

PLANNING, DESIGN AND ACCESS STATEMENT

TILLINGHURST FARM, SELSFIELD ROAD, ARDINGLY RH17 6TJ

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1. INTRODUCTION

This Planning Statement has been prepared in support of an application for full planning permission for the subdivision of the existing farmhouse at Tillinghurst Farm, Selsfield Road, Ardingly to form two separate residential dwellings, as was originally constructed.

The application comprises:

1. Application Form
2. Location Plan
3. Site Plan
4. Existing Floor Plan
5. Proposed Floor Plan
6. Planning Statement
7. Sustainability Statement
8. Planning Obligation Instruction Form

The application follows pre-application advice provided by Mid Sussex District Council under reference **DM/26/1661**.

The proposal involves the subdivision and reconfiguration of an existing residential building, originally constructed as semi-detached cottages. No enlargement of the farmhouse envelope is proposed as part of the redevelopment.

The purpose of the application is to make more effective use of the existing residential building by changing the use back to two dwellings, without the construction of a new standalone building in the countryside. The physical building was designed and constructed to accommodate two dwellings.

2. THE SITE AND SURROUNDINGS

Tillinghurst Farm is located on Selsfield Road, Ardingly, within the administrative area of Mid Sussex District Council.

The site lies outside the built-up area boundary of Ardingly and is therefore located within the countryside. It is also located within the High Weald National Landscape, formerly known as the High Weald Area of Outstanding Natural Beauty.

The farmhouse, originally semi-detached, is an established residential building within the wider Tillinghurst Farm property.

Access to the property is obtained from Selsfield Road via Tillinghurst Lane, which is owned by the applicant. A Public Right of Way is located in the vicinity of the northern access, as identified in the Council's pre-application response.

The surrounding area is predominantly rural in character, comprising agricultural land and areas of woodland.

The application site is also identified as lying within the 7km zone of influence associated with Ashdown Forest.

3. THE PROPOSAL

Planning permission is sought to reinstate the original two dwelling arrangement from one residential dwelling into two separate semi-detached dwellings.

The proposal does not involve the construction of an additional standalone dwelling or the expansion of the existing built footprint.

The existing building will be restored to dual occupancy by minor internal works, subdivided and reconfigured to provide two separate residential units.

The application drawings demonstrate:

- The existing and proposed internal layout of the farmhouse.
- The division of the property and associated residential curtilage.
- The proposed private amenity space associated with each dwelling.
- The proposed parking arrangements.
- Vehicle access and manoeuvring arrangements.
- Any proposed boundary treatments.

The detailed accommodation schedule and internal floor areas are set out on the submitted drawings.

4. PRINCIPLE OF DEVELOPMENT

The proposal represents the reinstatement of an existing two dwelling residential building to its originally intended configuration.

A significant material consideration is that the proposal does not involve the construction of a new dwelling in open countryside. Instead, it makes use of an existing building which was purpose built to provide two residential dwellings.

The development therefore avoids the need for additional built form, a new building footprint or substantial expansion into the surrounding countryside.

The proposal is intended to make efficient use of the existing building while retaining the overall character and appearance of the property and its rural setting.

The development should consequently be distinguished from a conventional proposal for a new-build dwelling in the countryside.

A letter dated 13th March 2007 from West Sussex County Council to Mid Sussex District Council under planning reference 07/00329/OUT refers to the existing dwelling as originally constructed as a pair of semi-detached dwellings. This letter is available from the Mid Sussex Planning Portal.

5. IMPACT OF THE COUNTRYSIDE AND HIGH WEALD NATIONAL LANDSCAPE

The site lies within the High Weald National Landscape and the importance of conserving and enhancing the area's natural beauty is recognised.

The proposal has been designed to minimise its impact upon the surrounding landscape and countryside.

In particular:

- No additional standalone residential building is proposed.
- The existing built form/envelope is retained.
- No increase in the built footprint is proposed.
- No new hardstanding.
- No new access.
- The development principally involves the internal subdivision of an existing building.
- Proposed boundary treatments have been considered in the context of the rural location and surrounding landscape.

The Council's pre-application response specifically identified the importance of considering the visual effects of any subdivision of the garden and frontage, particularly in views from the adjacent Public Right of Way. The proposal would not materially alter the existing visual relationship between the farmhouse and the Public Right of Way. No built development or other significant physical change is proposed that would materially affect views towards the site.

The submitted site and block plans therefore clearly identify the proposed division of the residential curtilage, parking areas and any boundary treatments.

Any proposed boundary treatment should be appropriate to the rural setting and has been designed to avoid an unnecessarily suburban or urbanising appearance.

The proposal does not result in an increase in built development within the National Landscape and seeks to retain the established character of the existing farmhouse and its setting.

6. PUBLIC RIGHT OF WAY

The Public Right of Way identified by the Council in its pre-application response will remain unaffected by the proposed development.

The proposal does not seek to obstruct, divert or otherwise interfere with the existing Public Right of Way.

The site layout has been prepared having regard to the visual relationship between the property, its proposed curtilage and the surrounding countryside.

7. RESIDENTIAL AMENITY AND QUALITY OF ACCOMMODATION

The proposed development will provide two separate residential dwellings within the existing farmhouse.

Each dwelling will benefit from:

- Appropriate private internal accommodation.
- Dedicated private amenity space.
- Suitable access arrangements and parking provision.

