

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2128	Case Officer:	Rachel Richardson
Application Type:	Change of Use Application		
Proposal:	Proposed change of use to purposes falling within Class E(g) of the Town and Country Planning (Use Classes) Order 1987, as amended.		
Site:	Saint Hill Farm, Saint Hill Green, East Grinstead, West Sussex, , , ,		
Validation Date	21 Aug 2025	Overall Expiry Date:	16 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 Oct 2025
Target Date:	16 Oct 2025	Recommending Officer Signature:	Rachel Richardson

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	14 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2128

**Saint Hill Farm, Saint Hill Green, East Grinstead, West Sussex, , ,
Proposed change of use to purposes falling within Class E(g) of the Town and Country Planning
(Use Classes) Order 1987, as amended.
LC Hobbs And Son Ltd**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

MSDC Environmental Protection: No objection subject to a condition to restrict hours.

WSCC Highway Authority: No objection.

TOWN/PARISH COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

Permission is sought for the proposed change of use of a building to purposes falling within Class E(g) of the Town and Country Planning (Use Classes) Order 1987, as amended.

RELEVANT PLANNING HISTORY

GR/054/95 Alterations to land and buildings to include: retention of working farm; new footpath network linking up to existing footpaths; new nature trail, picnic areas, tree planting, off road bicycle course, change of use of existing redundant farm buildings and formation of new car parks not only to serve above uses, but also to serve 'Stone Hill' Rocks - Approved - 28th April 1995

05/02744/FUL Proposed change of use of existing bicycle reception hire and repair shop to use as bicycle reception, hire, repair and sales. Single storey extension to house utility services. Permission 12.01.2006

DM/24/0004 Proposed demolition of existing commercial buildings (Use Class B8 and B2) and construction of replacement storage building (Class B8), new office building, conversion of former granary to offices (amendments to DM/19/2095), change of use of dwelling to Trade Counter, alterations to existing storage yard, construction of single storey replacement dwelling and detached garage, alterations to access, provision of additional vehicular parking and associated works and landscaping - Approved 26th June 2024.

DM/25/0963 Proposed variation of condition 3 of GR/05/02744 to enable a building to be used for purposes falling within Class E(g) of the Town and Country Planning (Use Classes) Order 1987, as amended - Application Withdrawn.

SITE AND SURROUNDINGS

The application site is located some 2.5km to the southwest of the centre of East Grinstead. It is accessed via the B2110 via Saint Hill Road and West Hoathly Road. It is immediately on the west side of West Hoathly Road and southeast of Saint Hill Manor, an Estate that is occupied by the Church of Scientology.

Saint Hill Farm contains a number of buildings of mixed age, form, scale and external materials.

The application building (currently known as Deer Leap Bikes) is situated immediately adjacent to B2110 Saint Hill Road and to the eastern side of the agricultural buildings. It is externally faced in timber boarding under a slate roof.

There are areas of hardstanding and parking to the south, which are served by the access some 200m south of the application building.

For the purposes of planning policy the site is within the countryside and is National Landscape which is within the High Weald Area of Outstanding Natural Beauty, is within the Ashdown Forest zone of influence and there are grade II listed semi detached houses to the eastern side of the Saint Hill Road, just north of the application building.

APPLICATION DETAILS

Planning permission was granted in 1995 for alterations to the land and buildings at Saint Hill Farm to allow for the creation of an off-road biking and rambling course with associated car parking and facilities. This included the change of use of a former stable block to create a new reception, bike hire and bike storage facility (application reference GR/054/95).

In 2005, permission was sought for a change of use of the main building to allow for its use as a bicycle reception, for bicycle hire and repair and also for the sale of bicycles and associated equipment (application reference GR/05/02744/FUL). The application was granted subject to a number of conditions, including Condition 3 of GR/05/02744/FUL, which states:

'The premises shall be used for the sale of bicycles and associated equipment in associated with and ancillary to the use of Deers Leap Park as a mountain biking and rambling venue. No other commodities shall be sold without the prior written approval of the Local Planning Authority.'

With the recent closure of Deers Leap Bikes, the landowner now seeks to secure planning permission for a change of use of all the buildings within the courtyard to Class E(g). This would allow the buildings to be marketed to a broader range of potential occupiers.

The proposal would result in the creation of nine small individual units within the U-shaped building, with the former reception building forming a tenth unit.

