. The submitted designs have been guided by and revised in response to detailed pre-application discussions with Mid Sussex District Council as the Local Planning Authority (LPA) and Historic England as statutory consultee.
- 1.3 This application is submitted separately but concurrently with a householder application for proposed works to and within the wider grounds of Sunte House.
- 1.4 This Planning Statement assesses the application site and its landscape context, the design proposals, the site planning history and the relevant planning policy framework. A planning appraisal is then provided to consider the merits of the pre-application scheme, followed by a conclusion.
- 1.5 This document supports the application and should be considered together with the following submitted documents:
 - Drawings and Design Report (Richard Parr Associates - June 2025)
 - Heritage Statement (Robinson Wild Consulting - June 2025)
 - Preliminary Ecological Assessment, Great Crested Newt eDNA Survey and Bat Survey (Urban Edge - May and November 2024)
 - Arboricultural Impact Assessment (Urban Edge - May 2025)
 - Flood Risk Assessment and Foul and Surface Water Drainage Strategy (Unda - June 2025)
 - Structural Assessment (Built Enginners - November 2024)



Grade II* Listed Sunte House

2. Site and Surroundings

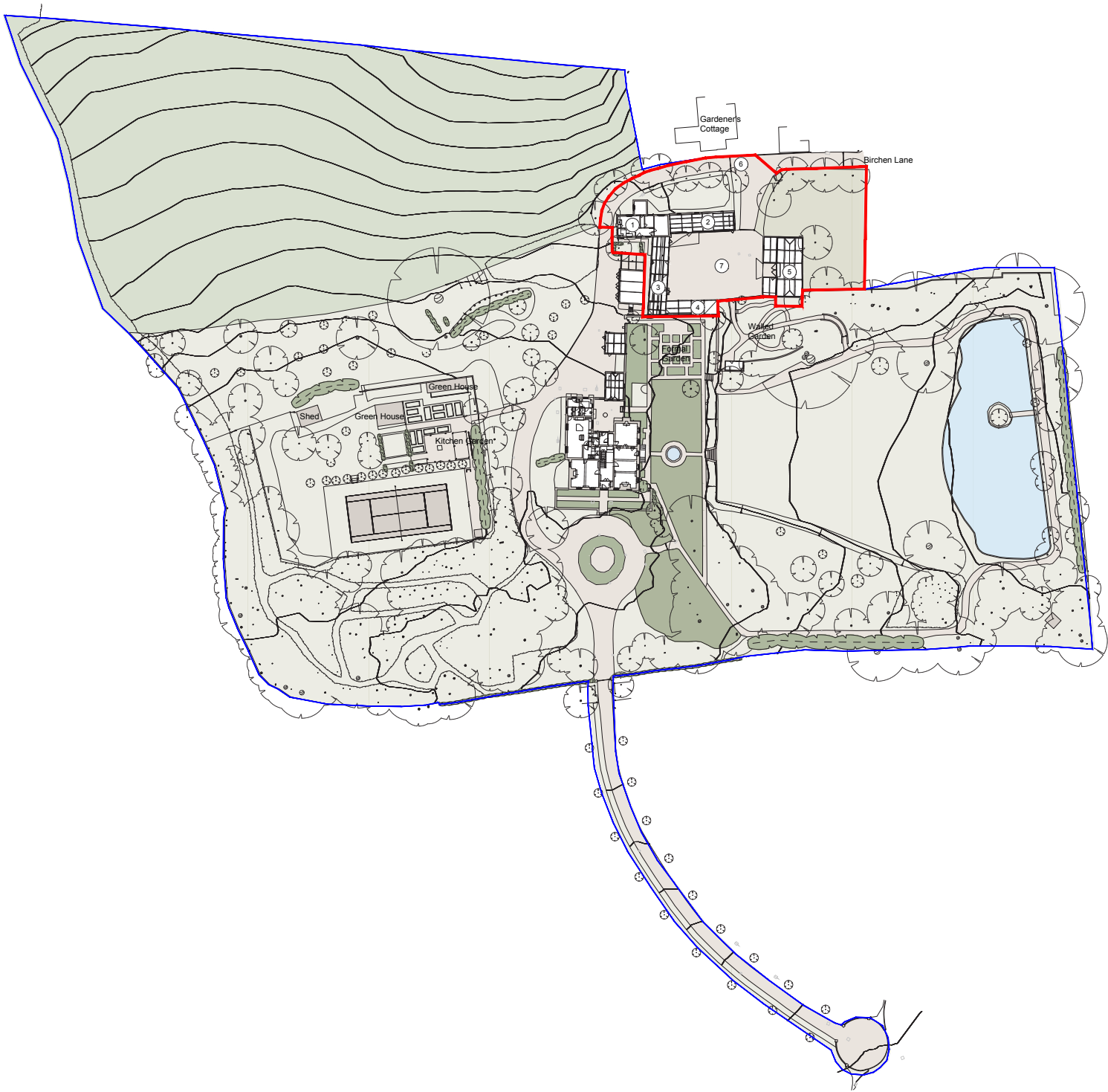
- 2.1 Sunte House is located on the northern outskirts of Haywards Heath, west of Lindfield and directly south of the High Weald National Landscape. The site is in a countryside location for planning policy purposes and lies within Landscape Character HW4 (High Weald Fringes) of the West Sussex Landscape Character Assessment (2003).
- 2.2 The High Weald Fringes are a landscape of largely medieval origin with a persistence of wooded cover and historic country houses, farmsteads and parkscapes. The Mid Sussex landscape Capacity Study (2007) classifies Sunte House as being within '45 Haywards Heath North Weald' which is identified as a landscape which has medium to high capacity for change. The landscape forms a wooded backdrop to Haywards Heath and provides a rural setting to listed building close to the edge of towns.
- 2.3 These landscape characteristics are particularly evident at Sunte House, where a Grade II* Listed Building sits alongside former agricultural buildings and with open fields enclosed by dense tree belts forming part of the site's wider setting. This contrasts starkly with the approaches to the site, which have a distinct suburban character reflecting the site's location adjacent to the settlement boundary of Haywards Heath.
- 2.4 The private road of Birchen Lane provides access into the northern part of the Sunte House site and to the cluster of former agricultural barns positioned around a central courtyard.



Sunte House and former farmyard buildings to the north-east, set within a part rural, part suburban context (Google Earth)

2. Site and Surroundings

- 2.6 Constructed in the late 17th or early 18th century, Sunte House is a Grade II* Listed, two-storey residence set within landscaped gardens. The building features red brick with stone quoins, a steeply pitched slate roof, pedimented dormers, and deep wooden modillion eaves corning.
- 2.7 The former agricultural buildings to the north-east are arranged in a farmstead pattern, many of which have been subject to modern alterations and are falling into a state of disrepair as evidenced by the site photographs on the following pages. These buildings (known individually as the Stables, Cow Shed, Byre and the Barn) are used for occasional domestic storage in association with Sunte House and are considered to be curtilage listed.
- 2.8 Despite their curtilage listed status, concrete blockwork has been used to repair the elevations of the Stables, Cow Shed and Barn in an ad-hoc manner. The Cow Shed, in particular, is in a notable state of disrepair, with its roof tiles and structure showing significant deterioration and failure.
- 2.9 The Cottage adjoins the Stables and Cow Shed buildings and is an established self-contained dwelling, separate from Sunte House. The Cottage and the former farmyard buildings are subject to extant approvals for the formation of two dwellinghouses (under permission 05/02450/FUL and listed building consent 05/02781/LBC), as assessed in more detail in the *Planning History* section below.



