

**Pickeridge Cottage, Pickeridge Farm, Cob Lane, Ardingly,
Haywards Heath, RH17 6ST**

Planning Statement



**Prepared on behalf of Rachel Milliken
October 2025**

Contents

	Page
1.0 Introduction	1
2.0 The Application Site	2
3.0 The Proposed Development	4
4.0 Relevant Planning Policy and Assessment	7
5.0 Conclusion	20

Prepared by:	Hannah Ronan – Senior Planning Consultant
Signed off by:	Mark Best – Director
Qualifications of signatory:	MRTPI, Director
Date of sign off:	16th October 2025

1.0 Introduction

- 1.1 This Planning Statement has been prepared by Parker Dann in support of an application for full planning permission for the demolition of an existing residential dwelling and erection of a replacement dwelling together with associated landscaping.
- 1.2 This submission has been accompanied by the following supporting documents:
 - Existing and Proposed drawings prepared by HAPA Architects.
 - Landscape Visual Impact Assessment prepared by Harper Landscape Architecture
 - Preliminary Ecological Appraisal and Bat Emergence Survey prepared by Eco 360.
- 1.3 This Statement will describe the site and its surrounding context and explain the development proposed to take place. The relevant local and national planning policy context will be set out and the proposed development will be assessed against this.

2.0 The Application Site

- 2.1 The application site concerns a residential property known as Pickeridge Cottage. The dwelling is located within Pickeridge Farm, which comprises 120 acres of pasture and woodland. The estate also includes the original Pickeridge Farmhouse, a grade II listed building¹, together with a pool barn, annexe and other ancillary outbuildings.
- 2.2 The cottage is located to the south of Pickeridge Farm and benefits from its own fenced curtilage, with domestic planting and other paraphernalia located within the garden area. The current parking arrangement for the dwelling is located adjacent to the property within an area of hard standing that provides easy access along the track toward Cob Lane.
- 2.3 The cottage was built in the late 1970s, comprising two storeys and constructed in red brick with a traditional Sussex half hipped roof and two brick chimneys at either end of the hipped roof.
- 2.4 The cottage is located approximately 57 meters from the listed Pickeridge Farmhouse. Between the two buildings lies the pool barn and annexe, along with the two-storey workshop building located directly adjacent to the farmhouse. These structures form the core of the farmstead and help to prevent a visual relationship between the cottage and the listed building. The boundary treatment around the cottage also helps to distinguish it as a separate addition to the original core buildings within the farmstead. It is therefore considered that the Cottage does not lie within the setting of the listed building.
- 2.5 The site and wider farm is enclosed to the north, west and east due to dense tree screening. To the south the landscape is more open, comprising a network of fields forming part of the High Wealden National Landscape (HWNL).
- 2.6 Pickeridge Farm sits at an elevated position at 100 metres AOD. Towards the south of the farm where the cottage is located, land levels begin to drop gradually. Beyond the cottage, levels continue to drop to the south. There is a public right of way (PRoW) running along the field located to the south-east of the cottage, where elevated views of the property are possible from close-range views.

¹ List entry number 1025586.

2.7 The only planning history associated with the cottage includes the original permission for the construction of the dwelling. The wider farm is subject to a detailed planning history, most notably the approval in 2018 under application refs: DM/18/1875 and DM/18/1882 for the construction of a new extension and remodelling at the Farmhouse and other alterations to the garage barn and pool barn.

2.8 The site is shown below in the context of Pickeridge Farm and surrounding land:



Figure 1: The application site shown within the context of Pickeridge Farm and surrounding land.

3.0 The Proposed Development

- 3.1 The application proposes the demolition of an existing two-storey cottage located within Pickeridge Farm and erection of a four-bedroom replacement dwelling with associated landscaping.
- 3.2 The existing dwelling possess limited architectural merit and is showing signs of age and disrepair. The proposal is therefore seeking to provide a high quality, bespoke dwelling that benefits from a sustainable design approach, meeting the needs of future occupiers while enhancing the attractive rural setting of the site.
- 3.3 The proposed dwelling will be located partially within the footprint of the existing dwelling and in accordance with the established building line. Its location further west into the site results in an improved central position within the curtilage with well-proportioned external amenity areas.
- 3.4 The existing gross internal area of the cottage is 128 m². The proposed gross internal area of the replacement dwelling is 280 m². This increase in floorspace is required to meet the needs of future occupiers while also making better use of the site to achieve a significant reduction in bulk and mass compared to the existing half-hipped roof of the cottage. The replacement dwelling would include a far lower ridge height and subsequent reduction in bulk and mass at roof level.
- 3.5 The replacement dwelling has been carefully designed to avoid visibility from the listed Farmhouse. An extract below from the constraints plan demonstrates the approach taken to safeguard key views from the listed building:

