



## **APPLICATIONS & APPEALS SERVICES**

**Demolition of existing house, storage barn  
and associated sheds/structures and  
erection of replacement dwelling with  
associated parking.**

**Old Park Lodge, Slaugham Lane,  
Warninglid, Haywards Heath RH17 5TJ**

## **PLANNING STATEMENT**

**January 2025**



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## 1.0 INTRODUCTION & BACKGROUND

1.1 This application seeks planning permission for the demolition of the existing property 'Old Park Lodge' and the erection of a replacement dwelling on the eastern side of Slaugham Lane.

1.2 The proposal will be assessed under the following series of headings to demonstrate that it accords with relevant policies and is acceptable in all respects:

- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – the planning history of the site and broad policy requirements;
- **Use** – the purpose of the development;
- **Amount** – the extent of development on the site;
- **Scale** – details of the physical size of the proposed development;

- **Layout** – the location of the proposed development and its relationship to the existing building and any other properties;
- **Appearance** – details of materials, style and impact upon the surrounding buildings;
- **Landscaping** – details of proposed landscaping
- **Access** – access to the development and parking provision.

1.3 It is asked that this Planning Statement is taken into account in considering the proposal, together with the submitted drawings and other supporting information.

## 2.0 PHYSICAL & PLANNING CONTEXT

### (i) Physical Context

- 2.1 The site is located on the eastern side of Slaugham Lane, on the northern side of the track serving Old Lodge Farm and other properties. The area is characterised by wooded areas and fields interspersed with scattered residential properties spread along both sides of the road. The site lies outside any defined built up area, and as such is designated as countryside under the District Plan. The site also lies within the High Weald National Landscape (AONB).
- 2.2 The site lies approximately 970m north of the settlement of Warninglid and just over 1Km south east of Slaugham. Warninglid and Slaugham are both defined as a Category 4 Settlements in the District Plan (Small villages with limited services often only serving the settlement itself).

- 2.3 Old Park Lodge is a detached two storey cottage set on the eastern side of the road, and on the northern side of the drive serving Old Lodge Farm and other properties. It occupies a large plot that also accommodates a variety of outbuildings and other structures, including a large metal barn and a detached, partially complete garage.
- 2.4 The proposed dwelling will be located on the site of the existing metal barn, further into the site than the existing property. Access will remain unaltered, off the farm track from Slaugham Lane.
- 2.5 The following are images of the site and the surrounding area.



South elevation from farm track



View from site entrance



East elevation and site entrance



East elevation and driveway



View north west along farm track towards site



North elevation of house and garage



North (rear) elevation of existing property



East elevation of garage (to be retained)



Dilapidated widow and exterior wall



Poor state of interior



Dilapidated interior – ceiling collapse



Dilapidated kitchen area



Bathroom



Interior of garage (to be retained)



North elevation of barn (to be removed)



West elevation of barn and shed



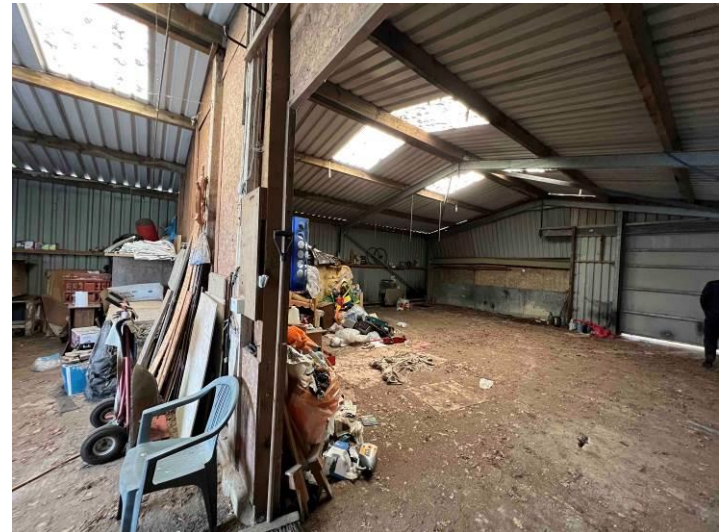
South elevation of barn and stable building