Existing site plan, with the Barn, Stables, Cowshed, Byre and Cottage annotated (Richard Parr Associates - June 2025)



Principal elevation of the Grade II* Listed Sunte House



The Barn, with modern blockwork repairs



The Stables, with modern concrete tiles and blockwork



Cowshed, with existing roof in pressing need of repair and renovation

3. Site Photographs



Open-sided Byre with vegetation beginning to subsume the structure



Gated access into the farmyard - the Barn is seen to the left and the Stables to the right



The Cottage - southern elevation

4. Planning History

- 4.1 The planning history most relevant to the assessment of this application is listed below:
- **DM/21/3518** Modify and repair existing Byre building, excavate and extend cow shed towards courtyard, modify roof pitch to allow space for garaging 3 cars, block up 2 existing doors and 2 large window openings, overboard with new timber cladding to west elevation, new walls with timber cladding and timber boarded sliding garage doors to courtyard (east) elevation and level and resurface the courtyard with porous surfacing material. Withdrawn 29 June 2022.

— **DM/21/3516** Modify and repair existing Byre building, excavate and extend cow shed towards courtyard, modify roof pitch to allow space for garaging 3 cars, block up 2 existing doors and 2 large window openings, overboard with new timber cladding to west elevation, new walls with timber cladding and timber boarded sliding garage doors to courtyard (east) elevation and level and resurface the courtyard with porous surfacing material. Withdrawn 29 June 2022.

— **DM/21/0793** To obtain formal confirmation of implementation, and continued validity, of the existing consents HH/05/02450/FUL and HH/05/02781/LBC (conversion of redundant farm buildings with existing cottage) Approved 5 May 2021.

— **DM/20/2242** Discharge of planning condition nos. 3, 4 and 6 relating to planning application. Approved 27 August 2020.

— **DM/20/2753** Discharge of planning condition no. 3 relating to planning application 05/02781/LBC. Approved 27 August 2020.

— **05/02450/FUL** Conversion of redundant barn and cowshed together with existing cottage to form two dwellings. Approved 3 April 2006

— **05/02781/LBC** Conversion of redundant barn and cowshed together with existing cottage to form two dwellings. Approved 4 April 2006

— **HH/305/86** Conversion of derelict barn to dwelling house. Refused 23 January 1987 (Appeal Dismissed)
- 4.2 Pre-application enquiries have also been submitted to the LPA and Historic in relation to the proposals included in this application:
- **DM/24/2028:** Pre-Application Enquiry at Sunte House, Birchen Lane Haywards Heath RH16 1RZ. LPA feedback received 5th December 2024 & 2nd May 2025.

— **PA01202317:** Pre-Application Advice: Sunte House, Birchen Lane, Haywards Heath, RH16 1RZ. Historic England feedback received 20th December 2024.

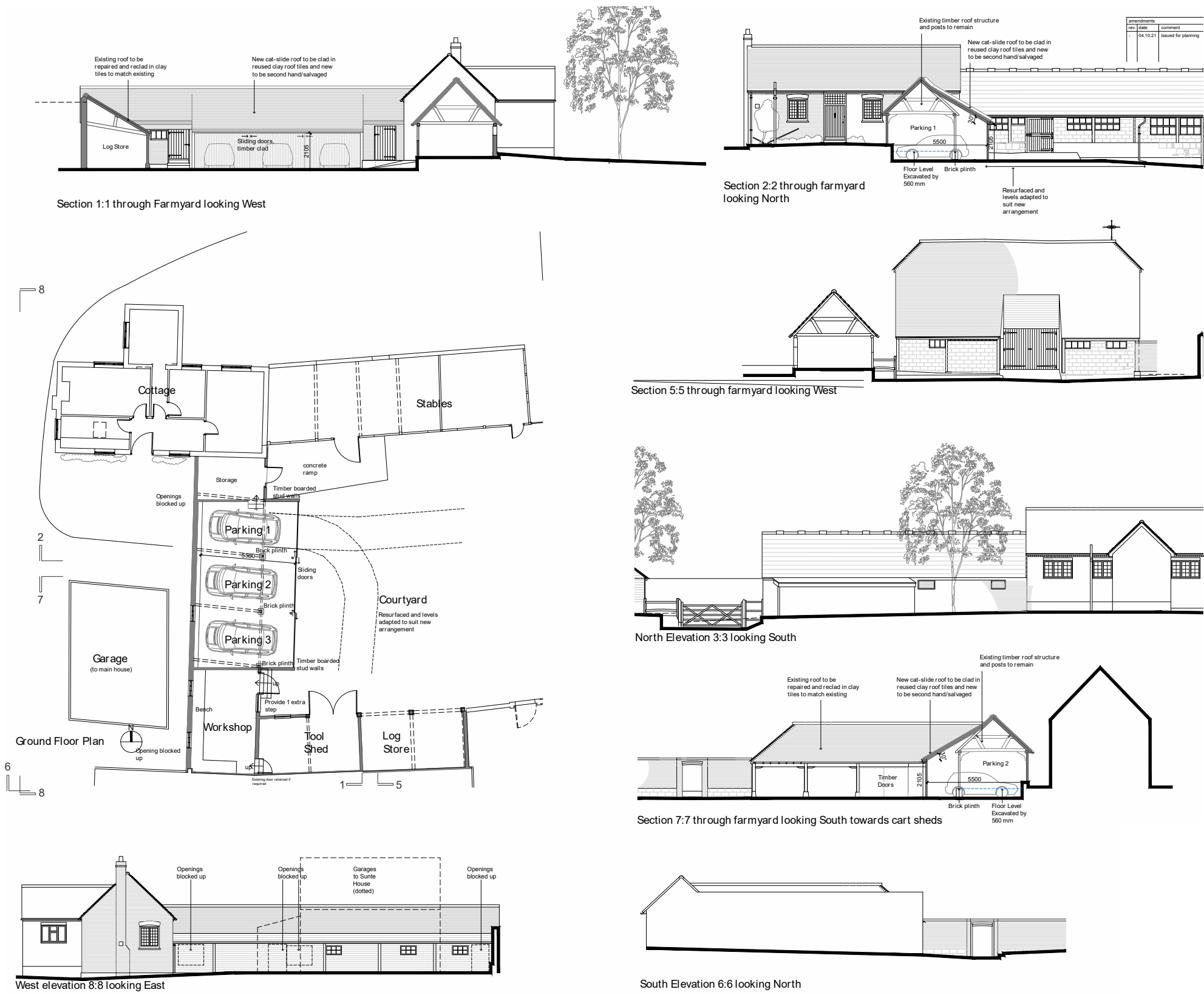


Landscaping plans approved under DM/20/2242 in association with the conversion of the farmyard buildings into two dwellings (originally consented under 05/02450/FUL and 05/02781/LBC

4. Planning History

WITHDRAWN APPLICATIONS DM/21/3516 & DM/21/2518

- 4.2 The proposed plans included the conversion of the Cowshed into a garage, associated repairs and catslide extension to the roof, and works to the Byre, including enclosure of one of the open bays with a set of timber doors.
- 4.3 The applicant at the time withdrew the applications after the planning officer indicated that they would be refused based on comments from the MSDC Conservation Officer.
- 4.4 The Conservation Officer’s objections centred on the impact of the proposed catslide extension on the legibility of the original form, footprint and eastern courtyard elevation of the Cowshed as a curtilage-listed building. It was acknowledged that the east elevation had been subject to extensive modern alteration - presumably from traditional weatherboard cladding to blockwork infill - but it still revealed the historic timber framing and the informal, ad hoc alterations associated with agricultural buildings.
- 4.5 The works to the Byre were considered uncontentious, subject to the proposed timber doors being fixed between the timber posts.

