



PLANNING STATEMENT

Shepherds Cottage, Stuccles Farm, Twineham Lane, Sayers Common BN6 9JF

Proposed use of the site in terms of ancillary residential and agricultural uses

January 2025



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1 Introduction

1.1 Brighter Planning Ltd have been appointed by the owners of Shepherds Cottage to assist with submission of a planning application to clarify the proposed and existing uses on the site. The mix of uses are either ancillary to the residential use of Shepherds Cottage or agricultural use in association with the cottage.

1.2 The site does not contain any designated heritage assets and is not within a conservation area. The site is not within the Green Belt or within any identified development limits of a settlement and therefore is held to be within the countryside for planning purposes.

1.3 The statement seeks to consider the current proposals in the context of the relevant material policies which cover householder development in the countryside and agricultural uses in the same context.

1.4 In addition to this statement the application is supported by the following documents:

- A site plan indicating the existing and proposed division of land use on the site– Lisa Vohmann Architecture



2 Background History

2.1 Sayers Common is a hamlet which developed on the old A23 London to Brighton Road, which has now been bypassed by the realigned road. The cottage was formerly related to the farmstead of Stuccles. The cottage has no agricultural tie and has a residential curtilage surrounding the property with related agricultural land north and south of the site.

2.2 The property is not a listed building nor are there any listed buildings in the locality. The site is not within a Conservation Area.

2.3 The site is not within the 'development limits' of a settlement and therefore is held to be in the countryside. It is not within the Green Belt.

Planning History

2.4 The planning history relating to the site is summarised in the table below.

Proposal	Reference	Decision
Partial rebuild and remedial works following subsidence	HP/025/92	Approved
Proposed conversion of one bed bungalow into a two-bed bungalow	05/00422/FUL	Approved
Retrospective application for retention of a new shed to house tractor and agricultural machinery and parking area	DM/22/2974	Approved
Retrospective planning application for new boundary wall and gates and drive access for cottage	DM/22/3091	Approved



Existing barn used for domestic ancillary use. Building works carried out to facilitate continued domestic use and related works	DM/23/2437	Withdrawn
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2.5 The more recent consents have established that a new shed and the land north of this are in agricultural use. What the Local Planning Authority are seeking clarification for is the use of the other land including where the other timber framed barn is located (subject of the withdrawn application). This current application has been submitted to define the division between ancillary residential uses and agricultural uses on the site.



3 Planning Policy Context

National legislation

3.1 The **Planning and Compulsory Purchase Act 2004** came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control. Under section 70 (2) of the 1990 Act and Section 38(6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

National guidance

3.2 National planning guidance is set out in the **National Planning Policy Framework (NPPF)** December 2024. In Section 2 of this document the purpose of the planning system is identified as contributing to the achievement of sustainable development.

3.3 Paragraph 8 of the NPPF identifies there are three overarching and interdependent objectives that the planning systems needs to pursue by way of securing sustainable development:

- **An economic objective** – to help build a strong, response and competitive economy, by ensuring sufficient land is available at the right place and at the right time.
- **A social objective** – to support strong and healthy communities where the range of homes can be provided to meet the needs of present and future generations and by fostering well-designed beautiful and safe places with accessible services.
- **An environmental objective** – to protect and enhance the natural, built and historic environment including making effective use of land, improving biodiversity, using natural resources prudently, minimizing waste and pollution and mitigating and adapting to climate change.

3.4 For decision making the presumption is in favour of sustainable development (paragraph 11). This presumption does not change the statutory status of the development plan as the starting point for decision making. This means that proposals that accord with an up-to-date development plan should be approved. Where the plan is held to be out of date



or there are no relevant policies the policies in the NPPF should be applied that protect areas or assets of particular importance and provide a strong reason for refusing the development.

3.5 Section 11 considers the effective use of land. Paragraph 124 states '*Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.* Paragraph 125 encourages mixed use schemes in both rural and urban areas.

3.6 Section 15 covers the conserving and enhancing of the natural environment. This seeks to protect the natural environment which exists but also seeks to enhance the biodiversity of a site.