Barn interior



Barn interior



Barn interior



Poly tunnel frame (to be removed) looking north



View north



Northern end of site



Northern end of site

## (ii) Planning Context

2.6 A search of the Council's online planning records has found the following planning applications which are considered to be relevant to the current proposal:

- SV/018/75 - Covered swimming pool - Outline application. Permitted
- SV/016/76 - Covered swimming pool (Reserved Matters for SV/018/75). Permitted
- SV/047/85 - outline application - four bedroomed Sussex cottage. Refused
- SV/044/92 - residential 3 bed cottage. Refused; Appeal dismissed
- SV/066/99 - house extensions, double garage and stores. Withdrawn
- O2/02548/FUL - Side and rear extension new detached garage - roof conversion. Permitted
- O4/02007/FUL - Two storey side and front extension. Permitted

- O5/00187/FUL - Proposed double garage incorporating garden store and pool pump room. Permitted
- 13/03243/FUL - Proposed two storey side and front extension, and double garage incorporating garden store and pool pump room. Permitted
- 14/01833/FUL - Two storey side and rear extensions, part single storey part 2 storey front extension and double garage incorporating garden store and pool pump room. Permitted

### National Planning Policy Framework (NPPF) December 2024

2.7 The presumption in favour of sustainable development remains at the heart of the revised National Planning Policy Framework. In Chapter 2 the NPPF restates at paragraph 7 that ***'the purpose of the planning system is to contribute to the achievement of sustainable development.'***

Paragraph 10 goes on to highlight that there is a **presumption in favour of sustainable development.**

2.8 Paragraph 8 of the NPPF sets out the following three dimensions to sustainable development:

***a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;***

***b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and***

***c) an environmental objective – to protect and enhance our natural, built and historic***

***environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.***

2.9 Paragraph 9 states:

***“These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”***

2.10 Paragraph 11 states:

***11. Plans and decisions should apply a presumption in favour of sustainable development.***

***For decision-taking this means:***

**c) approving development proposals that accord with an up-to-date development plan without delay; or**

**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. 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.**

2.11 Footnote 9 clarifies part (ii) stating:

***The policies referred to are those in paragraphs 66 and 84 of chapter 5; 91 of chapter 7; 110 and 115 of chapter 9; 129 of chapter 11; and 135 and 139 of chapter 12.***

2.12 Chapter 4 addresses decision making. Paragraph 39 states that ***‘Local planning authorities should approach decisions on proposed development in a positive and creative way.’***

2.13 Paragraph 48 restates that ***‘Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.’***

2.14 Chapter 5 of the NPPF relates to the delivery of a sufficient supply of homes. Under the latest revisions to the NPPF (December 2024) local planning authorities are required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer

(moved forward from later in the plan period).  
Paragraph 78 sets the buffer as:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.*

The NPPF includes a definition of ‘deliverable’ in the Glossary.

- 2.15 Paragraph 79 states that to maintain the supply of housing, local planning authorities should monitor

progress in building out sites which have permission. It states that :

*Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority’s housing requirement over the previous three years, the following policy consequences should apply:*

- a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years;*
- b) where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan.*
- c) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.*

- 2.16 Paragraph 73 makes it clear that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.
- 2.17 It is widely publicised that the building of new homes at present rates is not enough to meet demand. The NPPF therefore takes a positive and proactive approach to increasing the supply of housing and confirms the need for local planning authorities to significantly boost the supply of housing land.
- 2.18 Paragraph 109 requires transport issues to be considered at the early stages of plan-making and development proposals. This is to ensure that (*inter alia*) the potential impacts of development on transport networks can be addressed and opportunities to promote walking, cycling and public transport use can be pursued.
- 2.19 Paragraph 110 acknowledges that ***‘opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making’.***
- 2.20 Paragraph 112 states that if setting local parking standards for residential and non-residential development, policies should take into account the accessibility of the development, its type, mix and use, the availability of and opportunities for public transport, local car ownership levels and the need to ensure that adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or optimising the density of development in city and town centres and other

locations that are well served by public transport (paragraph 113).