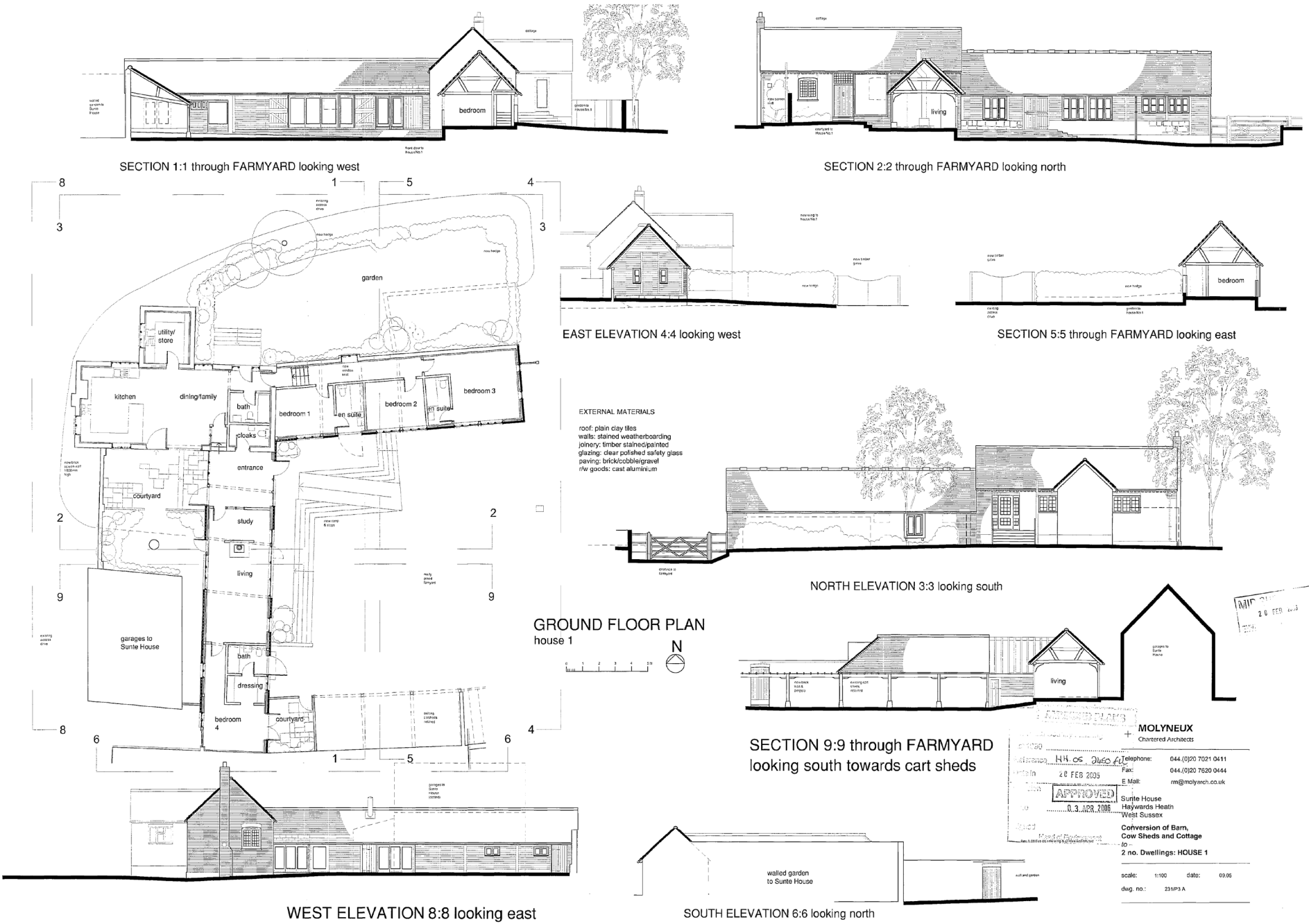


Withdrawn plans for applications DM/21/3516 and DM/21/3518

4. Planning History

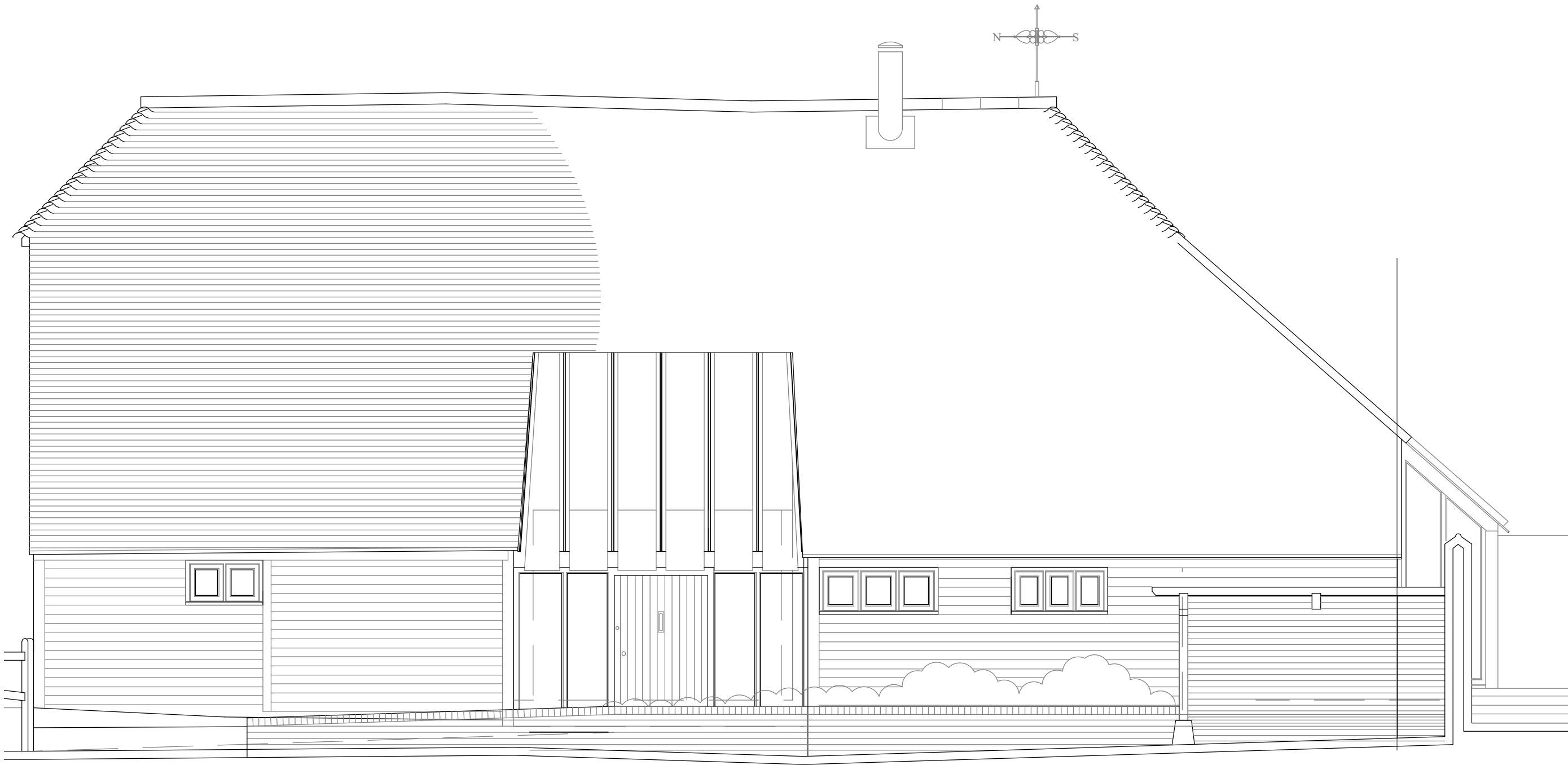
APPROVALS 05/02450/FUL & 05/02781/LBC

- 4.5 Approval was granted for the conversion of the western former farmyard buildings into a single dwelling (Dwelling 1), essentially extending the dwellinghouse floorspace of the Cottage into the Stables, Cowshed and Byre buildings. The approved plans show the Stables and Cowshed in weatherboard cladding and with new openings (including timber stable doors).
- 4.6 The conversion of the Barn into an second dwellinghouse (Dwelling 2) was also permitted, with approved plans showing a southern extension extending from the barn hipped roof, 500mm excavation of the existing floor level and installation of a first-floor level.
- 4.7 As discussed further in the *Lawful Development Certificate Approval* section below, pre-commencement planning conditions relating to approved Dwelling 1 were discharged in 2008, and the same conditions for Dwelling 2 were discharged in 2020.