Class E comprises the following uses:

*'(a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
(b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
(c) for the provision of the following kinds of services principally to visiting members of the public (i) financial services, (ii) professional services (other than health or medical services), or (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
(d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
(e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
(f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
(g) or —
(i) an office to carry out any operational or administrative functions,
(ii) the research and development of products or processes, or
(iii) any industrial process,
being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.'*

Section 7 of Statutory Instruction No. 2020/757 states:

For the purposes of the Use Classes Order, if a building or other land is situated in England, and is being used for the purpose of one of the following classes which were specified in Part A or B of the Schedule to that Order on 31st August 2020, as—

- (a) Class A1 (Shops),*
- (b) Class A2 (Financial and professional services),*
- (c) Class A3 (Restaurants and cafes), or*
- (d) Class B1 (Business),*

that building or other land is to be treated, on or after 1st September 2020, as if it is being used for a purpose specified within Class E (Commercial, business and service) in Schedule 2 to that Order.'

The applicant's planning statement confirms that, *'the buildings previously used under Classes A1, A2, A3 or B1 as of 31 August 2020 are now treated as Class E uses.*

Accordingly, the current lawful use of the detached building for bicycle reception, hire, repair, and sales falls within Class E. However, Condition 3 of application 05/02774/FUL continues to restrict its use to activities ancillary to Deers Leap Park.

Given the closure of Deers Leap Bikes and the historic use of the courtyard buildings in connection with it, the landowner now seeks to broaden the permitted use of these buildings. The proposed change to Class E(g) would allow for flexible occupation by businesses formerly falling under Class B1, such as offices, research and development, and light industrial uses compatible with a residential setting.'

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) Any 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 Allocations Development Plan Document (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:

DP1 - Sustainable Economic Development
DP12 - Protection and Enhancement of Countryside
DP17 - Ashdown Forest SPA and SAC
DP21 - Transport
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

Site Allocations DPD

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

Relevant policies.

None.

Neighbourhood Plan

East Grinstead Neighbourhood Plan November 2016.

The East Grinstead Neighbourhood Plan was made on 2nd November 2016.

Relevant policies:

- o EG1: Development in the High Weald AONB
- o EG2: Development within the Countryside Areas of Development Constraint
- o EG10: Employment Provision
- o EG11: Mitigating Highway Impacts
- o EG12: Car Parking
- o EG16: Ashdown Forest

Other Legislation

Countryside and Rights of Way Act (CROW) 2000

Planning (Listed Buildings and Conservation Areas) Act 1990

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 the 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:

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
DPN6 - Pollution
DPN7 - Noise Impacts
DPN9 - Air Quality
DPE1 - Sustainable Economic Development

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 objectives to sustainable development, such that the planning system needs to perform an economic objective, a social objective and an environmental objective.

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.

ASSESSMENT

It is considered that the main issues for consideration in the determination of this application are as follows;

- o Principle
- o Impact on AONB and countryside
- o Impact on the setting of listed buildings
- o Residential amenity (noise)
- o Highways (access and parking)
- o Ashdown Forest, and
- o Biodiversity Net Gain

- o Planning Balance and Conclusion.

Principle

For the purposes of planning policy the site lies within the countryside and the starting point is policy DP12 which allows for development in the countryside provided it maintains or where possible enhances the quality of the rural and landscape character.

Under Policy DP12, the proposal must also be supported by another adopted development plan policy.

DP policy DP1 gives priority to the re-use or adaptation of rural buildings for business or tourism use and to the diversification of activities on existing farm units (in accordance with Development in the Countryside policies).

Policy E2 refers to the conversion of buildings and the need to have a minimal impact on the countryside. Similarly, the East Grinstead Neighbourhood Plan supports the redevelopment of existing commercial premises under Policy EG10, subject to compliance with defined criteria.

The applicants planning statement at para's 6.5-6.8 confirms the following:

'The buildings subject to this application are traditional agricultural structures that were first granted permission for commercial use in 1995. Since then, a series of planning approvals have allowed for their physical enhancement and continued commercial operation. These permissions reflect the Local Planning Authority's long-standing recognition that the buildings are suitable for non-agricultural use and contribute positively to the local economy.'

This position is further reinforced by the recent approval in 2024 for the significant redevelopment of the wider Saint Hill Farm site, which includes new commercial buildings for storage and office use. Although that permission does not cover the buildings within this application, it demonstrates the LPA's continued support for commercial activity across the site.