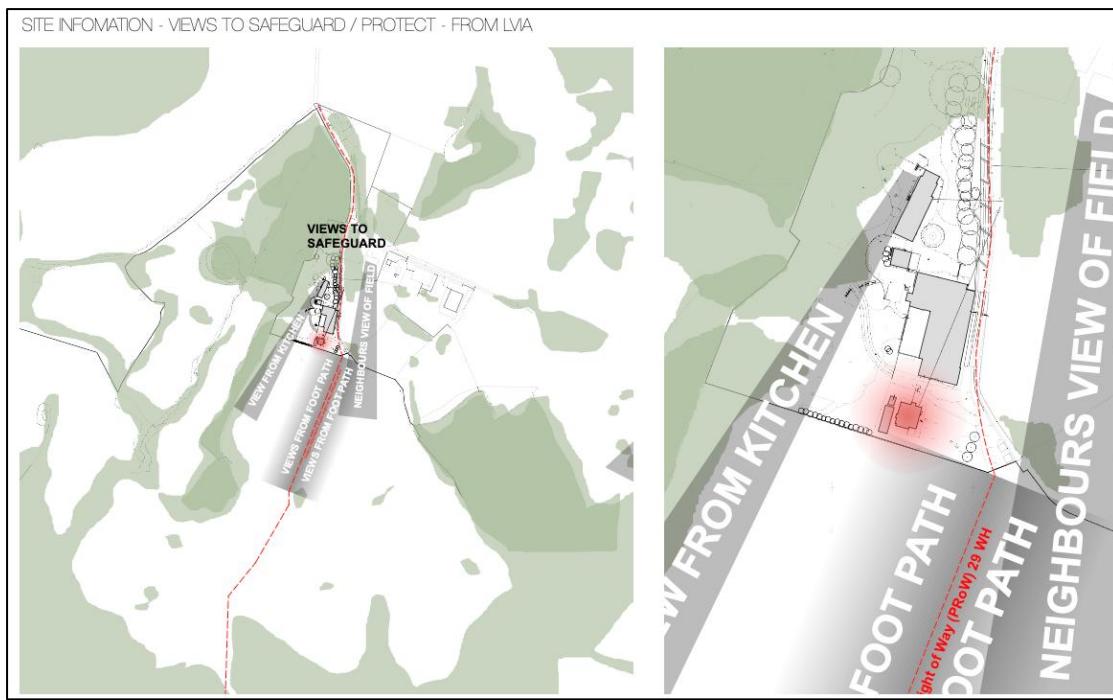


Figure 2: Extract from the Constraints Plan highlighting key sensitive views to be safeguarded as part of the proposal.

3.6 Particular attention has been given to the perception of the dwelling to nearby views form along the PROW located to the south-east of the site. Along with the significant reduction massing and form, the east elevation of the replacement dwelling will maintain the width of the existing dwelling so that views will be relatively unchanged in this location.

3.7 The proposed dwelling will be set over 1-2 storeys and comprises two gable ended structures linked by a flat roof element. The dwelling will contain glazed sections along the southern elevation with a grassed amenity area located over the flat roof structure.

3.8 The proposed material palette includes red stock brick, vertical timber boarding, aluminium glazed windows and red zinc roofs.

3.9 The dwelling will incorporate the following sustainable and low-energy technologies:

- Air Source Heat Pumps;
- Battery storage system for optimised energy use and back up in the event of a power failure;
- Mechanical Ventilation with Heat Recovery (MVHR);
- Underfloor heating throughout;

- Very low U-values to minimise heat loss;
- Passive solar design to maximise natural light and solar gain; and
- Thermal mass floors to further utilise the passive solar/design approach.

