



Planning, Sustainability & Design and Access Statement

**The Annexe and Cottage, Big Edgerley
Barn, College Lane, Hurstpierpoint**

A Top 100 Law Firm

Conversion of Annexe and Cottage to a single detached dwelling with associated garden and parking provision.

The Annexe and Cottage, Big Edgerley Barn,
Hurstpierpoint

Planning, Design and Access Statement
on Behalf of
Mr & Mrs Baldey

January 2026

DMH Stallard LLP
Origin One
108 High Street
Crawley
West Sussex
RH10 1BD

Tel: 01293 605192
Fax: 01293 663520
[Email: peter.rainier@dmhstallard.com](mailto:peter.rainier@dmhstallard.com)

DMH Stallard LLP Ref: 408809.02

Checked by

DRAFT

Prepared by: LDS

Checked by: PR

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Prepared by: LDS

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Contents

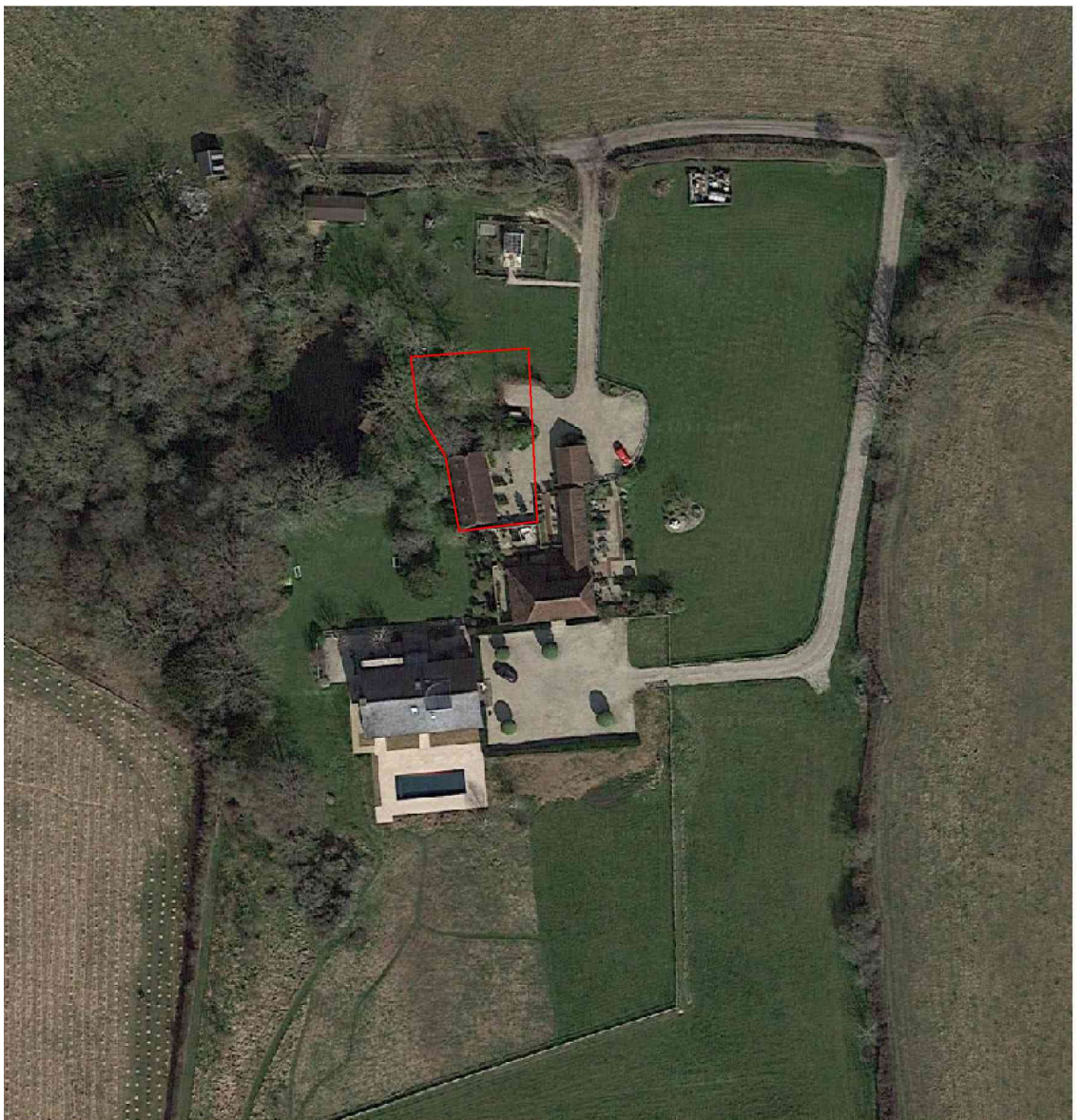
1. Introduction	1
2. The Site and Surroundings	2
3. Planning History	3
4. The Scheme	4
5. Planning Policy Context	5
6. Scheme Appraisal	8
7. Conclusions	12