2.21 In assessing development proposals, paragraph 115 states *inter alia* that sustainable transport modes should be prioritised taking account of the vision for the site, the type of development and its location, and that any significant impacts on the transport network or on highway safety terms can be cost effectively mitigated to an acceptable degree through a vision-led approach.

2.22 Paragraph 116 states that ***‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.’***

2.23 Paragraph 124 of the Framework states that ***‘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’***.

2.24 Paragraph 125 confirms that planning policies and decisions should (*inter alia*) ***‘promote and support development of under-utilised land and buildings, especially if this would help meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)’***.

2.25 Paragraph 129 – ***‘Planning policies and decisions should support development that makes efficient use of land.....’***

2.26 In terms of design, Section 12 seeks to achieve well designed places sets out that the ***‘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’*** (paragraph 131).

2.27 Paragraph 135 states:

***“Planning policies and decisions should ensure that developments:***

***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.***

2.28 Paragraph 139 states that:

***Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:***

**a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or**

**b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.**

2.29 Paragraph 161 sets out that the planning system should support the transition to net zero by 2050 in a changing climate.

2.30 Chapter 15 relates to conserving and enhancing the natural environment. Paragraph 187 states that planning decisions should **“contribute to and enhance the natural and local environment”** by *inter alia* protecting and enhancing valued landscapes, sites of biodiversity value, recognising the intrinsic character and beauty of the

countryside, and minimising impacts on and providing net gains for biodiversity.

2.31 Paragraph 189 sets out that:

***Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and 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, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.***

2.32 Paragraph 190 states *inter alia* that:

***When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.***

2.33 Paragraph 192 relates to habitat sites, and states that plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species. Paragraph 193 states that when determining planning applications, local planning authorities should refuse planning permission if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for.

### **Local Planning Policy**

2.34 Local Planning policy is set out within the Development Plan which comprises the Mid Sussex District Plan 2014 - 2031 (MSDP) adopted in March 2018, and the Slaugham Neighbourhood Plan (SNP), made September 2019. The District Council is now

in the process of reviewing and updating the District Plan. The new District Plan 2021 - 2039 will replace the current adopted District Plan. The draft District Plan 2021-2039 was submitted for Examination on 8th July 2024, with Stage 1 Hearings taking place in October 2024. Limited weight can currently be given to the plan at this stage in the adoption process.

2.35 The relevant policies of the MSDP are set out as follows:

- DP6: Settlement Hierarchy
- DP12: Protection and enhancement of the countryside
- DP15: New homes in the countryside
- DP16: High Weald Area of Outstanding Natural Beauty
- DP20: Securing Infrastructure
- DP21: Transport
- DP26: Character and Design
- DP27: Dwelling Space Standards

- DP37: Trees, Woodland and Hedgerows
- DP38: Biodiversity
- DP39: Sustainable Design and Construction
- DP41: Flood Risk and Drainage

2.36 Policy DP6 allows for new development outside the defined boundaries of towns and villages, subject to certain criteria. Any redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP26: Character and Design).

2.37 Policy DP12 states that development will be permitted in the countryside provided it maintains or where possible enhances the quality of the rural and landscape character of the District. The impact of development proposals on the quality of rural and landscape character will be assessed using evidence such as Landscape Character Assessments.

2.38 Policy DP15 allows for replacement homes in the countryside subject to certain criteria.

2.39 Policy DP16 states that development within the High Weald Area of Outstanding Natural Beauty (AONB) will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan.

2.40 Policy DP20 is intended to ensure that developers provide for, or contribute towards, the infrastructure and mitigation measures made necessary by their development proposals. This is to be done via the use of S106 legal agreements, Unilateral Undertakings and CIL payments. It is noted that MSDC have yet to adopt a CIL charging schedule.

2.41 Policy DP21 seeks to ensure that schemes are sustainably located to minimise the need for travel, and protect the safety of road users and pedestrians,

and seeks to provide adequate parking in relation to development proposals.