3.10 Whilst not proposed as part of this application, it is intended that an application will be forthcoming following the erection of the dwelling to incorporate solar PV panels to further enhance the sustainability credentials of the dwelling.

3.11 The curtilage has been based on the existing garden area of the cottage and relates well to the size of the dwelling.

3.12 The proposal is accompanied by a landscaping scheme that proposes new planting along the northern and eastern boundary to provide natural screening and soften the scheme within the surrounding landscape. This will comprise a mix of native species planting.

3.13 The proposal is not subject to the statutory requirement to provide a 10% Biodiversity Net Gain on site as the proposal is a self-build project and therefore benefits from an exemption. Nonetheless, a number of biodiversity enhancements are proposed and include the following:

- Native Species Planting
- Hedgerow Enhancement
- Wildflower Meadow or Grassland
- Tree & Orchard Planting
- Integrated Nesting & Roosting Boxes
- Bee Bricks or Bee Hotel
- Green Roofs/ Planting on flat roof
- Wildlife Corridors
- Deadwood Habitat/Bug hotel
- Permeable surfacing

3.14 Parking for the replacement dwelling will be located adjacent to the dwelling, similar to the existing arrangement. The existing access arrangement via the farm track onto Cob Lane will remain unchanged.

4.0 Relevant Planning Policy and Assessment

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the policies in the development plan, unless other material considerations indicate otherwise. The National Planning Policy Framework (NPPF) refers to the “...statutory status of the Development Plan as the starting point for decision making” (Paragraph 12).
- 4.2 This chapter of the Statement will therefore assess the application proposal’s accordance with the policies of Swale Borough Council’s Development Plan, so far as they relate to the proposed development. It will also set out key material considerations, which includes salient policy contained within the National Planning Policy Framework, 2025) (‘NPPF’).

National Planning Policy Framework (NPPF) (2025)

- 4.3 Chapter 2 of the NPPF pursues sustainable development in a positive way, with the heart of the framework being a presumption in favour of sustainable development. Paragraph 11 sets out the presumption in favour of sustainable development.
- 4.4 The presumption applies to both plan-making and decision-taking. Specifically, in terms of decision-taking, Paragraph 11 stipulates that development proposals consistent with an up-to-date development plan should be approved without delay (11c)). Where the development plan is not up-to-date, the decision-taker must move to Paragraph 11 d), which advocates that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted 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*
 - 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing*

well-designed places and providing affordable homes, individually or in combination.

4.5 Footnote 7 confirms that areas or assets of particular importance include land designated as Green Belt, Local Green Space, a National Landscape, a National Park or a designated heritage asset. None of these designations apply to the application site.

4.6 Chapter 12 sets out policies in relation to good design. Paragraph 128 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

4.7 Paragraph 132 states that decisions should achieve the following criteria:

- a) *“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.*

4.8 Paragraph 198 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas. The scale and extent of development within all these designated areas should be limited.

The Development Plan

4.9 The development plan, so far as it applies to the application, comprises the following document:

- Mid Sussex District Plan (2018 – 2031) (Adopted March 2018)
- Ardingly Neighbourhood Plan (2013 – 2031) (Made March 2015)

4.10 A review of the District Plan is currently underway. The new District Plan (2021-2039) will replace the current adopted District Plan (2018 – 2031). On 2nd June 2025 the Council advised that it launched a legal challenge against the findings of the Inspector relating to the soundness of the Plan in its approach to the duty-to-cooperate and other matters relating to the examination of the District Plan and findings of the Inspector. Whilst the Plan was at an advanced stage, it is currently unclear whether it will come forward for adoption.

Mid Sussex District Plan 2018 – 2031) (Adopted March 2018)

4.11 The application site lies outside of any development boundary. **Policy DP12 (Protection and Enhancement of Countryside)** states that development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District and *inter alia* it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

4.12 **Policy DP15 (New Homes in the Countryside)** states that new homes in the countryside will be permitted where special justification exists. Replacement dwellings in the countryside will be permitted where the following criteria has been met:

- The residential use has not been abandoned;

- Highway, access and parking requirements can be met; and
- The replacement dwelling maintains or where possible enhances the quality of the natural and/or built landscape particularly in the High Weald Area of Outstanding Natural Beauty, especially if a significant change in scale from the existing dwelling is proposed