1. Introduction

- 1.1 This statement has been prepared on behalf of Mr & Mrs Baldey in respect of the planning application for the Conversion of the Annexe and Cottage to a single detached dwelling with associated garden and parking provision.
 - 1.2 The existing building contains a self-contained Annexe which was recently issued a certificate of lawful use (existing) as a separate residential unit by virtue of having been used as such for over 4 years. A small part of the ground floor of the building was in use as ancillary accommodation in connection with the main dwelling of Big Edgerley Barn. This was known as the Cottage, and this part of the building was until recently occupied by the applicants father.
 - 1.3 The proposal is for the conversion of the existing ancillary accommodation and its inclusion within the separate residential unit to create a larger 3 bedroom dwelling at the property.
 - 1.4 The statement considers the site and surrounding area, planning history, the scheme itself, relevant planning policy and 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.
 - 1.5 This statement should be read in conjunction with the submitted drawings.
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2. The Site and Surroundings

- 2.1 The Annexe and Cottage is a detached property which broadly located to the west of College Lane, although it is set back some distance from College Lane and accessed via a long driveway. The site is generally surrounded by open agricultural land with areas of recent residential development further west and northwest of the site. The site is detailed on the aerial map outlined in red below.



Approximate site location shown outlined in red – map courtesy of Google Maps

- 2.4 The site is located outside of the settlement boundary of Hurstpierpoint, and is approximately 700m (as the crow flies) to the north of Hurstpierpoint. The site is in a predominantly rural location. There is a mix of residential properties in the surrounds which reflects the former farm estate use of the site. Big Edgerley is a large, detached dwelling located to the south and is a converted barn. Big Edgerley Barn is also a former barn converted into a separate residential dwelling. 'The Annexe' although called 'Annexe' is mostly used as an independent residential dwelling and part of the ground floor as ancillary accommodation for Big Edgerley Barn.
- 2.5 The Annexe shares an access track from College Lane with both Big Edgerley and Big Edgerley Barn. However, the Annexe has its own separate curtilage with courtyard garden and parking.
- 2.6 The site is located wholly within the administrative boundary of Mid Sussex District Council. 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 as defined by the Mid Sussex Local Plan (2018).
- 2.7 The site is located approximately 600m from the centre of Hurstpierpoint, with a good range of services, shops and facilities. Additionally, there is a church, a school, sports pavilion, recreation grounds and village hall all within 1km m of the site, and all of which are accessible via the existing pedestrian routes. The site is therefore considered to be sustainably located in terms of its proximity to existing services and facilities, and public transport routes.
- 2.8 There are a number of bus stops in close proximity to the site. The site is also located close to Hassocks railway station, which has frequent services to Brighton and London. The site is therefore considered to be sustainably located with viable options for future residents to use public transport rather than being solely reliant on the use of private cars.
- 2.9 Additionally, the site is well served by pedestrian and cycle routes and benefits from being in close proximity to a number of Public Rights of Way (PRoWs) which provide links to the wider area. The PRoWs provide safe continuous pedestrian access to shops and services within Hurstpierpoint, and these PRoWs are well used by local residents.
- 2.10 Although designated as a countryside location, the site is generally surrounded by residential development being part of a former farmstead, and as such is not considered to be in an isolated rural location.
- 2.11 The site is not subject to any other character or environmental designations nor does it lie in an area prone to flooding.
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3. Planning History