2.42 Policy DP26 requires all development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside.

2.43 Policy DP27 confirms that all new dwellings should meet the minimum nationally described space standards.

2.44 Policy DP37 confirms that the District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected. Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either

individually or as part of a group, to the visual amenity value or character of an area, and/or that have landscape, historic or wildlife importance, will not normally be permitted.

2.45 Policy DP38 aims to protect and enhance biodiversity. Development proposals should be informed by local ecological and geological evidence and national guidance. Local ecological evidence should include protected and notable species as well as considering the potential effects of the development on habitats and species.

2.46 Policy DP39 requires all development proposals to seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location incorporate a variety of measures to ensure sustainable design and construction.

- 2.47 Policy DP41 aims to ensure that development is safe from flooding, and will not increase the risk of flooding elsewhere.

### **Slaugham Neighbourhood Plan**

- 2.48 The Slaugham Neighbourhood Plan (SNP) has been formally 'made' as of September 2019. The most relevant policies in the SNP are considered to be:
- Policy 1: Protecting the Area of Outstanding Natural Beauty
  - Policy 2: Sustainable Development Measures
  - Policy 3: Green Infrastructure

### **Mid Sussex Design Guide Supplementary Planning Document (SPD)**

- 2.49 The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality

development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

### **High Weald Management Plan 2024-2029**

- 2.50 The Management Plan is a statutory document, prepared under the Countryside and Rights of Way Act 2000. The Plan can be used to guide environmental land management and assess the impact of development or other changes on the AONBs. Key characteristics for each component of natural beauty identify what is special about the High Weald's landscape and beauty that should be afforded 'great weight' in planning decisions.

2.51 The merits of the proposal will be considered against relevant planning policies in the following sections of this Planning Statement.

### **3.0 DETAILS OF THE PROPOSAL: USE & AMOUNT OF DEVELOPMENT**

- 3.1 This application seeks planning permission for the demolition of the existing house, along with the storage barn and other sheds/structures on the site, and the erection of a replacement energy efficient dwelling. The existing access from the farm track off Slaugham Lane would be used to serve the new property and parking space provided.
- 3.2 The existing property is a detached two storey, four bedroom cottage which is in a very poor, derelict state of repair. The main two storey part of the house has a footprint of approximately 10.9m by 6.8m. There are several single story projections including a rear dining area measuring 4m x 2.4m and a rear porch/toilet and side porch. Overall, the property has a gross floor area of approximately 165m<sup>2</sup>. The building has a simple ridged roof above the main part of the property, with a maximum

height of approximately 8.4m. The whole of this building will be removed under the current proposal.

- 3.3 Adjacent to the existing property is a relatively new brick garage building, built in around 2016. This has a footprint of 6.5m x 9.25m, with accommodation within the roof space. This building will remain under the current proposal, but slightly remodelled. The garage formed part of an application submitted in 2014, which also included significant extensions to the main house. This permission, through the construction of the garage remains extant. The resultant property, should the extensions be built, would be substantial in size.
- 3.4 Also on the site are a collection of various other buildings and structures. The main building is a large steel machine shed/storage barn. This measures approximately 14m x 9.1m, with a height of approximately 4.16m. Adjacent to this is a timber

stable block (10.8m x 3.4m), a shed (3.1m x 2.5m) and an open canopy area (4.8m x 4.3m). On the other side of the site is the frame for a polytunnel (10m x 4m x 3m). Scattered around the site are a variety of various playhouses and similar structures.

3.5 The proposal involves the removal of all buildings and structures, apart from the garage building which will be slightly remodelled.

3.6 The new dwelling will be located partially on the site of the large barn structure, and oriented on a north/south direction. The property will have a roughly H-shaped footprint, with the main house measuring approximately 18m wide by a maximum of 15.5m deep (the eastern arm). The western arm will measure 11m. Attached to the western elevation is a single storey porch/sunroom structure, whilst at the eastern end, a pergola will lead to a small glasshouse structure.

3.7 The ground floor accommodation will include a large open plan kitchen/dining and sitting area, as well as a home cinema, library/study area, studio and utility room. The sitting room area will be a full height structure.