The Council has adopted the Technical Housing Standards – Nationally Described Space Standard. The Council's planning policy approach applies those standards to dwellings created through subdivision or conversion.

The submitted floor plans and accommodation schedule should therefore demonstrate that each proposed dwelling meets the applicable nationally described space standards.

Dwelling 1: 2x bedrooms / 3x persons / 78.54 sq m internal floor area.

Applicable NDSS minimum: 70 sq m.

Dwelling 2: 2x bedrooms / 4x persons / 103.92 sq m internal floor area.

Applicable NDSS minimum: 79 sq m.

Both proposed dwellings exceed the applicable minimum internal floor areas specified by the Nationally Described Space Standard.

8. PARKING AND ACCESS

The existing access to the property will be retained.

The proposal does not seek to introduce a new vehicular access onto the public highway.

Parking provision has been considered using the relevant West Sussex County Council parking guidance and Parking Demand Calculator, as referred to in the Council's pre-application response.

The submitted site plan identifies:

- Parking spaces associated with each dwelling.
- Access arrangements.
- Vehicle manoeuvring space and any required turning facilities.

The Parking Demand Calculator identifies a requirement for four parking spaces. Four parking spaces are provided within the application site, with adequate space for vehicles to manoeuvre within the site.

West Sussex County Council Residential Car parking Provision Tool:

Number of Bedrooms	Number of Habitable Rooms	Number Of Units Of this Type	Parking Demand if 100% Unallocated
1	1 to 3		0
2	4	2	4
3	5 to 6		0
4+	7 or more		0
Total		2	4

9. FLOOD RISK AND DRAINAGE

The Council's pre-application response identifies potential surface water and/or groundwater flood risk across the frontage of the property.

The identification of the site as Flood Zone 1 relates to fluvial and tidal flood risk and does not in itself address other sources of flooding. The potential surface water and groundwater risk identified by the Council has therefore also been considered.

The finished floor level (FFL) of the farmhouse is 30cm above ground level and the substrate adjoining the frontage is permeable.

The proposed development does not involve the construction of a new building or additional built footprint, including hardstanding.

The application will demonstrate that the proposed development:

- Is appropriate having regard to the flood risk.

- Will not increase flood risk elsewhere.
- Does not introduce inappropriate vulnerability to flooding and takes account of safe access and egress where relevant.

With regard to drainage, no material changes to the existing foul and surface water drainage arrangements are proposed. The property was originally constructed as two dwellings and has an existing private combined cesspit, emptied by a registered waste carrier.

10. BIODIVERSITY NET GAIN (BNG)

The Council's pre-application response identifies the need for relevant Biodiversity Net Gain information.

The application site extends to approximately 0.108 hectares and is therefore below the 0.2 hectare threshold for the small sites exemption. The proposal does not involve any increase in the built footprint or new hardstanding. No onsite priority habitat will be impacted. The applicant therefore considers that the development falls within the statutory exemption from mandatory Biodiversity Net Gain.

11. TREES AND LANDSCAPING

No tree removal is proposed as part of the redevelopment.

The Council's pre-application response indicates that a tree survey may be required where external works are proposed. No external works are proposed.

12. SUSTAINABILITY

The Council has advised that a Sustainability Statement is required.

The accompanying Sustainability Statement addresses the relevant sustainability considerations associated with the proposal.

13. ASHDOWN FOREST

The site is located within 7km of Ashdown Forest.

The proposal will result in a net increase of one residential dwelling.

Mid Sussex District Council's published guidance states that residential development within 7km of Ashdown Forest may require mitigation of the potential effects

associated with increased recreational pressure, including contributions towards Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM). The Council secures the required mitigation through a legal document, commonly a Section 106 planning obligation.

A completed Planning Obligation Instruction Form is therefore submitted in accordance with the Council's validation requirements.

14. PLANNING OBLIGATIONS

The proposed development creates one net additional dwelling.

The applicant has submitted the relevant Planning Obligation Instruction Form as requested by the Council.

Any planning obligation should be directly related to the proposed development, necessary to make the development acceptable in planning terms and proportionate to its impact.

The applicant will engage with the Council regarding the appropriate mechanism for securing any required Ashdown Forest mitigation.

15. CONCLUSION

Planning permission is sought for the reinstatement of the existing farmhouse, originally constructed as semi-detached dwellings at Tillinghurst Farm, from one dwelling back into two dwellings.

The proposal represents a modest form of reconfiguration which makes use of an existing residential building.

The development does not involve the construction of a new standalone dwelling in the countryside and avoids additional built form or expansion into the surrounding landscape.

The proposal has been designed having regard to:

- The rural countryside location.
- The High Weald National Landscape.
- The relationship with the adjacent Public Right of Way.
- Residential amenity.
- Nationally described space standards.
- Parking and access.
- Flood risk and drainage.
- Biodiversity.

- Sustainability and the site's location within the Ashdown Forest 7km zone.

The submitted drawings and supporting information demonstrate that the proposed subdivision can be accommodated within the existing farmhouse and its associated curtilage without unacceptable harm to the character of the countryside, the High Weald National Landscape, neighbouring amenity, highway safety or the Public Right of Way.

The proposal will provide an additional dwelling through the effective reuse of an existing residential building, originally designed as two dwellings, while limiting the need for new built development.

It is therefore respectfully requested that planning permission be granted.