Relevant Planning History

- 3.1 07/00395/FUL – Planning permission was granted in 2007 to allow for the change of use of Big Edgerley Barn from ancillary residential use to a dwelling. There were two subsequent extension of time applications granted for this approval, one in 2010 (10/00708/EOT), and a further in 2013 (13/00320/EOT).
- 3.2 07/00396/FUL – Planning permission was granted in April 2007 for the erection of a detached double garage with cart shed and fuel store. Planning permission was previously approved for this same building in 1999 under application HP/15/99.
- 3.3 09/01735/FUL - Planning permission was granted in 2009 for the erection of a garage with store above, this was an amendment to the previously approved application 07/00396/FUL which was approved in 2007.
- 3.4 10/00187/FUL - Planning permission was granted in March 2010 for the change of use of room over the garage from storage to ancillary accommodation and the insertion of new window and door.
- 3.5 DM/15/2969 - Planning permission was refused in September 2016 for the proposed conversion of the garage to enlarge the existing annex to form self-contained ancillary accommodation for a family member. This application sought permission for the conversion of the ground floor to create additional ancillary accommodation.
- 3.6 DM/16/1656 – Planning permission was granted in September 2016 for alterations and extension of existing barn conversion to create additional residential accommodation, and alterations to the existing annexe to provide disabled accessible accommodation and home office.
- 3.7 DM/25/1532 – Certificate of Lawful Use (Existing) was issued in August 2025 for the use of part of the building known as 'The Annexe' as an independent residential dwelling on the basis that it had been used as such continuously for more than four years prior to the date of the application submission.

Background to the proposal

- 3.8 The erection of the building known as the Annexe was granted planning permission in April 2007 under application 07/00396/FUL. A subsequent application (09/01735/FUL) allowed for an amendment to 07/00396/FUL to provide a store over the garage. Then in March 2010 planning permission was granted under 10/00187/FUL for the change of use of the storage room in the garage to ancillary accommodation. In September 2016 alterations to
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the annexe were permitted under application DM/16/1656 to provide disabled accessible accommodation.

3.9 The Annexe was built and designed to enable their elderly father to live in the property. The Annexe was occupied by their father until 2019, at that time their elderly father came to share the facilities in the main house of Big Edgerley Barn and use only the disability suite of the Annexe which is located on part of the ground floor of the Annexe. The Annexe is no longer required.

3.10 From September 2020 to the present day the remainder and majority of the Annexe building has been rented out separately and used as an independent residential dwelling.

4. The Scheme

- 4.1 The proposal seeks planning permission for the creation of a 3 bedroom dwelling through the conversion of the disability suite on the ground floor of the Annexe and incorporation of this into the existing separate 1-bed dwelling to create a 3-bed, 1& 1/2 -storey detached dwelling.
- 4.2 The existing disability suite was built and designed to enable the applicants elderly father to live in the property. The Annexe was occupied by their father until 2019, at that time their elderly father came to share the facilities in the main house of Big Edgerley Barn and use only the disability suite of the Annexe which is located on part of the ground floor of the Annexe. The disability suite of the Annexe is no longer required, and as such the proposal is to incorporate this into the main dwelling and create a larger 3-bed family home.
- 4.3 The proposal would involve minimal external alterations to the building which comprise the filling-in of the existing car port with a French door. The proposed external alterations to the dwelling would be of traditional design, in keeping with the locality and the existing materials and fenestration on the dwelling and the surrounds.
- 4.4 Vehicular access to the dwelling would remain as existing be via the existing access track from College Lane which is also used by both Big Edgerley and Big Edgerley Barn. The proposal would incorporate the existing separate curtilage with courtyard garden which is currently used by the Annexe, but also proposes the inclusion of part of the garden of Big Edgerley Barn in order to provide sufficient residential amenity garden space for the larger 3-bed family home. It should be noted that this part of the site is already in use as a residential garden.
- 4.5 The Annexe dwelling currently has its own parking on site for 2 vehicles and the proposed 3-bed dwelling would continue to utilise these parking spaces.
- 4.6 There is a mix of residential properties in the surrounds which reflects the former farm estate use of the site. Big Edgerley is a large, detached dwelling located to the south and is a converted barn. Big Edgerley Barn is also a former barn converted into a separate residential dwelling. These neighbouring dwellings are located some 10m from the dwelling, due to the orientation of these dwellings and the courtyard gardens which separate the properties, and that a separate dwelling already exists on the site it is note thought that the proposal would not have any undue impact on the character of the area, street scene or neighbouring amenity.
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5. Planning Policy Context

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.

5.2 In this case, the Development Plan comprises;

- the Mid Sussex District Plan (adopted 2018), and;
- the Hurstpierpoint and Sayers Common Neighbourhood Plan which was 'made' in March 2015 and also forms part of the Development Plan.