Given the established commercial use of the application buildings for over three decades, and the recent planning context of the wider site, the continued use of these buildings for commercial purposes is clearly acceptable in principle.

The proposed change of use to Class E(g) would allow the buildings to accommodate a broader range of occupiers, including those previously falling under the former Class B1 designation. This flexibility is essential to ensuring the long-term viability of the site and supporting the rural economy.'

The above stance is not contested and your officer agrees with this view.

As such, it is considered that the continued use of the application building for commercial purposes under Class E(g) is acceptable and complies with relevant policies DP1, DP12, EG2 and EG10 of the NP and national guidance contained within the NPPF.

Impact on the AONB and countryside

The site is within the High Weald Area of Outstanding Natural Beauty, also referred to as the High Weald National Landscape. The legal framework for Areas of Outstanding Natural Beauty (AONB) in England and Wales is provided by the Levelling-Up and Regeneration Act 2023. Section 245(6)(a) sets out the primary purpose of AONBs: to conserve and enhance natural beauty. It also requires Local Planning Authorities to 'further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty'.

Policy DP16 of the Mid Sussex District Plan relates to the AONB and states that:

'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:

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

This is reflected in policy EG1 of the East Grinstead Neighbourhood Plan, the High Weald Management Plan and paragraph 189 of the NPPF.

The application proposes no physical changes to the application building and or parking. As such, it is considered that the proposed change of use would comply with the above policies and would conserve the natural beauty of the AONB, National Landscape.

Impact on setting of the listed buildings

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.'

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:

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

As commented above in relation to the impact on the AONB National Landscape, the proposed change of use is not involving any physical changes to the existing bicycle shop and as such the settings of the nearby listed buildings would be protected in accordance with Policy DP34 and national guidance contained within the NPPF.

Residential Amenity

In relation to this issue policy DP26 seeks to ensure that development:

'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 DP29);'

Policy EG3 (b) states that proposals, '*must not harm adjoining amenity*'. However, the test here is the more recently adopted development plan policy which is policy DP26 and is whether the proposed development would cause significant harm.

Policy DP29 relates to noise, air and light pollution. It states that the environment, including Nationally Protected Landscapes, and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution. Development will only be permitted where it is designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area; the impact on local amenity, intrinsically dark landscapes of artificial lighting proposals (including floodlighting) is minimised in terms of intensity and number of fittings; and it does not cause unacceptable levels of air pollution.

The applicant's planning statement addresses the issue of amenity at 6.10-6.15.

The existing and proposed plans and elevations show there to be no proposed external or internal changes.

The nearest independent residential properties are situated approximately 55 metres to the northeast, across West Hoathly Road. These are separated from the application site by both distance and intervening landscaping.

The proposed change of use would allow the buildings to be used for purposes falling within Class E(g), formerly Class B1, which includes offices, research and development, and light industrial activities. By definition, these are uses that can be carried out in residential areas without causing harm to local amenity through noise, vibration, or other environmental impacts.

Given the established commercial character of the surrounding area, the nature of the proposed uses, and the physical separation from nearby residential properties, it is considered that the proposal would not result in any significant harm for the occupants of surrounding dwellings.

Environmental Protection has recommended that the hours of use are restricted by way of condition where there is no existing restriction in place to control out of hours use. The historic permissions have no restrictions in place to control out of hours activities. It is therefore recommended that any permission would have such a condition.

As such, the proposed change of use is considered to comply with policies DP26 and DP29 and national policy contained within the NPPF and would not cause significant harm to residential amenity.

Highways

Policy DP21 of the Mid Sussex District Plan requires development to: be sustainably located to minimise the need for travel; promote alternative means of transport to the private car, including provision of suitable facilities for secure and safe cycle parking; not cause a severe cumulative impact in terms of road safety and increased traffic congestion; be designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages; and provide adequate car parking in accordance with parking standards as agreed by the LPA or in accordance with the Neighbourhood Plan.

The Local Highway Authority (LHA) has raised no objection and commented as follows:

'This application seeks the change of use of existing buildings to Use Class E(g). The site is located on West Hoathly Road, a C-classified road subject to national speed limit in this location.'

The site is served by an existing established vehicle access point on West Hoathly Road, and no alterations are proposed to this existing access arrangement. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on West Hoathly Road.'

The proposals seek the change of use of approximately 353sqm of floor space to Class E(g). Considering the existing uses at this site, the proposed change of use is not anticipated to give rise to a significant material intensification of use of the existing access point.