Approved elevations and floorplans for the Cottage and farm buildings (Dwelling 1)

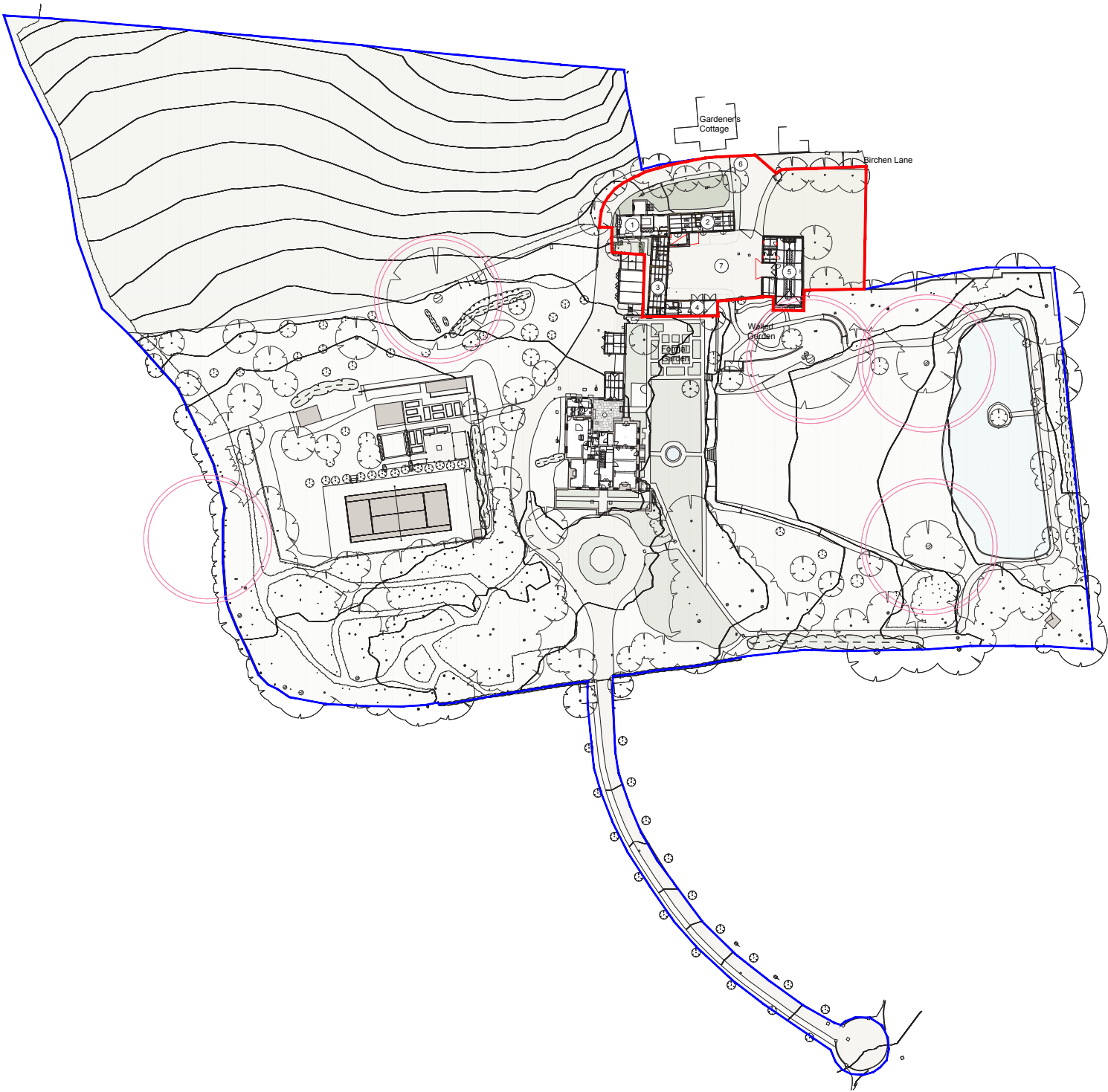
4. Planning History



Approved barn elevation, with catslide extension show to the southern side (Dwelling 2)

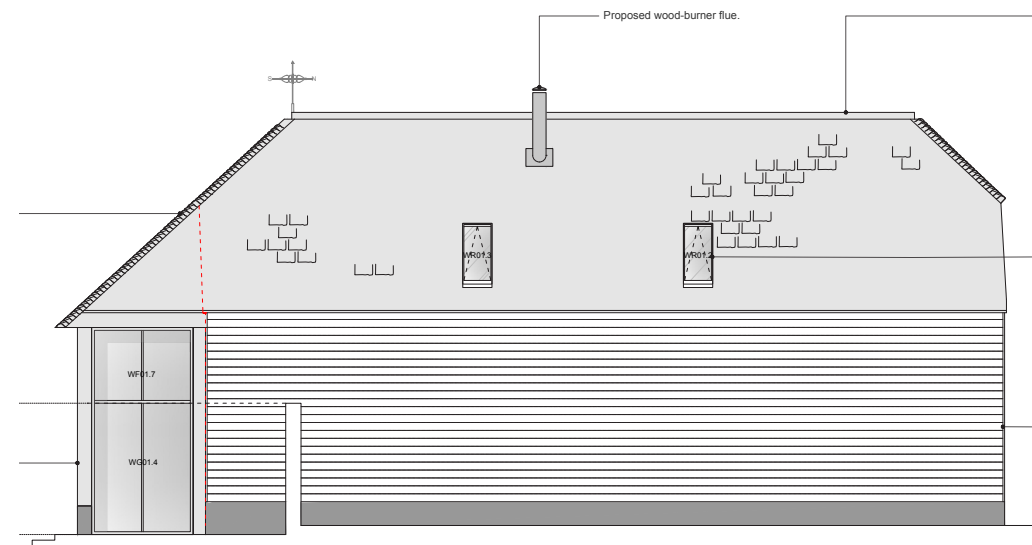
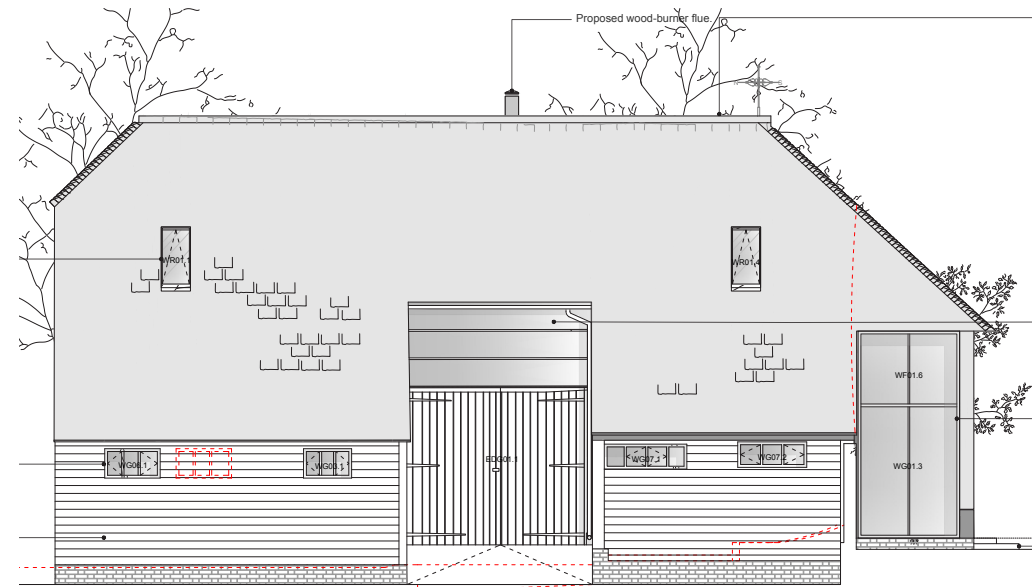
5. Design Proposals