4.13 **Policy DP16 (High Weald Area of Outstanding Natural Beauty)** states that development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular;

- *the identified landscape features or components of natural beauty and to their setting;*
- *the traditional interaction of people with nature, and appropriate land management;*
- *character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and*
- *the conservation of wildlife and cultural heritage. Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported.*

4.14 **Policy DP26 (Character and Design)** states that all development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development (*inter alia*):

- is of high quality design and layout and includes appropriate landscaping and greenspace;
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
- protects open spaces, trees and gardens that contribute to the character of the area;

- protects valued townscapes and the separate identity and character of towns and villages; xzszszxz
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
- positively addresses sustainability considerations in the layout and the building design;
- optimises the potential of the site to accommodate development.

4.15 **Policy DP29 (Noise, Air and Light Pollution)** states that the environment, including nationally protected landscapes will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:

- *The impact on local amenity, intrinsically dark landscapes and nature conservation areas of artificial lighting proposals (including floodlighting) is minimised, in terms of intensity and number of fittings;*
- *The applicant can demonstrate good design including fittings to restrict emissions from proposed lighting schemes;*

4.16 **Policy DP34 Listed Buildings and Other Heritage Assets** seeks to ensure development will be required to protect listed buildings and their settings.

4.17 **Policy DP38 (Biodiversity)** states that biodiversity will be protected and enhanced by ensuring development:

- *Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- *Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to*

sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and

- *Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- *Promotes the restoration, management and expansion of priority habitats in the District; and*
- *Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.*

Ardingly Neighbourhood Plan (2013 – 2031)

4.18 The Ardingly Neighbourhood Plan sets out policies applicable to Ardingly parish and the area shown on page 4 of the plan.

4.19 **Policy ARD 1** is titled The Presumption in Favour of Sustainable Development. It confirms Ardingly Parish Council will take a positive approach to its consideration of development proposals.

4.20 **Policy ARD 2** sets out the spatial strategy for the plan area. It asserts development Proposals located outside the built-up area boundary will be required to demonstrate how they conserve the AONB. In this regard, proposals should seek to address the provisions of the High Weald AONB Management Plan.

4.21 Housing design is addressed by **policy ARD 5**. It requires all developments to be sympathetic of the character and scale of surrounding buildings and landscape.

4.22 The Neighbourhood Plan requires development proposals affecting a listed building or conservation area or their setting to conserve or enhance the special quality and distinctive character of Ardingly as per **policy ARD 9**.

Assessment

Principle of the Development

4.23 Policy DP12 states that development will be permitted within the countryside, provided that it maintains or where possible enhances the quality of the rural and landscape character of the District and is supported by a specific policy within the Plan. Policy DP15 provides the key policy informing the principle of the development. This states that replacement dwellings in the countryside will be permitted where the following criteria has been demonstrated:

- *The residential use has not been abandoned;*
- *Highway, access and parking requirements can be met; and*
- *The replacement dwelling maintains or where possible enhances the quality of the natural and/or built landscape particularly in the High Weald Area of Outstanding Natural Beauty, especially if a significant change in scale from the existing dwelling is proposed.*

4.24 The existing dwelling is occupied and the residential use has not therefore been abandoned at any point. A formal parking arrangement to serve the new dwelling has been provided, with access along the track running adjacent to the farm remaining as existing.

4.25 It is noted that the policy does not seek to provide a restriction to the amount of floorspace that can be provided as part of a replacement dwelling. The closest the policy comes to this is a requirement to assess the impact of “*a significant change in scale from the existing dwelling*” on the landscape, which in this case includes the High Weald National Landscape.

4.26 The question of scale invites an overall assessment of the dimensions of the replacement dwelling and how this relates to the existing landscape.

4.27 Whilst the replacement dwelling would result in an increase in gross internal floorspace by 152 m² when compared to the existing dwelling, its overall scale and bulk would be far less, by virtue of a significantly reduced roof height and form. The drawing extract below demonstrates this reduction in scale when compared to the existing cottage:



Figure 3: Existing north elevation of cottage.