Existing hardstanding is to be retained for the parking of vehicles, and this appears of suitable size to serve the proposed use under WSCC Parking Standards. On-site turning appears achievable, allowing vehicles to exit the site in a forward gear.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.'

As said above the existing access will be utilised and also has planning permission to be improved to include widening and realignment for larger vehicles to pass with ease. This will support the existing and proposed commercial activity on the site.

There is also satisfactory parking on the site given the floor area of the applications buildings proposed for a change of use.

It is considered that in light of the established access, existing infrastructure, and modest traffic generation associated with the proposed use, the proposed change of use would have no adverse impact on highway safety or capacity. Adequate on-site parking provision is available to support the proposed use.

Accordingly, the application complies with the requirements of Chapter 9 of the NPPF (promoting sustainable transport); Policy DP21 of the MSDP (ensuring safe and suitable access) and Policies EG10, EG11, and EG12 of the EGNP (supporting appropriate infrastructure and parking provision for commercial development).

Ashdown Forest

Under the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations'), the competent authority - in this case, Mid Sussex District Council - has a duty to ensure that any plans or projects that they regulate (including plan making and determining planning applications) will have no adverse effect on the integrity of a European site of nature conservation importance. The European site of focus is the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).

The potential effects of development on Ashdown Forest were assessed during the Habitats Regulations Assessment (HRA) process for the Mid Sussex District Plan 2014-2031. This process identified likely significant effects on the Ashdown Forest SPA from recreational disturbance and on the Ashdown Forest SAC from atmospheric pollution.

A Habitats Regulations Assessment has been undertaken for the proposed development in this planning application.

Recreational disturbance

Increased recreational activity arising from new residential development and related population growth is likely to disturb the protected near-ground and ground nesting birds on Ashdown Forest.

In accordance with advice from Natural England, the HRA for the Mid Sussex District Plan 2014-2031, and as detailed in District Plan Policy DP17, mitigation measures are necessary to counteract the effects of a potential increase in recreational pressure and are required for developments resulting in a net increase in dwellings within a 7km zone of influence around the Ashdown Forest SPA. A Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM)

mitigation approach has been developed. This mitigation approach has been agreed with Natural England.

This planning application does not result in a net increase in dwellings within the 7km zone of influence and so mitigation is not required.

Atmospheric pollution

Increased traffic emissions as a consequence of new development may result in additional atmospheric pollution on Ashdown Forest. The main pollutant effects of interest are acid deposition and eutrophication by nitrogen deposition. High levels of nitrogen may detrimentally affect the composition of an ecosystem and lead to loss of species.

The potential effects of the proposed development are incorporated into the overall results of the transport model prepared for the Mid Sussex Transport Study, which indicates there would not be an overall impact on Ashdown Forest. This means that there is not considered to be a significant in combination effect on the Ashdown Forest SAC by this development proposal.

Conclusion of the Habitats Regulations Assessment

The Habitats Regulations Assessment concludes that there would be no likely significant effects, alone or in combination, on the Ashdown Forest SPA and SAC from the proposed development.

No mitigation is required in relation to the Ashdown Forest SPA or SAC.

A full HRA (that is, the appropriate assessment stage that ascertains the effect on integrity of the European site) of the proposed development is not required.

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

PLANNING BALANCE AND CONCLUSION

Planning legislation requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. It is therefore necessary for the planning application to be assessed against the policies in the Development Plan and then to take account of other material planning considerations including the NPPF. The Development Plan in this instance consists of the Mid Sussex District Plan, the Site Allocations Development Plan Document and the East Grinstead Neighbourhood Plan.

Courts have confirmed that the Development Plan must be considered as a whole, not simply in relation to any one individual policy. It is therefore not the case that a proposal must accord with each and every policy within the Development Plan.

The proposed change of use aligns with the objectives of the NPPF and development plan policies including DP1, DP12, DP16, DP17, DP21, DP26, DP29 and DP34 of the Mid Sussex District Plan, and EG1, EG2, EG3, EG10, EG11, and EG12 of the East Grinstead Neighbourhood Plan. It promotes sustainable rural economic growth through the reuse of existing buildings, ensures compatibility with surrounding land uses, and provides adequate access and parking without adverse impact on residential amenity or highway safety.

Given the above, the application is considered to be acceptable and it is recommended that permission be granted.

Decision: Permission

Case Officer: Rachel Richardson