5.3 Material considerations include the NPPF (2024) and the National Planning Practice Guidance (NPPG).

Mid Sussex District Plan (2018)

5.4 The Mid Sussex District Plan was adopted in March 2018. This document provides the strategic planning policy framework for the District over the plan period 2014- 2031.

5.5 Due to the fact that the District Plan is over 5 years old those policies within the Plan which relate to housing delivery are considered out of date, nonetheless, it is considered prudent to list all Local Plan policies considered relevant to the proposed development, and these are set out below.

5.6 Policy DP6: Settlement Hierarchy states that the growth of settlements will be supported where this meets the identified housing, employment and community needs. Outside defined built-up-areas, the expansion of settlements will be supported where the proposed development is for fewer than 10 dwellings, the site is contiguous with the settlement boundary and the development is demonstrated to be sustainable.

5.7 The property lies outside of the built-up area of Hurstpierpoint so, in planning policy terms, lies in an area designated as the Countryside. As such, policy DP12: Protection and Enhancement of the Countryside applies. This states that proposals for development in the countryside will be permitted if it maintains or where possible enhances the quality of the rural and landscape character of the district and it is necessary for the purposes of agriculture or it is supported by a specific policy reference elsewhere in the Plan, a DPD or a relevant Neighbourhood Plan.

5.8 Policy DP15: New Homes in the Countryside states that provided they would not be in conflict with Policy DP12 new homes in the countryside will be permitted where special justification exists. It should be noted that there is an existing dwelling on site, and this application does not seek to construct a new dwelling,

instead it seeks to create a larger 3-bed dwelling on the site by the conversion and inclusion of the redundant Annexe.

- 5.9 Policy DP21: Transport states that development proposals should be sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside. The policy also refers to car parking and requires schemes to provide adequate car parking or the proposed development
- 5.10 Policy DP26: Character and Design states that all development should be well designed and reflect the distinctive character of the towns and villages whilst being sensitive to the countryside.

National Planning Policy Framework (2024) (NPPF)

- 5.11 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.
- 5.12 Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 sets out the 3 objectives to sustainable development: social, economic and environmental.
- 5.13 Paragraph 9 advises that these objectives should be delivered through the application of policies in the Framework: they are not criteria against which every decision can or should be judged. Decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 5.14 Paragraph 10 indicates that in order to pursue sustainable development in a positive way, a presumption in favour of sustainable development is at the heart of the National Planning Policy Framework.
- 5.15 Paragraph 11 states that, for decision-taking, this means:
- c) Approving development proposals that accord with an up-to-date development plan without delay; or
 - d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
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- ii. 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.

- 5.16 Paragraph 12 confirms that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making, and advises that where a proposal conflicts with an up-to-date development plan (including any neighbourhood plans that form the development plan) permission should not usually be granted.
- 5.17 Paragraph 14 goes on to say that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing that conflicts with the neighbourhood plan will only be relevant if the neighbourhood plan was 'made' five years or less ago, and the neighbourhood plan contains policies and allocations to meet its identified housing need.
- 5.18 Paragraph 73 identifies that small and medium sites can make an important contribution to the housing requirement in an area, and are often built-out relatively quickly.
- 5.19 Section 11 refers to making effective use of land, paragraph 124 within this section states that planning decisions should promote an effective use of land in meeting the need for homes. Paragraph 125 c) states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and promote the development of under-utilised land and buildings.

It is important to note that in this case, the Council cannot currently demonstrate the required five-year supply of housing. Due to the shortfall in housing land supply, there is a presumption in favour of sustainable development, which means that planning permission should be granted unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits, or other material considerations indicate otherwise. The NPPF (at footnote 7 of para 11) lists out these material considerations, none of which apply in this case.

Hurstpierpoint and Sayers Common Neighbourhood Plan (February 2015)

- 5.20 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.
 - 5.21 Policy C1 states that development will be permitted in the countryside where it comprises an appropriate countryside use; it maintains or where possible enhances the quality of the rural and landscape character of the Parish.
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- 5.22 Policy C3 refers to Local Gaps and Preventing Coalescence, this policy states that development will be permitted in the countryside provided it does not individually or cumulatively result in coalescence and loss of separate identity of neighbouring settlements. The site is located in the Local Gap of Hurstpierpoint an Hassocks. However, the Local Gap from the east of this site to Hassocks is substantial (approximately 1.4km as the crow flies) and it is not thought that the proposed conversion on this site would erode the gap in any significant way.
- 5.23 It should be noted that the District Plan does not define strategic gaps on any policy maps, it is the role of neighbourhood plans to identify local gaps. The Hurstpierpoint Neighbourhood Plan identifies the local gap in this location, however, the Neighbourhood Plan was made in 2015 and as such is now more than 5 years old, and given the Council's lack of a 5-years supply of housing the protection given to the policies in the Neighbourhood Plan are rescinded.
- 5.24 Policy HurstH1 indicates that new housing development should enhance the existing settlement pattern of the village.

