



Ashdown Planning Consultants

Architectural Design and Planning

**PLANNING SUPPORT STATEMENT FOR
RESIDENTIAL DEVELOPMENT COMPRISING CONVERSION OF
AGRICULTURAL BARN INTO 3 DWELLINGS**

Springfield Farm, Lewes Road, Scaynes Hill, RH17 7NG

**APPLICATION UNDER PRIOR APPROVAL TO COMPLY WITH
CLASS Q PERMITTED DEVELOPMENT CRITERIA**

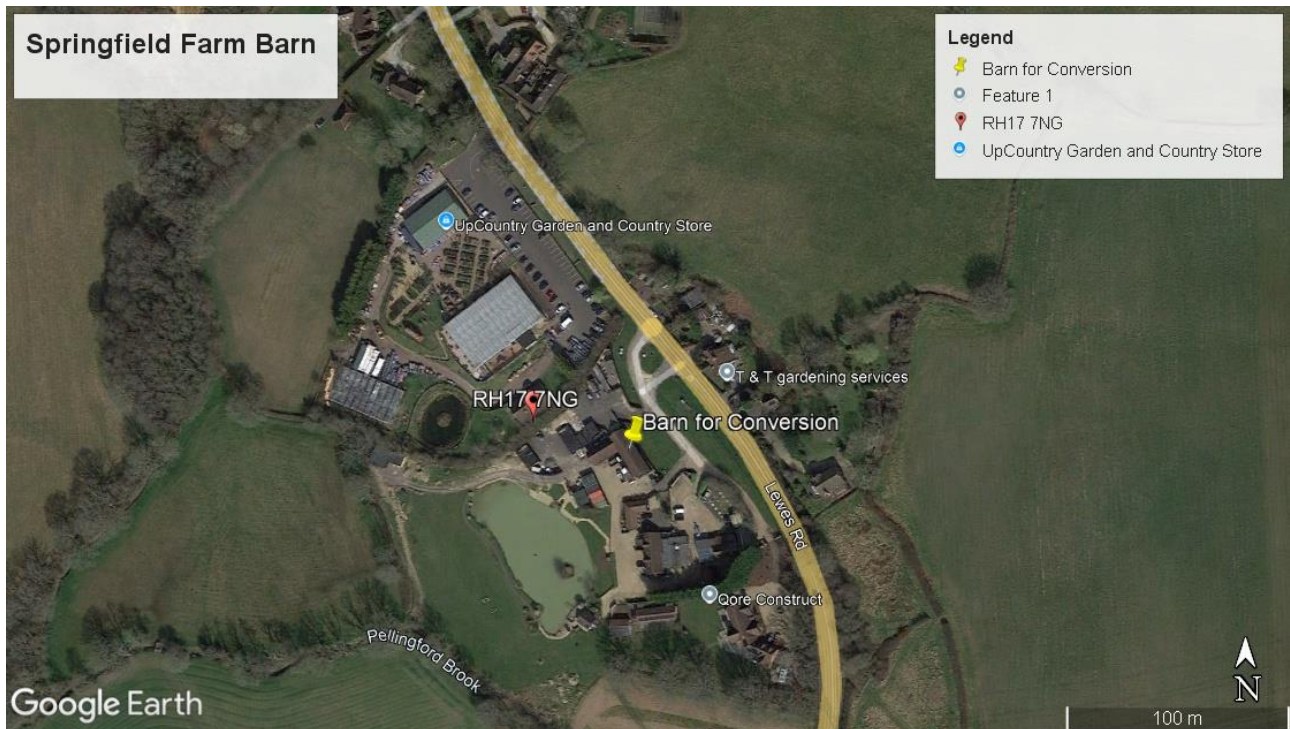
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PLANNING SUPPORT STATEMENT

To be read in conjunction with a prior approval application for

RESIDENTIAL DEVELOPMENT COMPRISING CONVERSION OF AGRICULTURAL BARN INTO 3 DWELLINGS





INTRODUCTION

This Planning Support Statement supports an application conversion under Class Q of an existing agricultural barn, no longer required for storage, into 3 dwellings.

