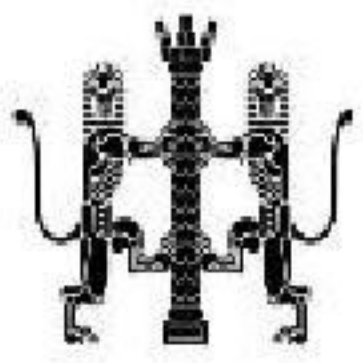




STEPHEN LANGER ARCHITECTS
01892 524 555



***Design, Access and Planning Statement regarding the proposed
installation of a mobile home at Burleigh Oak Stables***

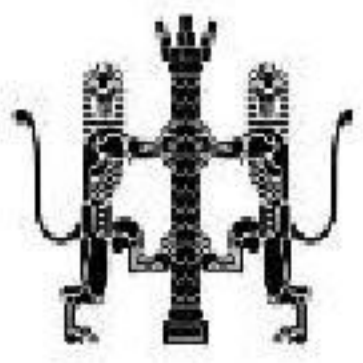
July 2024
Project No: 22046
Mid Sussex District Council



Burleigh Oak Stables
Staines Street,
Turners Hill,
Crawley, West Sussex,
RH10 4PZ

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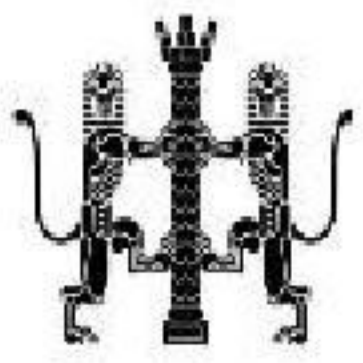
1. *Application Details*

Project Description	Application to retrospectively apply for a mobile home and hardstanding for the continued care of livestock on site and management of land.
Site Address:	Burleigh Oaks Staines Street, Turners Hill, Crawley, West Sussex, RH10 4PZ
Prepared by:	Stephen Langer Architects Email: planning@stephenlanger.co.uk Telephone: 01892 524555
Project Reference:	22046
Revision	C



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2. Introduction

This application seeks to achieve retrospective planning permission for the installation of a mobile home and hardstanding on the site at Burleigh Oak Stables, with associated minor hard and soft landscaping.

2.1. Aims

This retrospective application seeks planning permission to support the ongoing use of the mobile home installed on site, to tend to the on-site livestock, manage the land and deter the risk of theft and other crime on the site

2.2. Supporting documentation

Submitted in support of this application are the following plans and documents:

- 22046 - PL - 100 – Rev A - Site Plan as Existing
- 22046 - PL - 101 – Rev A - Proposed Block and Location Plan
- 22046 - PL - 102 – Rev A - Proposed Site Plan

3. Planning History

Recent / Relevant Planning Permissions:

Discharge of condition 5 in relation to DM/23/0015.

Ref. No: DM/23/1257 | Validated: Fri 12 May 2023 | Status: Approved

Replacement agricultural shed (amended Elevations, Floor Plans 15/02 and Block Plan 17/02 and Drainage Plan received 14/03)

Ref. No: DM/23/0015 | Validated: Fri 06 Jan 2023 | Status: Approved

4. Existing Description

4.1. Location & Site

Burleigh Oak Stables is a small agricultural holding, set down a shared private road, accessible via the B2110. Its sitting can be seen in Figure 1 below.

The holding consists of a small shed, used as a store and site office, and a larger barn to the east, used to house livestock (during the winter months) and agricultural machinery - including a medium sized tractor which is used to maintain the land. There is a small concrete yard on the western side of the site, between the existing sheds, with an overgrown metalled track / hardstanding running along the north of the larger barn. The extent of this hardstanding was revealed during the works.

Clearance and minor levelling excavation works have been conducted at the site of the mobile home, allowing the unit to sit level. The site was previously an area of partially overgrown scrubland which was of no particular significance or use (as shown in Figure 2 below), having previously been the location for the storage of agricultural materials.