3.7 The **National Planning Practice Guidance** (PPG), which is regularly updated online, provides additional government advice on planning issues including heritage and design.

Local Plan Policy

3.8 The adopted Development Framework consists of the Mid Sussex District Plan 2014-2031 (2018). The following policies are held to be material:

DP12 Protection and enhancement of the countryside

3.9 The countryside will be protected in recognition of its intrinsic character and beauty. 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:

- it is necessary for the purposes of agriculture; or
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

DP26 Character and design

3.10 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:

- 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.
- 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.
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed-use element.
- optimises the potential of the site to accommodate development

Neighbourhood Plan

3.9 There is a ‘made’ neighbourhood plan covering this location – Hurstpierpoint and Sayers Common (2015). The Parish vision statement in the plan is that *‘We want to keep the village feel of our community, and keep it a thriving and attractive Parish, a desirable place to live work and visit. Our aim is to maintain and where possible, improve the social, economic and environmental well-being of our area and the quality of life for all, now and in the future’.*



4 The Proposals

4.1 The application seeks approval for a mixed use of residential and agriculture on the site clarifying what part of the site is or is proposed to be used for each of these uses. Both the uses relate to the occupancy of Shepherds Cottage.

4.2 The residential use includes the land immediately surrounding the cottage and includes the barn to the east of the cottage (subject of a previous withdrawn application) which was in ancillary domestic use at the time the applicants purchased the property 7 years ago. An area of ancillary residential land follows the eastern boundary of the site. The agricultural use covers a paddock to the northeast of the cottage and includes the approved tractor store and parking area (DM/22/2974).

4.3 The objective of the application is to clarify the division of land use on the site to assist with any future applications.



5 Material Planning Considerations

Principle of development

5.1 Past consents have covered both residential and agricultural related developments on the site, but the Local Planning Authority are seeking clarification of how the site is used before considering any further applications. There is an existing mixed use on the site and this application seeks to clarify how this is and will be split on the site. It is maintained the two uses are sustainable as both seek to preserve the character of the area and enhance the quality of the living environment on the site without harming the intrinsic quality of the countryside. The national guidance of the NPPF is thus complied with.

Impact on the countryside

5.2 The majority of the ancillary residential land is identified around the cottage with an area to the east sought to be included in this use which includes the barn to the east of the cottage and an area running parallel to the eastern boundary. The agricultural land is located north and south of the cottage. The two land uses on the site are held to be compatible and neither will result in harm to the character or appearance of the countryside in which the site is located.

Neighbour amenities

5.3 The closest adjacent residential properties are to the west of the site. These are assessed as not being adversely affected by the proposed uses on the site. The immediately abutting land will remain in ancillary residential use and this adjoins the residential curtilage of the adjacent cottage.

Highway considerations

5.4 The access to the site is a cul de sac serving only the farmstead and related cottages including Shepherds Cottage. The past approvals have sought to improve the vehicular access to the house and retain on-site parking and turning and safe pedestrian access to the site.



And formation of separate parking and access for the agricultural vehicles. The two uses have via the past approved applications been shown to meet the provisions of Policy DP26 of the Local Plan.

Compliance with the Local Plan

5.5 The proposed land use pattern on the site is held to meet the relevant policies which seek to protect the character and appearance of the countryside and the residential amenities of the neighbouring properties to the site.

Compliance with the Neighbourhood Plan

5.6 The made Neighbourhood Plan seeks to preserve the rural character of the locality and maintain the quality of the location as an attractive place to live. The proposals are held to uphold these objectives.



6 Conclusions

6.1 This supporting statement has sought to define the two land uses on the and how the existing buildings relate to this including the past approvals granted.

6.2 The two uses are held to be compatible and in keeping with the location and not result in any harm to any neighbouring properties.

6.3 It has been demonstrated that the proposals are in accordance with the guidance of the NPPF, the relevant policies of the Local Plan and the objectives of the Neighbourhood Plan. There are no material reasons for resisting this development and therefore planning permission should be granted.