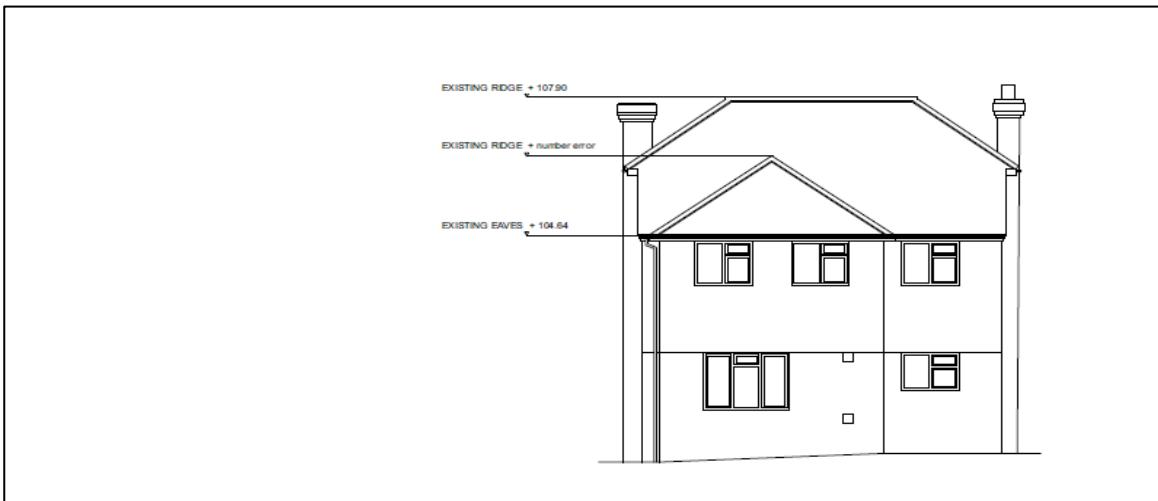


Figure 4: Existing south elevation of cottage.

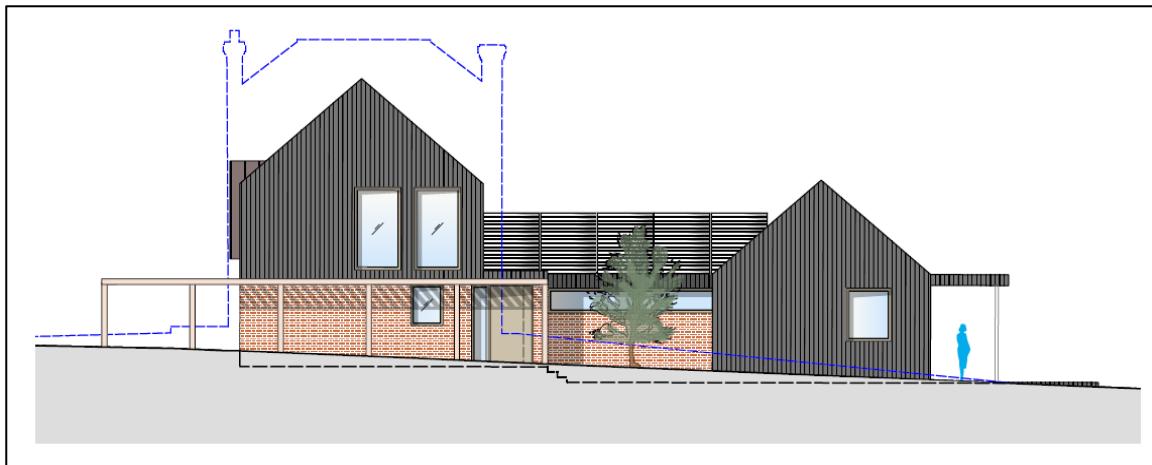


Figure 5: Proposed north elevation of replacement dwelling.