Figure 1 – Burleigh Oak Stables (Google Maps)

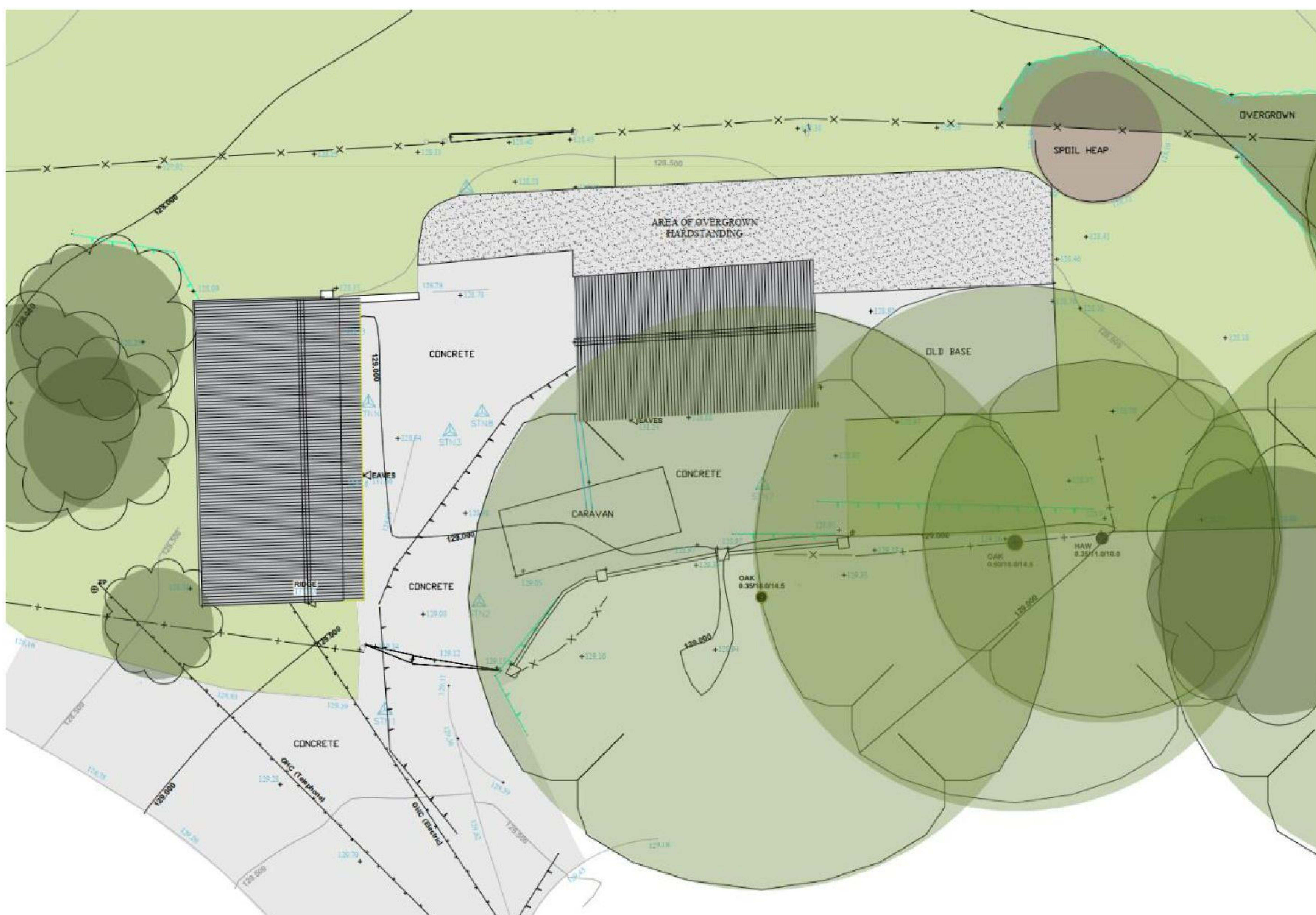
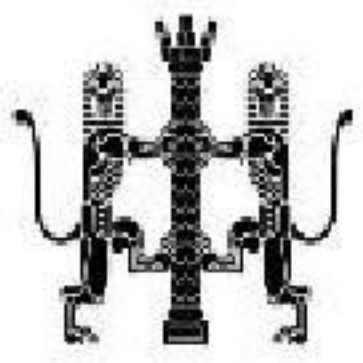


Figure 2 - Site Plan as Existing (Prior to works commencing)



4.2. Existing Drawings and Survey Information

For accuracy, a topographical survey consisting of a detailed measured site plan has been produced. Existing survey drawings have also been included that should be considered alongside the proposals.

