

Walstead Place Farmhouse

Planning Statement

May 2025 Rev 01

Planning Statement in Support of a Certificate of Lawfulness for Existing Use or Development

Site: Walstead Place Farmhouse, Scaynes Hill Road, Haywards Heath, West Sussex, RH16 2QG

Proposal: Confirmation of lawful use of land as domestic garden (C3 use)
Under Section 191 of the Town and Country Planning Act 1990

1. Introduction

This statement accompanies an application for a Certificate of Lawfulness under Section 191 of the Town and Country Planning Act 1990. The application seeks to confirm that the land surrounding Walstead Place Farmhouse—specifically the driveway, lawns, and garden areas—has been in continuous use as domestic curtilage associated with the dwellinghouse for a period exceeding ten years and is therefore lawful.

2. Site Description

Walstead Place Farmhouse is a detached residential property situated on Scaynes Hill Road in Haywards Heath, West Sussex. The property includes a driveway, landscaped gardens, and ancillary structures such as sheds and patios. The surrounding area comprises a mix of residential properties and agricultural land, reflecting the semi-rural character of the locale.

3. Planning Context

Under Section 55 of the Town and Country Planning Act 1990, the change of use of land from agricultural to residential garden constitutes a material change of use, requiring planning permission. However, if such a change has occurred and been maintained continuously for a period of ten years or more, it becomes immune from enforcement action and is considered lawful.

4. Planning History

The planning history for Walstead Place Farmhouse indicates that a recent application (Ref: DM/24/2503) sought the removal of an agricultural occupancy condition (Condition 6) imposed under application LR/007/82. This condition restricted occupancy to individuals employed in agriculture or forestry. The removal of this condition reflects the property's established residential use.

Additionally, property transaction records show that the farmhouse and adjacent cottages have been in residential use for several decades, with sales recorded as follows:

- **1 Walstead Place Cottages:** Sold in July 2020 for £585,000.
- **4 Walstead Place Cottages:** Sold in August 2020 for £300,000.

These records support the long-standing residential use of the property and its associated land.

6. Conclusion

Given the continuous use of the land surrounding Walstead Place Farmhouse as domestic garden for a period exceeding ten years, it is respectfully requested that a Certificate of Lawfulness be granted, confirming the lawful use of the land as part of the residential curtilage of the dwellinghouse.

End.