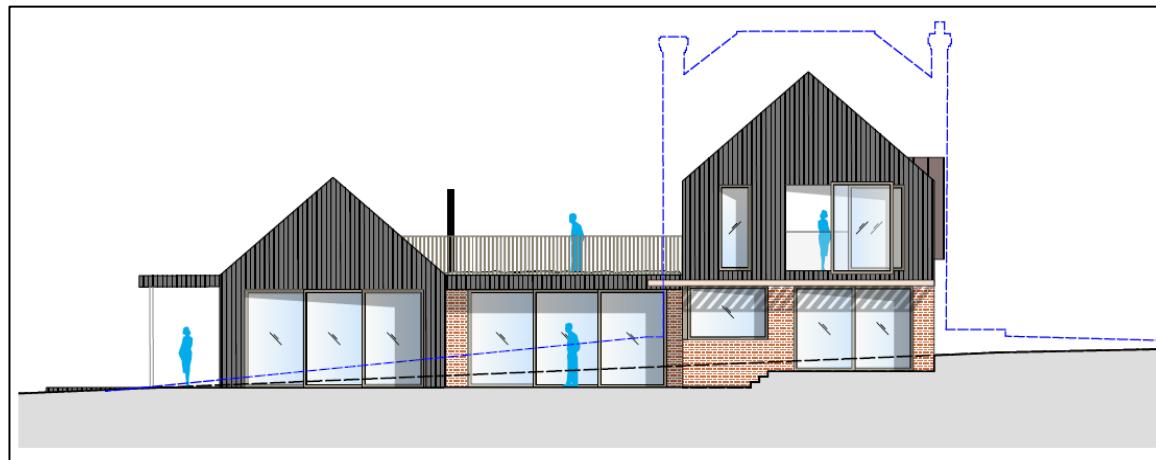


Figure 6: Proposed south elevation of replacement dwelling.

4.28 This reduction in height is particularly beneficial in relation to the surrounding landscape, due to the elevated position of the site and close-range views of the dwelling from the PRoW located to the south. The replacement dwelling will maintain a lower profile in this sensitive location and benefit from a vernacular material palette that further reduces the visual prominence of the dwelling.

4.29 On this basis, it is considered that the proposal does not result in a change in scale that would result in harm to the HWNL and instead, the scheme would provide benefits through the reduction in building height. The increase in footprint is therefore offset by this reduction in scale and it is considered that the development meets the requirements of policy DP15 and is acceptable in principle.

4.30 It is acknowledged that draft policy DPC3 of the emerging District Plan (2021-2039) contains a new criteria for the assessment of replacement dwellings, stating that new dwellings should be “*of similar scale and position of the existing dwelling, unless there are demonstrable benefits in relocating the dwelling*”. Whilst the Plan was at an advanced stage and its policies could therefore attract some weight, the current legal challenge by the Council has cast doubt on whether the Plan will be adopted. In any event, the increase in footprint and slight change in positioning within the site is considered to be justified due to the benefits associated with the reduction in height and subsequent requirement need to accommodate more floorspace at ground floor level.

Landscape

4.31 Policy DP16 and ARD 2 state that development proposals taking place within the HWNL should conserve or enhance natural beauty, with particular regard to identified landscape features or components of natural beauty and their setting, together with character and local distinctiveness.

4.32 This application has been supported by a Landscape and Visual Impact Assessment prepared by Harper Landscape Architecture which describes the Landscape Character and Visual Impacts in relation to the proposals.

4.33 The scheme has also benefitted from a landscape-led approach, having implemented the recommendations of an initial landscape strategy as part of the detailed design. This provided recommendations to reduce potential landscape and visual impacts at the outset, including a scheme of native planting along the southern boundary; sloping roof-line to mirror the sloping topography to the south; and use of local vernacular and overall design that accords with key guidance including the High Weald Housing Design Guide (2019) and High Weald Area of Outstanding Natural Beauty Management Plan 2024-2029.

4.34 In relation to visual impacts, the LVIA finds that the site is relatively enclosed to the north, west and east. To the south the landscape is more open with built forms located along the Ardingly ridge-line obscurely seen in winter (possibly screened in when planting in leaf) and the South Downs ridge-line is visible to the south in the far distance.

4.35 12 public viewpoints were identified and found to be located within nearby public rights of way along with the Ardingly settlement edge. From the majority of these viewpoints, (8-12), views of the site were barely discernible, being obscured by intervening planting or

intervening roads and built form. These viewpoints were judged to have a low visual susceptibility to change and medium sensitivity. Following completion of the development, there would be a negligible adverse visual impact on these views. For the majority of viewpoints, no mitigation is required due to the low level of impact arising from the development.