4.3. Existing Photos



Figure 3 - Western elevation of the mobile home



Figure 4 - North Western elevation of the mobile home



Figure 5 - Eastern elevation of Mobile Home

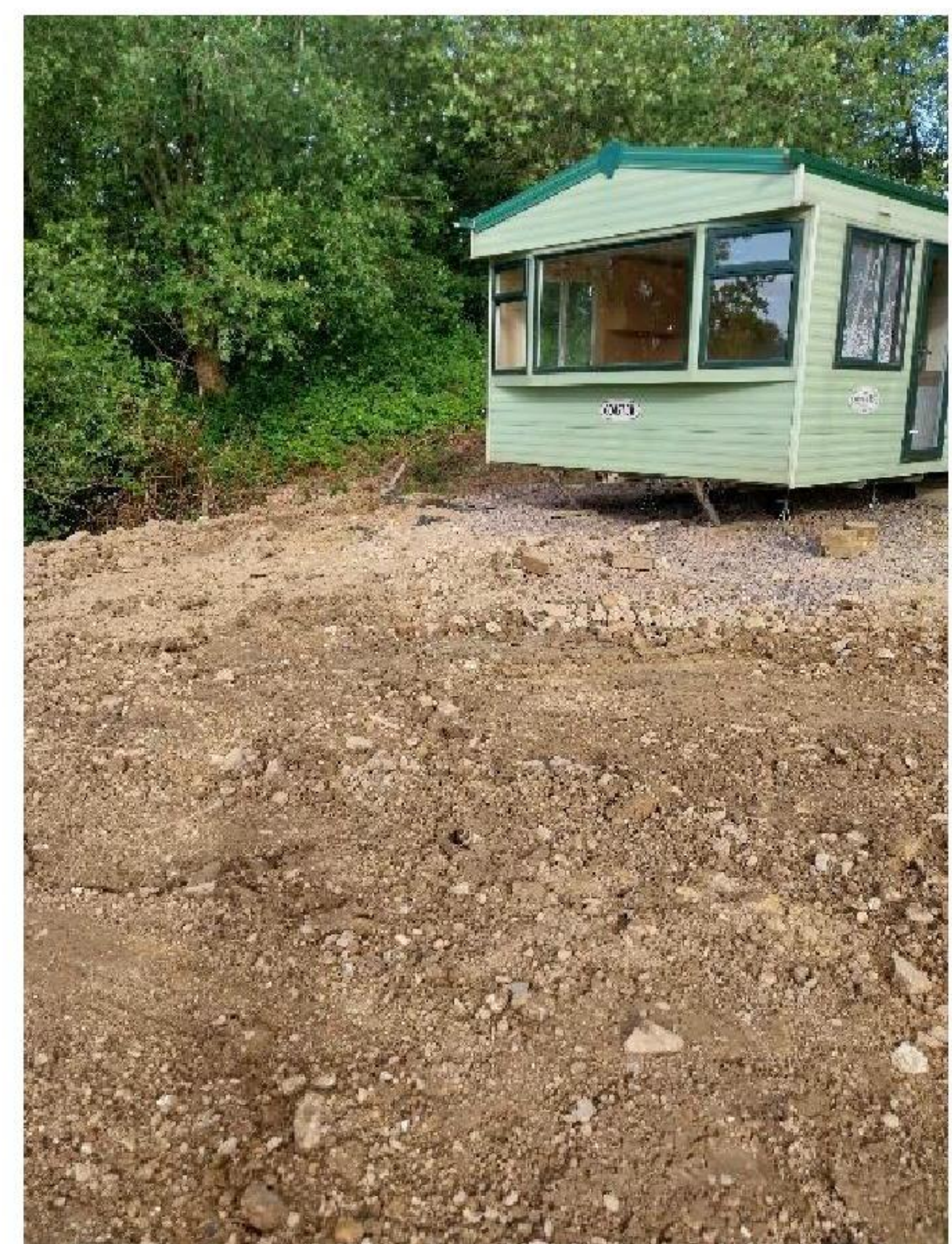
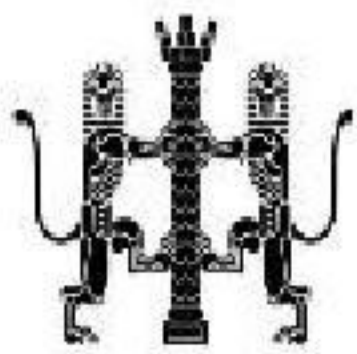