This statement should be read in conjunction with the following plans and documents:

Dwg No: 243234 - 01	Site Location Plan
Dwg No: 243234 - 02	Existing Block Plan
Dwg No: 243234 - 03	Proposed Block Plan
Dwg No: 243234 - 04	Existing GF Plan
Dwg No: 243234 - 05	Existing FF Plan
Dwg No: 243234 - 06	Existing Elevations
Dwg No: 243234 - 07	Existing Elevations
Dwg No: 243234 - 08	Proposed GF Plan
Dwg No: 243234 - 09	Proposed FF Plan
Dwg No: 243234 - 10	Proposed Elevations
Dwg No: 243234 - 11	Proposed Elevations

THE SITE

The site lies to the south west of the A272, Lewes Road, between North Chailey and Scaynes Hill. This is a main link road which runs through to the nearest main centre of Haywards Heath with full public transport services available. Immediately adjacent is the garden centre with store and other shopping facilities which provides most grocery requirements alongside the garden equipment. This location is entirely sustainable in respect of access to services and facilities such as shops, schools, leisure and main line stations.

The site itself currently consists of buildings in connection with storage, with associated hardstanding, agricultural buildings to the south and west and residential properties.

Redeveloping this site for residential use will have a positive effect on the locality. The barn to be converted is set back from the highway, accessed by a one way double access system. There is no increase in potential traffic hazards from this completely safe access arrangement.

PROPOSAL

The submitted design has been formulated following a significant period of analysis combining the character of the surrounding area and the buildings, the requirements of the client and planning considerations including those requiring attention to required amenity space for future occupiers.

The scheme proposes 3 x 3 bed dwellings with dedicated garden areas and 2 parking spaces per unit. Hardstanding areas will be replaced by grassed surfacing and additional hedgerow planting, increasing biodiversity in this location. Bat and bird boxes are also proposed.

Dedicated parking spaces are being provided, along with bin store areas and secure cycle storage.

There is ample space for manoeuvring of refuse collection and emergency service vehicles.

Indicative planting and landscaping has been shown on drawing number 243234 03, final landscaping and planting plans can be agreed if required.

SCALE & DESIGN

The barn is structurally capable of being converted with no extension or modification except changes in fenestration externally along with landscaping. Most of this is to the rear of the building which is not visible from the highway.

The design has been especially formulated to create attractive sustainable dwellings with minimal external changes.

PRIOR APPROVAL ASSESSMENT

In putting forward this proposal we have had due regard to the criteria needed to be met in order to be considered to benefit from permitted development rights under the provisions of Class Q. We consider these have been met as follows:

There will be no transport or highway impact arising from the proposed development.

There will be no noise impact on amenities of other local residents.

There are no contamination risks on this site.

There is no flood risk on this site.

The location of the building is practical in its siting in order to change from agricultural use to Class C3 dwelling houses.

The design of the building and its appearance will remain and no major works are required in order to carry out this conversion externally.

The resulting dwellings will benefit from natural light in all habitable rooms.

The resulting dwellings will total 3 units all under 135 sq m.

There will be Biodiversity Gain from creating the garden areas and provision of bat and bird boxes.

The barn to be converted is no longer required for agricultural storage. The farm is diversifying in line with Government advice and they are creating wildflower meadows and

orchard trees along with the more traditional farming. This is more environment friendly and also requires less agricultural storage. The other barns on the land are sufficient. Since September 2023 much of the equipment stored in the proposal barn has been moved into these.

ACCESS

There are two existing vehicular accesses to the north east of the site onto Lewes Road itself. Whilst construction is being carried out it is proposed to direct works traffic along the most southerly access and provide vehicle parking on existing hardstanding to the north and east of the site on land in the ownership of the applicant. Vehicles are able to turn and exit onto Lewes Road in forward gear.

Following completion of works this will also provide more than adequate parking and turning for refuse collection vehicles and emergency services.

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CONCLUSION

This proposal for 3 units of residential accommodation by converting an un needed agricultural barn, fits all the criteria for consent under Prior Notification within Class Q as set out above.

We trust that this scheme will receive positive consideration from your council.