- 4.36 The public right of way located to the south-east of the site (viewpoints 1-7) provide the nearest public views of the site. The majority of viewpoints were judged to have a medium visual value, with viewpoint 6 identified as having a medium-high value and viewpoint 7 identified as having a high visual value. Two of the viewpoints were judged to have a low-medium sensitivity with the remaining viewpoints having a medium visual sensitivity. Following completion of the development, the magnitude of visual impact was identified to range from negligible adverse (4 viewpoints) to slight adverse (3 viewpoints). The visual effect after construction was also judged to range from negligible adverse (4 viewpoints) to minor adverse (3 viewpoints). Mitigation in the form of new plating along the southern boundary is recommended to reduce the majority of impacts to a negligible level.
- 4.37 In terms of local landscape character, within the study area the site is identified as possessing a medium sensitivity, with the development resulting in minor adverse/not significant landscape effect at completion. The established new planting at 15 years would offer an additional benefit and ensure that landscape impact and effect remains at a low level. At the national, district, county and regional character area levels, the development is judged to possess a low adverse magnitude of impact and a minor adverse/not significant landscape effect and impact.
- 4.38 Lighting proposals for the scheme will be designed in accordance with a lighting strategy to preserve dark skies, particularly to the south where the landscape is more open and vulnerable to lightspill.
- 4.39 On this basis, it is considered that the proposal will satisfy the requirements of paragraph 198 of the NPPF, policies DP16, DP26 and DP29 of the District Plan, policy ARD 2 of the Neighbourhood Plan and conserve the quality and characteristics of the HWNL.

Ecology

4.40 The application has been supported by a Preliminary Ecological Appraisal (PEA) and bat survey. The PEA finds that the proposal would have low potential for impacts to amphibians, flora, hazel dormouse and invertebrates. Precautionary measures are advised in relation to vegetation clearance, along with measures to protect any nesting birds, should demolition take place during the nesting season.

4.41 Following identification of a maternity bat roost within the cottage loft, surveys were undertaken and it was identified that bat activity was moderate – high and confirmed the parameters of the roost. A Natural England Development License will be required to legally close the roost and works will only commence once bats have moved to their hibernation roost. Precautions will be taken by a licenced Ecologist should any bats remain within their summer roost. It is also recommended that the new dwelling provides similar voids within its roof to enable bats to re-enter and undertake their pre-emergent flights.

4.42 It is clear that the scheme has been accompanied by a robust strategy to address ecology within the site. It is therefore concluded that the proposal satisfies Policy D36 of the District Plan.

Heritage

4.43 As set out above, we do not consider the proposed development lies within the setting of the designated heritage asset. Should an alternative assessment in relation to the setting of the listed building be made, the applicant's proposal is still regarded to have a positive impact on the setting of the designated heritage asset, better revealing its significance. It would replace a tall, nondescript dwelling of limited architectural merit with a striking modern design that would juxtapose the traditional farmhouse in a pleasing manner.

4.44 In this respect, the proposal would strongly accord with paragraph 219 of the NPPF which instructs:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

4.45 The proposal complies with Policy ARD 9 of the Neighbourhood Plan and Policy DP34 of the District Plan as well as the above passage from the NPPF.

5.0 Conclusion

- 5.1 This Planning Statement has explained the development proposed to take place at Pickeridge Farm to provide a replacement dwelling for the existing dwelling located to the south of the Farm.
- 5.2 The proposal provides a high quality, contemporary development that meets the needs of future occupiers while also maximising opportunities to achieve landscape benefits through a significantly reduced scale and height through the built form of the replacement dwelling. This rationale has justified an increase in floor area within the replacement dwelling and it is considered that the scheme achieves the key aims of national and local planning policy to conserve and enhance the High Weald National Landscape.
- 5.3 It is considered that the replacement dwelling does not sit within the setting of the designated heritage asset. However, even if an alternative assessment is made in this regard, the proposal provides a significant enhancement as a result of the replacement of a building of no particular architectural merit with a striking modern home.
- 5.4 The proposed scheme includes a low-key vernacular material palette along with a native planting scheme along the site boundaries that further ensures that the dwelling blends into the rural landscape.
- 5.5 This Statement has concluded that the scheme meets the requirements of all relevant policies contained at the local and national level. On this basis, the application should be approved without delay, in accordance with paragraph 11 of the NPPF.