Figure 6 - Northern elevation



5. Planning Policy

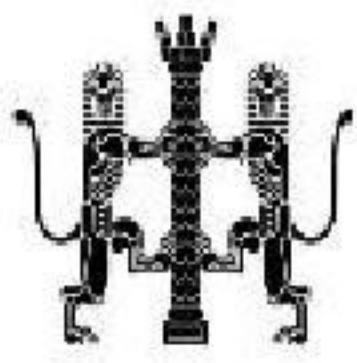
In the creation of this planning application, both national and local planning policy has been considered and taken into account in order to meet the needs and requirements of both.

5.1. National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) was issued on 27th March, 2012 (updated most recently in December 2023) to define national Planning Policy for England.

It provides guidance on, amongst other matters, design criteria and the surroundings and wider environment of domestic dwellings. There is a particular emphasis on sustainable development and infrastructure provision, as well as 'well-designed places'. Moreover, the importance of agricultural enterprises is highlighted throughout, particularly paragraph 88.

National Planning Policy Framework 2023	
Para 7	<i>The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their needs</i>
Para 8	Paragraph 8 of the NPPF states that sustainable development has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across each of the different objectives. These are economic, social and environmental.
Para 10	<i>So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development</i>
Para 11	<i>Presumption in favour of sustainable development</i> <i>For decision-taking this means:</i> <i>c) approving development proposals that accord with an up-to-date development plan without delay; or</i> <i>d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:</i> <i>i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or</i> <i>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</i>
Para 88	<i>Planning policies and decisions should enable:</i> <i>a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;</i> <i>b) the development and diversification of agricultural and other land-based rural businesses;</i> <i>c) sustainable rural tourism and leisure developments which respect the character of the countryside; and</i> <i>d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</i>
Para 135	<i>Planning policies and decisions should ensure that developments:</i> <i>i. 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</i> <i>ii. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping</i>



	<i>iii. 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)</i>
Chapter 15	<i>Conserving and enhancing the natural environment</i> – planning decisions should contribute to and enhance the natural environment.

Mid Sussex District Council adopted the Mid Sussex District Plan 2014-2031 as a Development Plan Document at its meeting on 28th March 2018

Mid Sussex District Plan 2014-2031	
DP12	<i>Protection and Enhancement of Countryside – This emphasises the importance of development that is necessary for the purpose of agriculture.</i>
DP14	<i>Sustainable rural development and the rural economy – This supports the vitality of the rural economy through the development of small-scale development.</i>
DP15	<i>New Homes in the Countryside – This policy highlights that where it is essential for an agricultural worker to live at the site, development is possible.</i>

These policies have been considered and support this application.

6. *Description of Proposal*

(Please read in conjunction with the existing and proposed drawings)

The proposed works, some of which have already been undertaken, seeks to retrospectively apply for permission to install a mobile home onto the site. The mobile home unit in question is a 36ft x 12ft x 10ft unit, positioned to the east of the existing barn structures onto an area of hardstanding. This is shown below in Figure 7.