- 5.1 The proposals are for sensitive alterations to the former agricultural buildings to provide usable, high-quality incidental residential space in association with Sunte House, and the internal extension of the Cottage as an existing dwellinghouse.
- 5.2 A glazed and timber framed extension is proposed to the south side of the Barn, with a sloping roof continuing from the existing quarter-hipped roof. The courtyard elevation would be clad in horizontal timber and the building as a whole would be subject to minor external alterations, including the addition of rooflights and a flue. Internally, partitioned walls would be introduced beneath the western catslide roof to form a kitchen and W.Cs, a mezzanine floor would be installed to the northern side of the Barn and the the existing concrete slab would be replaced.
- 5.3 External alterations are also proposed to the Stables and the Cowshed, including the addition of rooflights, new timber cladding, stable doors and new glazing with timber louvres and shutters.
- 5.4 The bays of the Byre would be enclosed by timber barn doors and cladding, with the existing timber frames retained, to secure the space for their incidental uses. Internally, the bays would be separated by new partition walls.
- 5.5 External renovation and repair works are also proposed to the farmyard buildings, particularly to the Cowshed where the roof structure has failed. The buildings would be subject to associated internal alterations to provide a usable layout for the intended uses.
- 5.11 The Cottage would be internally reconfigured and amalgamated with part of the Cowshed to form a refurbished two-bedroom home with spacious living and kitchen areas. A traditional double door with three by six paned glazing and steps would be introduced to the eastern elevation to provide dedicated access to the rear garden serving the Cottage.

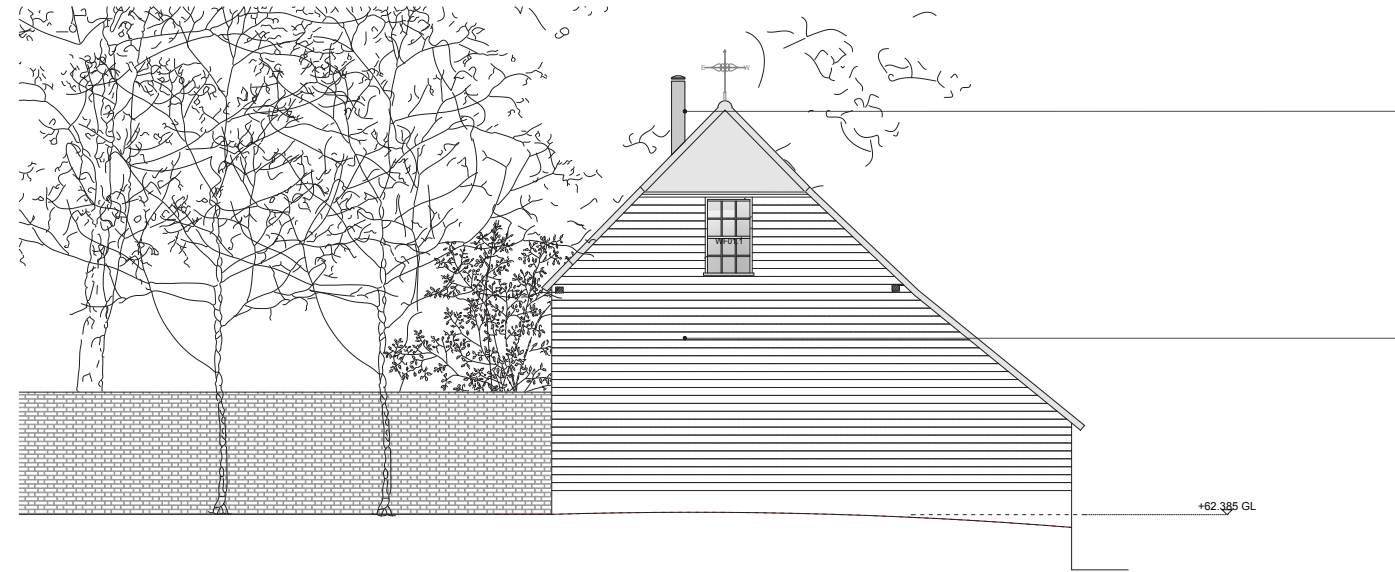


Proposed site plan (Richard Parr Associates - June 2025)

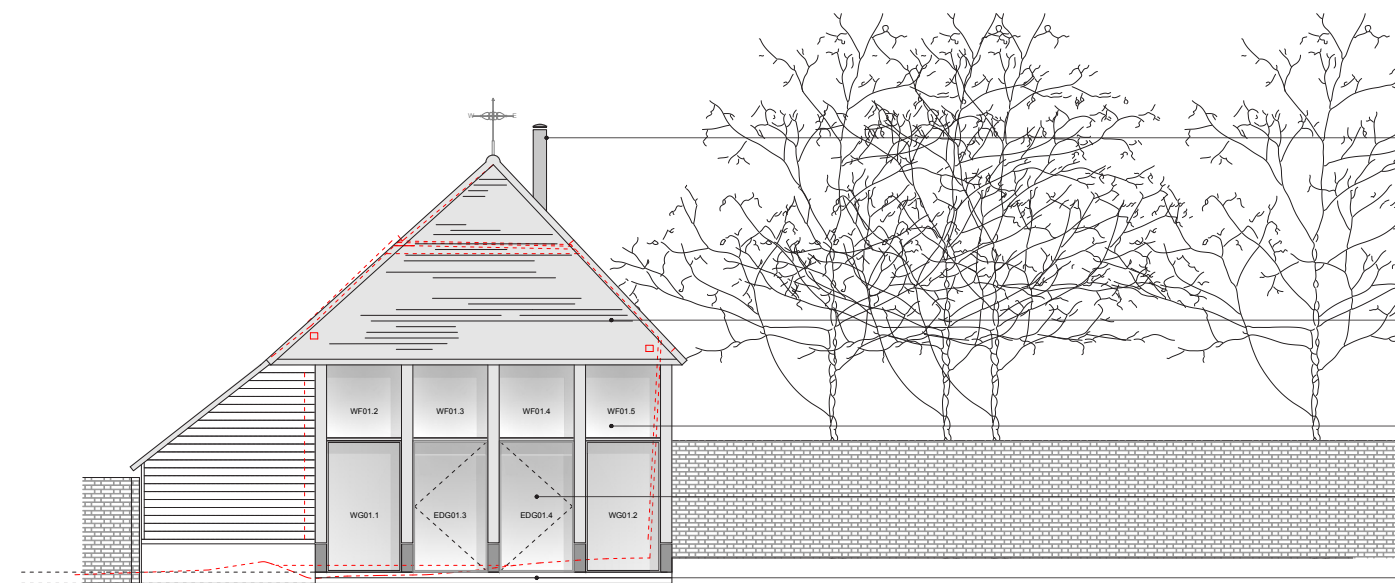
5. Design Proposals



Proposed East and West Barn Elevations (Richard Parr Associates - June 2025)

