

PLANNING STATEMENT

Redgate Mill, Twineham Lane
Full Planning Application

1. Introduction

This Planning Statement accompanies a Full Planning Application for development on land associated with Redgate Mill.

The proposal seeks permission for:

- Construction of an ancillary rural pavilion (approx. 52sqm, max height 2.4m);
- Installation of a low-level timber maintenance boardwalk (approx. 73sqm);
- Formation of informal gravel maintenance paths;
- Retention and completion of wildlife pond and associated ecological enhancements;
- Associated change of use of land to ancillary residential and ecological use.

The scheme has been refined to ensure it respects countryside character, remains visually contained, and delivers ecological benefit.

2. Site Context

The site lies within open countryside outside defined built-up area boundaries.

The application area is enclosed by established boundary hedging and is not visible from public vantage points, including Twineham Lane.

The proposed pavilion is positioned approximately 53 metres from the main dwelling and remains visually contained within the wider landholding.

3. The Proposed Pavilion

The pavilion comprises approximately 52sqm of internal floor space with a maximum height of 2.4 metres.

It has been deliberately designed as a modest rural outbuilding rather than a domestic garden structure. The building features:

- Simple mono-pitch roof form;

- Dark-stained vertical timber cladding;
- Broken glazed openings (avoiding a continuous glazed façade);
- Restrained detailing.

The pavilion contains no kitchen, bathroom or independent facilities and is not capable of separate residential occupation. It is functionally and physically ancillary to the host dwelling at Redgate Mill.

Due to its limited height, screened siting and modest footprint, the pavilion does not materially impact the openness or intrinsic character of the countryside.

4. Timber Maintenance Boardwalk

The associated timber platform (approx. 73sqm) is designed as a low-level maintenance boardwalk rather than a raised leisure terrace.

Key characteristics:

- Maximum height 300mm above existing ground level;
- Open-jointed timber construction;
- No balustrades;
- No external lighting;
- Form follows pond edge rather than formal patio geometry.

The boardwalk enables safe access for pond maintenance and protection of marginal planting. Its minimal height and lightweight construction ensure it does not introduce built mass or alter land levels in a manner harmful to rural character.

5. Wildlife Pond & Ecological Enhancement

The wildlife pond and associated planting provide clear ecological benefits including:

- Aquatic habitat creation;
- Native marginal planting;
- Managed meadow establishment;
- Increased habitat diversity.

The proposal enhances biodiversity and environmental value across the site.

6. Countryside Character & Policy

The site lies within countryside where development must preserve intrinsic character and beauty.

The proposal has been specifically designed to:

- Maintain low building height (2.4m maximum);
- Avoid suburban detailing;
- Use natural, recessive materials;
- Retain openness of the wider landscape;
- Ensure visual containment through existing screening.

The restrained scale, absence of independent facilities, and visually contained siting ensure the intrinsic character of the countryside is preserved.

The development does not constitute separate residential accommodation nor an intensification of use beyond ancillary enjoyment of the host dwelling.

7. Conclusion

The proposed development represents a carefully considered and landscape-led scheme comprising:

- A modest ancillary rural pavilion;
- A low-level maintenance boardwalk;
- Ecological pond enhancement.

The scheme is visually contained, limited in height, constructed from natural materials and delivers environmental benefits.

It is respectfully submitted that the proposal accords with relevant countryside policy and should be supported.