Emerging Plan: The Mid Sussex District Plan 2021-2039

- 5.25 The Council submitted the District Plan to the Government for examination in July 2024. The District Plan is currently in the process of independent examination by the Planning Inspectorate, and this is due to begin on the 24th February 2026. 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.
- 5.26 However, the policies contained in the emerging District Plan broadly maintain those of the current District Plan, with Policy DP12 being replaced by Policy DPC1: Protection and Enhancement of the Countryside; and Policy DP15 being replaced with DPC3: New Homes in the Countryside. Policy DPC3 includes additional circumstances in which new homes in the countryside will be permitted, including if it would involve the subdivision of an existing residential building. It confirms that new 'granny annexes' that are physically separate to the dwelling are defined as new homes and are subject to the same requirements of the policy.
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6. Scheme Appraisal

6.1 This section of the Planning Statement provides an assessment of the application proposal against the relevant development plan policies as outlined above and demonstrates how the scheme has sought to address the reasons for the refusal of the previous scheme.

6.2 The principal issues in relation to this application are considered to be:

- The principle of development
- Design and character
- Neighbouring Amenity
- Siting of proposal in visual gap
- Habitats & BNG

The principle of the proposal

6.3 The property lies outside of the built-up area of Hurstpierpoint so, in planning policy terms, lies in an area designated as the Countryside. As such, policy DP12: Protection and Enhancement of the Countryside applies, this states that proposals for development in the countryside will be permitted if it maintains or where possible enhances the quality of the rural and landscape character of the district and it is necessary for the purposes of agriculture or it is supported by a specific policy reference elsewhere in the Plan, a DPD or a relevant Neighbourhood Plan.

6.4 Policy DP15: New Homes in the Countryside states that provided they would not be in conflict with Policy DP12 new homes in the countryside will be permitted where special justification exists. It should be noted that there is an existing dwelling on site, and this application does not seek to construct a new dwelling, instead it seeks to create a larger 3-bed dwelling on the site by the conversion and inclusion of the redundant Annexe.

6.5 Policy DP12 seeks to protect the intrinsic character and beauty of the countryside. While it does seek to restrict certain forms of development, it is not considered to be a policy directly related to the supply of housing, however it is recognised that given the Council's is unable to demonstrate a five year land supply and given the aim of the NPPF to boost significantly the supply of housing, the weight that can be afforded to this policy is limited.

6.6 Paragraph 73 of the NPPF acknowledges small and medium sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. The redevelopment of this site would provide a new 2-storey 3-bedroom dwelling and positively contribute to the housing stock of the district. It presents an efficient and effective use of the land and does not result in the overdevelopment of the site.

- 6.7 The proposal makes efficient and effective use of the land. In line with Paragraph 124 of the NPPF, the application proposes to make as much use as possible of this brownfield site. It optimises the density of the site and proposes a new detached two-storey, 3-bed dwelling.
- 6.8 The proposal seeks planning permission for the creation of a 3-bedroom dwelling through the conversion of the disability suite on the ground floor of the Annexe and incorporation of this into the existing separate 1-bed dwelling to create a 3-bed, 1& 1/2 -storey detached dwelling. It is important to note therefore that the proposal does not create a new dwelling as such, instead it is proposed to create a 3-bed dwelling in place of the existing 1-bed property.
- 6.9 Finally, and fundamentally, the existence of a single dwelling on the site has been established by the approval of the Lawful Development Certificate under DM/25/1532 which was issued in August 2025. This allowed for the use of part of the building known as 'The Annexe' as an independent residential 1-bed dwelling on the basis that it had been used as such continuously for more than four years prior to the date of the application submission.