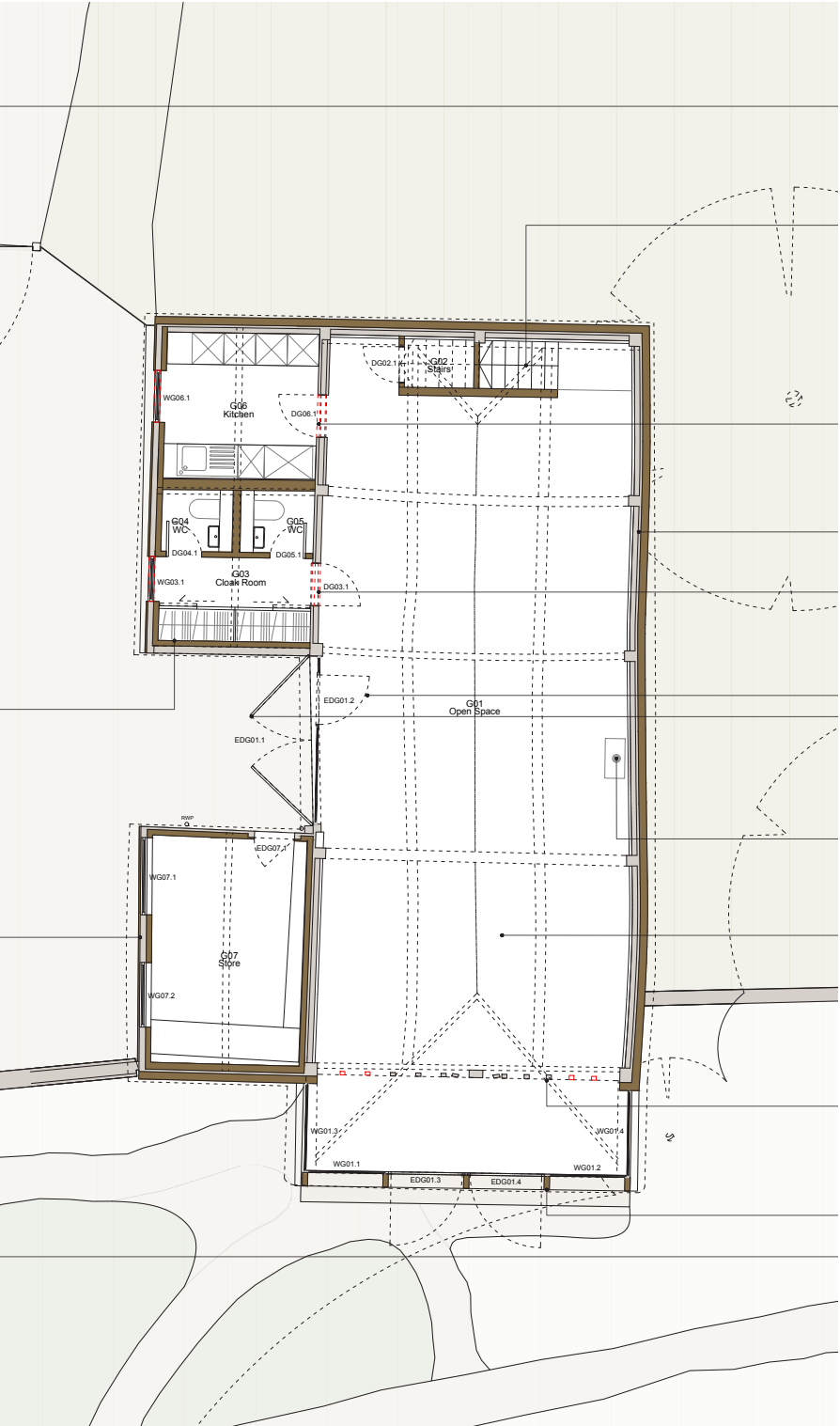


01 Proposed North Elevation
1:50 @ A1 ; 1:100 @ A3

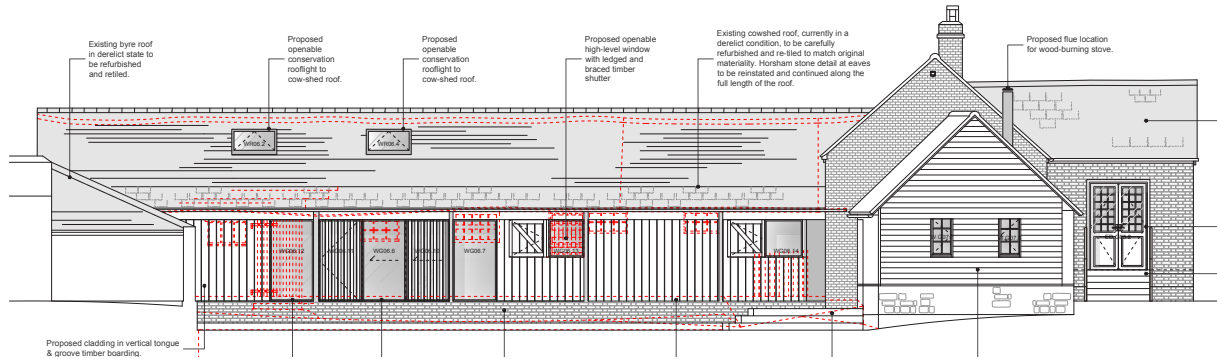


Proposed North and South Barn Elevations (Richard Parr Associates - June 2025)

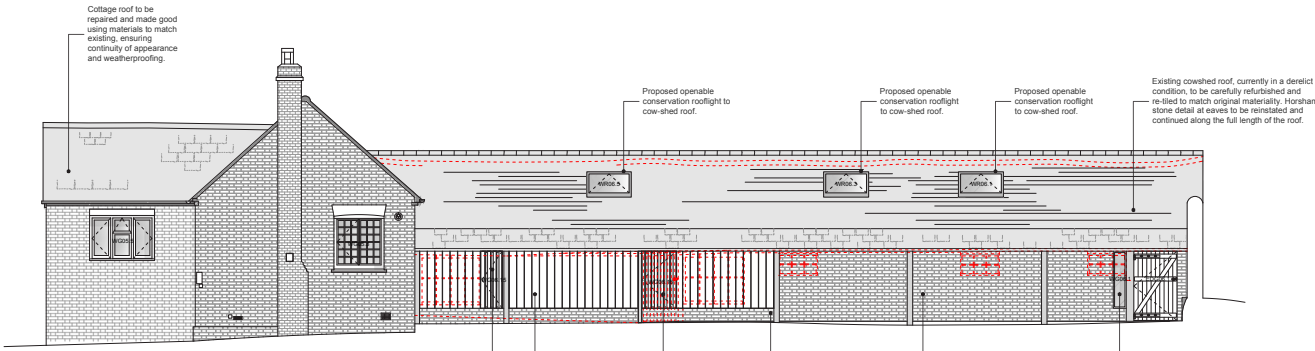
5. Design Proposals



Proposed Farmyard Ground Floor Plan (Richard Parr Associates - June 2025)



Proposed Cowshed Elevation (Richard Parr Associates - June 2025)



Proposed Stables Elevation (Richard Parr Associates - June 2025)

6. Planning Policy Framework

NATIONAL PLANNING POLICY FRAMEWORK

- 6.1 A presumption in favour of sustainable development is found at the heart of the NPPF, for both plan-making and decision-taking, defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 6.2 Achieving sustainable development means that the planning system has three overarching objectives, 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): economic, social and environment.
- 6.3 NPPF sections relevant to the assessment of this pre-application scheme are:
 - Section 2 - Achieving Sustainable Development
 - Section 12 - Achieving Well-Designed and Beautiful Places
 - Section 15 - Conserving and Enhancing the Natural Environment
 - Section 16 - Conserving and Enhancing the Historic Environment

MID SUSSEX DISTRICT PLAN (2018)

- 6.4 The following planning policies from the Mid Sussex District Plan are relevant to the assessment of the pre-application scheme:
 - Policy DP12 - Protection and Enhancement of Countryside
 - Policy DP26 - Character and Design
 - Policy DP34 – Listed Buildings and Heritage Assets
 - Policy DP37 - Trees, Woodland and Hedgerows
 - Policy DP38 - Biodiversity
 - Policy DP39 - Sustainable Design and Construction
 - Policy DP41 - Flood Risk and Drainage

EMERGING MID SUSSEX DISTRICT PLAN 2021-2039

- 6.5 The Regulation 19 Consultation for the emerging Mid Sussex District Plan has recently closed and the draft Local Plan has been submitted to the Planning Inspectorate for independent examination. The policies within the draft plan are gathering weight, but will not hold full statutory weight in the assessment of planning applications until the plan is formally adopted.