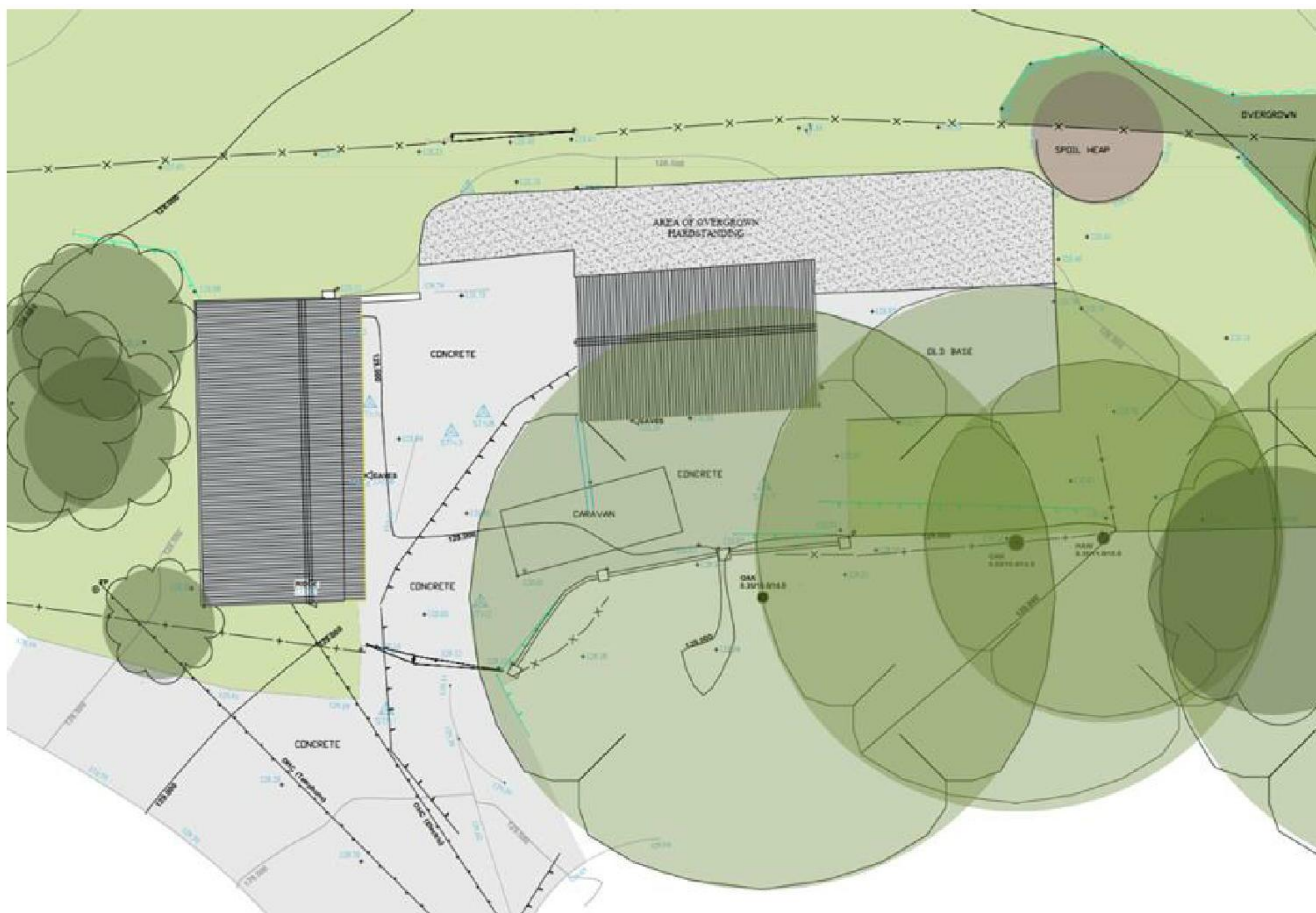
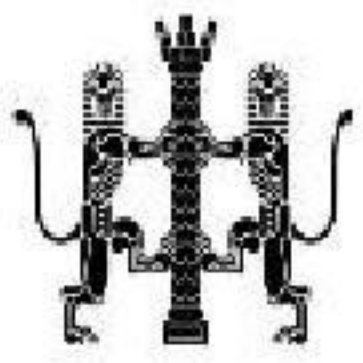


Figure 7 - Site Plan as Proposed



The mobile home has been positioned close to the existing barns on the east of the site. This position has been chosen to remain close to the livestock and equipment on site during all hours of the day and night, facilitating the tending of livestock (commonly requiring attention throughout the night during the lambing and calving seasons), as well as establishing an on-site presence to prevent or deter theft and damage to the site, during the hours which the yard was not previously occupied.

The mobile home itself has been set back into the corner of the site, unaffected neighbouring properties and ensuring a discrete presence. It was chosen in a greenish colour to further blend into the wider landscape and not affect the area.