Locational Sustainability of the site

- 6.10 The NPPF recognises that opportunities to maximise sustainable travel solutions will vary between urban and rural areas. It also encourages development to be focused on locations that limits the need for travel as set out with paragraph 115 of the NPPF. This is echoed in Policy DP21 of the Mid Sussex Plan.
- 6.11 The site is within walking distance of the village centre of Hurstpierpoint village, along a shared access track and then onto a PRoW (HSC-63HU) which leads directly to the High Street. The site would therefore be accessible for local services and facilities in the village of Hurstpierpoint, with shops and a primary school within easy walking distance. As such any future occupiers would not be highly reliant on the use of motor vehicles to access local services as these could be accessed through sustainable means.
- 6.12 Policy DP21 also 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 dwelling is within walking distance of bus stops on The High Street which give good access to the train stations at Burgess Hill, Hassocks and Haywards Heath and services to Brighton/Gatwick/London.
- 6.13 The proposal is therefore considered to comply with the objectives of Policy 21 of the Mid Sussex District Plan and paragraph 115 of the NPPF.
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Design & Character

- 6.14 The proposal does not propose any additions or extensions to the existing building, as such the proposal would involve minimal external alterations to the building. The external alterations would comprise the filling-in of the existing car port with a French door.'
- 6.15 The proposed external alterations to the dwelling would be of traditional design, in keeping with the locality and the existing materials and fenestration on the dwelling and the surrounding properties.
- 6.16 Internally, the proposed dwelling would provide a kitchen, living space, and 2 bedrooms on the ground floor and a bedroom, snug and family bathroom on the first floor. The GIA is in line with national space standards would provide good quality living space for future users of the site.
- 6.17 The proposal would incorporate the existing separate curtilage with courtyard garden, which is currently used by the Annexe, but also proposes the inclusion of part of the garden of Big Edgerley Barn in order to provide sufficient residential amenity garden space for the larger 3-bed family home. Ample outdoor space will therefore be provided which creates an amenity space for future residents to enjoy.
- 6.18 Policy C1 of the Neighbourhood Plan states that development will be permitted in the countryside where it comprises an appropriate countryside use; it maintains or where possible enhances the quality of the rural and landscape character of the Parish.
- 6.19 Policy DP12 of the Mid Sussex Plan states that proposals for development in the countryside will be permitted if it maintains or where possible enhances the quality of the rural and landscape character of the district.
- 6.20 The dwelling has already been constructed and is considered to be of a high standard of design and in keeping with the existing character of this area. Given that the building already exists on site and that the external changes proposed are minimal with no extensions or change to the building footprint or height, it is considered that the proposal would conserve the existing rural character of the site. The proposal is considered to comply with both Policy C1 of the Neighbourhood Plan and Policies DP12 and DP26 of the Mid Sussex Plan.

Neighbouring Amenity

- 6.21 The proposal does not propose any additions or extensions to the existing building, as such the proposal would involve minimal external alterations to the building. The external alterations would comprise the removal of the existing windows on the front elevation and replacement with French doors, and the filling-in of the existing car port with a French door.
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- 6.22 The proposal would not alter the existing height of the building or its footprint, the external alterations would comprise changes to existing openings and no new windows or openings are proposed at first floor level, and as such it is not considered that there would be any adverse impact on the existing residential amenities of neighbouring occupiers.
- 6.23 Vehicular access to the dwelling would remain as existing be via the existing access track from College Lane which is also used by both Big Edgerley and Big Edgerley Barn. The proposal would incorporate the existing separate curtilage with courtyard garden which is currently used by the Annexe, but also proposes the inclusion of part of the garden of Big Edgerley Barn in order to provide sufficient residential amenity garden space for the larger 3-bed family home.
- 6.24 There is a mix of residential properties in the surrounds which reflects the former farm estate use of the site. Big Edgerley is a large, detached dwelling located to the south and is a converted barn. Big Edgerley Barn is also a former barn converted into a separate residential dwelling. These neighbouring dwellings are located some 10m from the dwelling, due to the orientation of these dwellings and the courtyard gardens which separate the properties, and given that a separate dwelling already exists on the site it is not thought that the proposal would have any adverse impact on neighbouring amenity.
- 6.25 The Annexe dwelling currently has its own parking on site for 2 vehicles and the proposed 3-bed dwelling would continue to utilise these parking spaces. The proposal would therefore not have any adverse impact on the existing parking conditions on site or create any parking stress in the area.
- 6.26 On this basis, it is considered the application is in accordance with Policy DP26 of the Mid Sussex Plan and Chapter 12 of the NPPF.