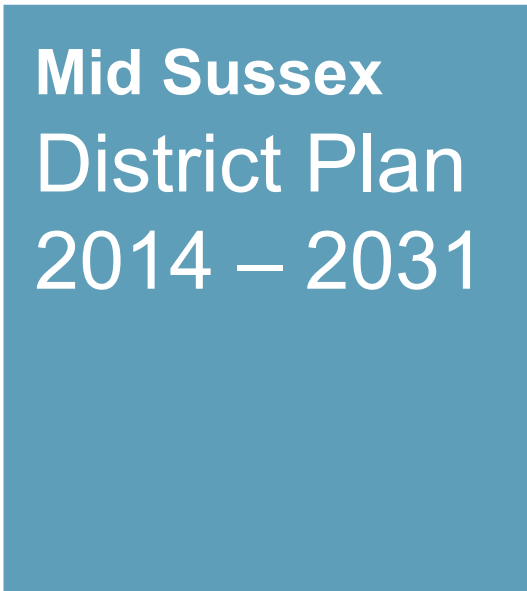
HAYWARDS HEATH NEIGHBOURHOOD PLAN (2016)

- 6.6 The following planning policies from the Haywards Heath Neighbourhood Plan (HHNP) are relevant to the assessment of the pre-application scheme:
 - Policy E5 - Landscape Gap Outside Built Up Area
 - Policy E7 - Sustainable Drainage Systems

- Policy E9 - Local Character
- Policy H9 - Extensions to Existing Dwellings

OTHER RELEVANT PLANNING POLICY OR GUIDANCE DOCUMENTS

- 6.7 The following supplementary planning documents and guidance documents have been extensively referred to in the development of the design proposals:
 - Design Guide SPD (2020)
 - LLFA Policy for Management of Surface Water (2018)
 - Mid Sussex Landscape Capacity Study (2007)
 - West Sussex Landscape Character Assessment (2003)
 - Historic England Adapting Traditional Farm Buildings: Best Practice Guidelines for the Adaptive Reuse of Farm Building (2017).



Mid Sussex District Plan (2018)

7. Planning Appraisal

PRINCIPLE OF DEVELOPMENT

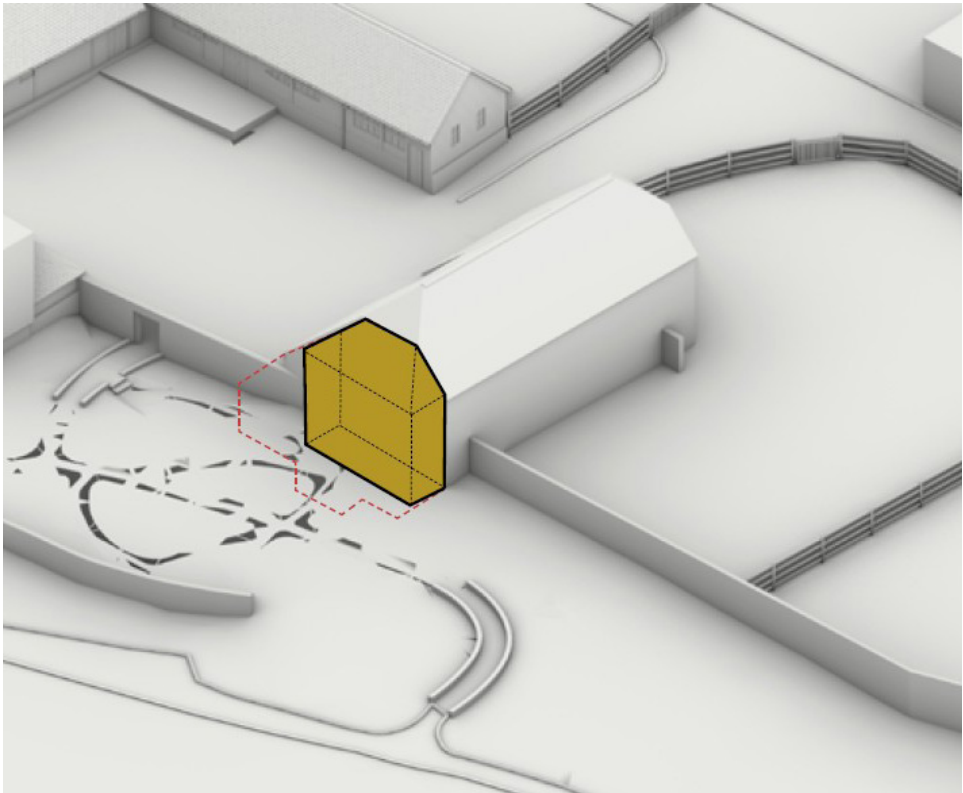
- 7.1 The application site lies outside the defined settlement boundary of Haywards Heath and relates to two existing residential plots.
- 7.2 The incidental residential use of the Barn, Stables, Cowshed and Byre is established and lawful in planning terms. The use does not need express planning permission as a result and, as such, is not subject to assessment under this planning application.
- 7.3 The incorporation of the Cowshed floorspace into the Cottage as a separate dwelling does not require planning permission either as no change of use would occur - only an extension of the Cottage’s residential planning unit into land that is already in lawful residential use.
- 7.4 The proposed external and internal works to lawful residential buildings are all accepted in principle, subject to an assessment of the proposals against the relevant policies of the Mid Sussex District Plan and the Haywards Heath Neighbourhood Plan, as well as any other material planning considerations as outlined below.

HERITAGE AND DESIGN

- 7.5 **MSDP Policy DP34** states that alterations or extensions to listed buildings respect their historic form, scale, setting, significance and fabric. Conversions of listed buildings must retain their significance and character, whilst remaining in a viable use.
- 7.6 **MSDP Policy DP26** requires development proposals to be, amongst other considerations, to be of a high quality design and layout, while being sensitive to the countryside.
- 7.7 It is submitted that the buildings’ contribution to the principal listed building lies primarily in their group value and longstanding association with Sunte House, rather than in their architectural appearance which has been significantly altered over time through modern interventions. Nevertheless, the proposals have been carefully developed to respect the remaining character of the curtilage listed structures and repair the deteriorating farmyard buildings, thereby enhancing both their appearance and their contribution to the setting of Sunte House.
- 7.8 The extant permission relating to the farmyard buildings (as confirmed by LDC approval DM/21/0793) is a material consideration when assessing the design and heritage implications of the proposed scheme, representing a credible fallback position should permission not be forthcoming. The approved designs can be implemented at any point in the future and therefore views on whether existing features should be retained must be tempered by how they can be lawfully lost under the extant permission.
- 7.9 The Barn has been subject to several modern alterations in the past, which has diminished its special interest as a curtilage listed building. The extant permission also allows for an extension to the south side of the Barn, with a 30sqm footprint and a catslide roof extending from the existing barn-hipped

roof. The final round of LPA pre-application feedback offered support for the southern location of the extension, acknowledging that it would be difficult to resist in light of the extant permission for an extension in this same location.

- 7.10 The proposed southerly addition would extend from the existing roof in a similar manner to the extant permission, but with a lesser footprint (at 13sqm) that reduces the apparent extent and massing of the approved extension. An overlay comparing the proposed and extant schemes is provided opposite, which clearly illustrates the reduction in scale.
- 7.11 The proposed extension would use clay tiles to integrate with the existing barn and a glazed timber framed exterior to ensure a lightweight appearance that is subordinate to the main building. This design approach also reveals the retained timber structure of the Barn, which is considered to date from the 17th or 18th Century and illustrates the building’s former agricultural use.
- 7.12 The LPA feedback recommended that a flat roof extension be explored as opposed to one with a hipped roof form. Richard Parr Associates have prepared visuals of a flat roof alternative (shown opposite and within the accompanying Design and Access Statement), but it was concluded that the flat roof would appear bulky and less sympathetic to the Barn’s sloping roof profile, as such integrating less successfully with the building.
- 7.13 The proposed alteration of the Barn’s ground floor and introduction of a upper floor level has already been established under extant approvals 05/02450/FUL and 05/02781/LBC. The rafters would be retained and their contribution to character of the Barn preserved.
- 7.14 Following pre-application discussions, the number of new windows has been decreased, the size of the rooflights has been reduced and the previously proposed infilling of the existing catslide roof gap has been omitted, directly addressing concerns raised by the LPA and Historic England. The proposed timber cladding to the courtyard elevation would be in keeping with the character of a former agricultural building, continuing the cladding to the side and rear elevations, which would be removed, external insulation added and then re-clad. As a result, the heritage asset would be enhanced through the replacement of the existing blockwork façade with a more sympathetic material.
- 7.15 The *Historic England Adapting Traditional Farm Buildings: Best Practice Guidelines for the Adaptive Reuse of Farm Building (2017)* has been referred to extensively during the development of the design proposals for the remaining courtyard buildings. In particular, the guidance has shaped the approach to glazing, including through the use of shutters and external joinery screens to reduce visual impacts, as well as setting frameless glazing back within window reveals to reduce reflectivity and create shadow lines.
- 7.16 Timber shutters and louvres have been used to mitigate the impact of glazing, as recommended within Historic England guidance, and to evoke the previous timber clad exterior of the Cowshed - a former finish the LPA acknowledged as plausible during the assessment of withdrawn application DM/21/3516.
- 7.17 Stable doors are proposed for both the Cowshed and the Stables, referencing