7. *Agricultural Justification*

As mentioned above, there is a real agricultural need for the mobile home in order to continue the necessary husbandry associated with caring for livestock. This is part of the wider agricultural enterprise that is carried out.

Livestock

As above, the holding is part of a wider agricultural enterprise that is made up of three flocks of sheep on grass keeping. These are specific breeds that are rotated in a particular pattern ensuring a continuity with the lambing season where Burleigh Oaks plays a crucial role. The breeds are New Zealand Romney, Dorsets and Mules, producing lambs through spring, summer/autumn and winter.

The flocks are rotated to Burleigh Oaks for lambing as there is an absence of appropriate building at the other locations of the farm that the applicant is a tenant. Therefore, Burleigh Oaks provides the necessary facilities.

Appended to this statement, is a signed statement of other land tenanted by the applicant. It is crucially important that the applicant be able to provide the sufficient care for the livestock, often through the night. The mobile home ensures there is sufficient facilities to enable this.

Poultry

A small poultry enterprise is in the process of being established as part of the holding, selling eggs on the gate to further support the core agricultural business.

This requires daily monitoring, feeding, cleaning and importantly pest control.

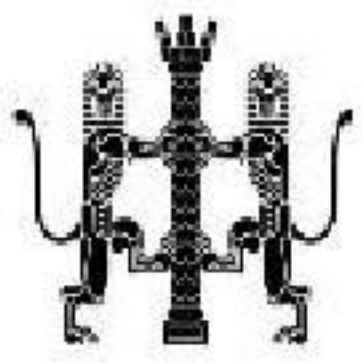
Bees

Further support for the core business will be established in the form of bee hives that will produce honey to also sell.

Woodland enterprise

Burleigh Oaks lends itself well to the woodland management side of the business, adding further diversification and general management. This is achieved through process and selling of timber and logs.

Appropriate facilities for the applicant and are required to ensure sensible and fair working conditions.



General Management and Maintenance

As with all agricultural enterprises, general management and maintenance forms a significant part of the business ensuring longevity and good practice. This particularly relates to upkeep of the fencing and hedgerows.

8. *Scale*

The proposed works are commensurate to the function they serve and are sympathetic to the existing site area and wider landscape, set back into the foliage.

9. *Access*

Access to the site will be unchanged and will continue to utilise the private driveway and entrance from the B2110.

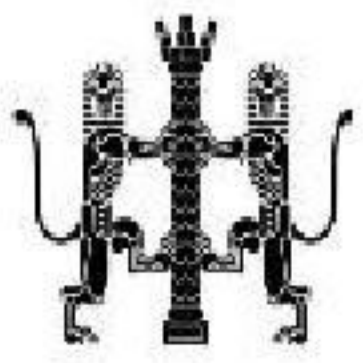
10. *Conclusion*

We believe that the installation of a mobile home at Burleigh Oak Stables, albeit within a retrospective application, will increase the site security and assist the continued (improved) welfare of the livestock on site, at all hours of the day where necessary. Furthermore, it will support and aid the development of an agricultural business determined to diversify and ensure longevity. This diversifying, alongside the livestock enterprise, demands a significant amount of time and facilities on site are desperately needed.

The little impact which the proposed has had on the site, we believe is outweighed and offset by the reversible nature of installing a mobile home which promotes and supports the continued agricultural practices of the site.

Planning policies have been considered as part of this application. We believe the proposal is not in conflict with current planning policy, therefore we consider planning permission can be justified for this application. The NPPF speaks to the work that is carried out, particularly paragraph 88 in supporting a prosperous rural economy. Furthermore, Mid Sussex local policies support the development where it is necessary for agriculture.

Stephen Langer Architects are local specialists in traditional architectural design have submitted this application on behalf of our client.



11. *Appendix*

North Park Farm
Bones Lane
Surrey
RH7 6HR

06/08/2024

To whom this may concern

We rent 20 Acres from North Park Farm

This to help with Grazing of sheep and live stock

The name of the person we rent this from is Mr & Mrs Mosley

This is an ongoing agreement

Date 06/08/2024

Signed 

Figure 8 - Tenancy statement from applicant