Siting of proposal within visual gap

- 6.27 It is noted that the current Mid Sussex Local Plan shows this site as lying within Local Gap Prevention of coalescence, the designation of a local gap in this location is largely due to the desire to prevent coalescence between the settlements of Hurstpierpoint and Hassocks. Local Gaps are intended so that when travelling between settlements people should have a sense that they have left one before arriving at the next.
- 6.28 When travelling on College Lane past the site a person would have to travel some distance south to leave Hurstpierpoint, furthermore, the site cannot be seen from College Lane.
- 6.29 There is an existing building on the site and it is not thought that the proposed modest development to create a 3-bed dwelling on this site would erode the gap in any way. Indeed, the creation of a larger 3-bed dwelling in
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this area would reflect the existing pattern of residential development area and would be in keeping with the other residential properties in the nearby surrounding area.

- 6.30 It should be noted here that the Neighbourhood Plan was made in 2015 and as such is now more than 5 years old and given the Council's lack of a 5-years supply of housing the protection given to the policies in the Neighbourhood Plan are rescinded.

Habitats & BNG

- 6.31 The proposal and the works involved apply solely to the conversion of interior rooms within an existing building which has a zero score and as such is exempt from BNG. As a result the proposal is exempt from BNG requirements.

Sustainability

- 6.32 Policy DP39 of the District Plan states that all development proposals must seek to improve the sustainability of development and should where feasible, incorporate the following measures:
- Minimise energy use through the design and layout of the scheme including through natural light and ventilation;
 - Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;
 - Use renewable sources of energy;
 - Maximise efficient use of resources, including minimising waste and maximising recycling/reuse of materials through both construction and occupation;
 - Limit water use to 110 litres/person/day;
- 6.33 It is important to note that the building is already in situ and in residential use, however, the applicant has taken into account the requirements to minimise energy use, and the proposed alterations to the external appearance comprise the installation of full length French Doors which will be fitted with double glazing and will be made from sustainable materials.
- 6.34 The orientation of the dwelling and the positioning of the proposed French Doors on its south-easterly aspect has been taken into consideration and would ensure that the dwelling would benefit from passive solar gains, maximise natural daylight and sunlight.
- 6.35 The applicant also intends to fit water butts to the property in order to collect and re-use rainwater on the site, and will be investigating the opportunity to install Photovoltaics and other possible renewable sources such as ground heat pumps, and will also investigate incorporating water limiting options.
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7. Conclusion

- 7.1 It is important to distinguish that the scheme does not propose a new dwelling, rather the proposal seeks planning permission for the creation of a 3 bedroom dwelling through the conversion of the disability suite on the ground floor of the Annexe and its incorporation into the existing separate 1-bed dwelling to create a 3-bed dwelling.
- 7.2 The proposal would not involve any additions to the property or any change to the footprint or height of the existing building; the size and scale of the existing building would therefore be maintained. The proposal would involve minimal external alterations to the building which comprise the filling-in of the existing car port with a French door.
- 7.3 The proposed external alterations to the dwelling would be of traditional design, in keeping with the locality and the existing materials and fenestration on the dwelling and the surrounds. Vehicular access to the dwelling would remain as existing be via the existing access track and parking for the dwelling would remain as existing on the site. A larger garden would be created in order to provide a suitable outside recreational space for the occupiers of the dwelling.
- 7.4 Hurstpierpoint is identified as one of the second tier of settlements in the District, and as such is one of the more sustainable settlements in the District. The site is very well located and connected to public transport links and public footpaths and the cycle network. It has been demonstrated in this planning statement that the site is sustainably located.
- 7.5 The proposal is therefore considered to be respectful of the existing character of the area and would be in keeping with the existing form of development, maintaining the character of the area and the former farm stead. It has been demonstrated that there will be no harm to the residential amenity of adjoining properties.
- 7.6 The Site is not located within any designated Protection Areas, Areas of Conservation; or Ramsar sites. It is not in a Site of Special Scientific Interest; an Area of Outstanding Natural Beauty, Conservation Area, the South Downs National Park. Nor does it have any impact on designated heritage assets.
- 7.7 The application has been assessed against all relevant planning policy and as set out in the preceding section and it is considered to be in accordance with these. It is submitted that there are no material considerations that weigh against the scheme, and planning permission should therefore be granted. Planning permission.
-