Overlay comparison between extant and proposed scheme



Visuals for flat roof extension

7. Planning Appraisal

- the agricultural character of the buildings. The existing brick plinth and timber hatch on the Cowshed will be retained and repaired, while internally the timber rafters and tiebeams will also remain, except in the area where the roof has failed and a new timber structure will need to be introduced (as highlighted in the Structural Assessment by Built Engineers). Slate roof tiles will be introduced, in reference to the slate tile roof of Sunte House. The timber posts supporting the roof structures of both the Stables and the Cowshed will also be retained, ensuring that historic fabric and their contribution to the agricultural character of the buildings is preserved
- 7.18 It is also pertinent that the extant permissions for the farmyard building conversion (05/02450/FUL and 05/02781/LBC) included a similar level of glazing as this proposal and could still be implemented. The current proposals represent an improvement on that design, particularly through the use of timber shutters and louvres.
- 7.19 The Byre would feature timber barn doors and cladding to each bay, with the existing timber truss roof structure and external timber posts retained to preserve features important to the building’s character as a curtilage listed building. This approach was favoured by the LPA under withdrawn applications DM/21/3516 and DM/21/2518, where new timber doors enclosing the bays was supported, providing the doors were fixed between the timber posts - as proposed in the current application.
- 7.20 Internally, new partition walls would be introduced to define the intended use of each bay, maintaining the building’s distinctive bay structure as a result.
- 7.21 Although the uses of the buildings do not require express planning permission, it is important to note that the proposed works would safeguard the future of the residential uses. Given that the buildings have been entirely divorced from any wider agricultural operations for some time now, the retained residential uses represent the optimum viable use of the curtilage listed structures and the proposed works would secure and sustain these uses through sensitive interventions and necessary repair. This approach is consistent with MSDP Policy DP34, which supports the protection of optimum viable uses in listed buildings to secure the future of structures as heritage assets.
- 7.22 It is submitted that the appearance of these buildings would be enhanced through the replacement of modern blockwork with more sympathetic timber and brick materials, along with essential repairs and the retention of features that support an understanding of their historic function as former farmyard buildings. As such, the design proposals would preserve and enhance the setting of Sunte House as a Grade II* listed building and the curtilage listed structures themselves, in accordance with MSDP Policies 26 and 34, and HHNP Policies E9 and H9.

LANDSCAPE CHARACTER

- 7.23 Sunte House is situated in the High Weald Fringes and Haywards Heath North Weald Landscape Character Areas, where historic country houses and farmsteads located within wooded, rural settings are commonplace. The

- renovation and repair of the Sunte House barns and their return to a more active use would visually enhance the farmstead group and result in benefits to the rural landscape character at a localised level.
- 7.24 Views would be possible from the private road of Birchen Lane, but the proposed alterations would be perceived as enhancements to the deteriorating and heavily altered buildings owing to their sensitive designs, as set out within the preceding section.
- 7.25 Views from within the wider landscape would be limited due to the scale of the proposals and the screening provided by the landscaped Sunte House grounds. As such, the setting of Haywards Heath and the landscape buffer between neighbouring towns/parishes would not be impacted.
- 7.26 Overall, the proposals would enhance the former agricultural buildings and their place within the immediate landscape, in accordance with MSDP Policies DP12 and DP26, and HHNP Policy E5.

NEIGHBOURING AMENITY

- 7.27 The nearest neighbouring properties to the site are Birchen Lodge and Lime Tree House, respectively located to the north and east of the Stables and the Barn.
- 7.28 There would be no windows introduced to the rear of the Barn or Stables, with the exception of high level rooflights which would be positioned above head level. The proposals would therefore lead to no loss of privacy to neighbours at Birchen Lodge and Lime Tree House.
- 7.29 The Barn extension would be sufficiently distanced from Birchen Lodge (at c.36 metres) and Lime Tree House (at c.17 metres) to ensure no loss of light or outlook to adjacent residents.
- 7.30 The proposals would therefore have no adverse impact on neighbouring amenity and would safeguard the existing living conditions of nearby residents.

FLOODING AND DRAINAGE

- 7.31 The application site is within Flood Zone 1 but the centre of the courtyard is at risk of surface water flooding, which triggers the requirement for a Flood Risk Assessment.
- 7.32 A Flood Risk Assessment and Drainage Strategy (Unda - June 2025) accompanies this application and should be referred to for further details.
- 7.33 The report concludes that the site is not at unacceptable of fluvial flooding and that flood resistant design measures will be explored in consultation with MSDC Building Control department, such as the incorporation of a waterproof membrane with new concrete floor slabs. Surface water drainage will drain to SuDs features.

ECOLOGY AND TREES

- 7.34 The application is accompanied by ecological and arboricultural reports, prepared by Urban Edge, and should be referred to for further detail.
- 7.35 The ecological surveys found no evidence of roosting bats and the presence of smooth newts within ponds, but eDNA testing returned a negative result for great crested newts.
- 7.36 Mitigation to reduce the likelihood of damage to bats and their habitats is proposed, with all construction works to cease in the unlikely event that bats are encountered. Non-statutory biodiversity enhancements are also proposed, including through the use of bat boxes and integral bat tubes to the proposed poolhouse.
- 7.37 The development would only lead to the loss of two existing trees, which offer no contribution to the wide locality in terms of visual amenity, and their loss can therefore be justified. The loss of one Category B tree is thought to be beneficial for the future management of a nearby veteran tree, as it would remove competition for light. All Category A will be retained and protected during construction works.

SUSTAINABILITY

- 7.38 MSDP Policy DP39 states that all development must seek opportunities to improve the sustainability of development.
- 7.39 The development proposes an extensive approach to environmental sustainability, including the proposed installation of an air source heat pump, solar panels to the Stables and new external insulation to the Barn to improve thermal efficiency.
- 7.40 The proposals take a robust approach to mitigating climate change. All available avenues have been explored to achieve a high standard of environmental sustainability by proposing a mix of renewable energy measures and fabric upgrades, in accordance with MSDP Policy DP39.

BIODIVERSITY NET GAIN

- 7.41 Biodiversity Net Gain (BNG) became a mandatory statutory requirement in April 2024 and certain types of development must demonstrate a 10% net gain in biodiversity when compared to pre-existing site conditions if they are to secure planning permission.
- 7.42 Some forms of development are exempt from demonstrating BNG, such as proposals that impact on less than 25sqm of existing habitat, and therefore mandatory BNG requirement would not apply to the proposed development.

CONCLUSION

- 7.43 The curtilage listed, former farmyard buildings will undergo much-needed repair works to secure their ongoing residential use, enhancing their appearance and the contribution they make to the setting of Sunte House.

7. Planning Appraisal

The proposed alterations respond to the buildings' agricultural character and have been informed in part by extant permissions relating to the buildings; a material planning consideration when assessing the design and heritage impact of the scheme.

- 7.44 The repair and improvement of the former farmyard buildings would enhance the rural landscape character at a localised level, which is in part characterised by historic farmsteads. The third party reports accompanying this application demonstrate that there would be no harm to protected animal species or the arboricultural characteristics of the site, providing mitigation measures are implemented. Flood risk and drainage have also been shown to be acceptable.
- 7.45 It is therefore respectfully requested that the application is approved without undue delay so that the benefits of the scheme can be delivered.



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