3.8 The first floor area will be smaller, with the eastern arm shortened to provide a balcony area for the master bedroom, and the linking central section comprising a single gallery walkway, to allow for the full height sitting room at ground floor level. As well as the master suite (including en suite facilities and dressing room), the first floor will comprise 3 bedrooms and ensuites. The landing walkway will also have a balcony area to the front of the property.

3.9 As set out in the Design Statement, the proposal will result in a significant reduction in the amount of built structure on the site:

***“The proposed development comprises a replacement dwelling with a gross internal floor area of 300m<sup>2</sup> set over two floors, a detached***

***greenhouse with a floor area of 8m<sup>2</sup> and retention of the existing detached garage block with a floor area of 85m<sup>2</sup> set over two floors.***

***Therefore, after the demolition of the existing dwelling, barn and stable block, the total gross internal floor area of the finished development will be 393m<sup>2</sup>. This is substantially less than the 574m<sup>2</sup> currently allowed on the site by virtue of the extant planning approval to extend the current floor area. Indeed, the proposal would reduce development on the site by 181m<sup>2</sup>.”***

3.10 The proposed dwelling is traditional in design, including pitched roofs, a variety of eaves heights, as well as horizontal flat roofed elements to front and rear elevations. The design has been carefully considered, along with the siting of the property, having regard to the topography of the site and the wider landscape.

3.11 Access will use the existing entrance off the farm track running from Slaugham Lane, with the internal driveway re-aligned in order to serve both the new

dwelling and the retained garage. The garage will provide secure covered parking for two vehicles, with additional space available outside. The garage doors will be relocated to the east elevation and the existing entrance on the southern elevation blocked up. An internal staircase will allow access to the storage space within the roof void.

3.12 Policy DP 12 of the District Plan states:

***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.***

3.13 The proposal has been very carefully designed to ensure that the character of the area and the landscape is protected and enhanced. The design of the new dwelling is of high quality and will enhance the character and appearance of the immediate area, as well as that of the countryside beyond. The proposal results in a reduction in the amount of built development on the site, as well as a significant improvement to the overall appearance of the site as a whole. The relocation of the dwelling will reduce the visual impact of the dwelling, removing it from the current prominent position of the existing property. The proposed location not only increases the distance of the dwelling from the farm track, but also takes advantage of the sloping topography, so positioning the dwelling at a lower level than the current property.

3.14 Furthermore, it is considered that the proposal maintains the landscape character of this part of the District. The house itself will be located on the site

of the large unsightly barn, and other buildings and structures will also be removed. All boundary planting will remain. The existing trees on the site are to be retained, and the adjacent area of Ancient and Semi-Natural Woodland (ASNW) is to be protected and retained, with the appropriate buffer provided.

3.15 In addition, the proposal is supported by Policy DP15 which *inter alia* states:

***Replacement dwellings in the countryside***

***Replacement dwellings in the countryside will be permitted where:***

- ***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.***

3.16 The proposal is for a replacement dwelling. The existing access arrangements are to be retained with adequate parking to be provided. As stated, the proposal will result in a significant improvement to the appearance of the site, as well as a reduction in the built structures on site. Whilst the proposed dwelling is larger than the existing dwelling, it is almost identical in terms of floorspace to the original property with the approved extensions. In addition, the storage barn, stables and polytunnels are to be removed.

3.17 As the proposal meets the relevant requirements of Policy DP15, it is considered that the requirements of Policy DP 12 are also met.

## 4.0 LAYOUT, SCALE & DESIGN

- 4.1 Section 12 of the NPPF refers to design and in particular paragraph 131 advises:

***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.***

- 4.2 The NPPF is clear that good design should be sought in all developments and that it can make buildings more usable, durable and adaptable.

- 4.3 The proposed dwelling is of a simple, high quality design that responds appropriately to the context of the site. A detailed assessment of the design of the

proposed dwelling, and how it has been arrived at, is set out in the Design and Access Statement by Thornton Architecture and Design which accompanies this application.

- 4.4 District Plan policy DP26 is a general design policy relating to all new development. It states:

***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;***

- 4.5 As set out in the Design Statement, the proposed dwelling is of a traditional style, utilising a traditional palette of materials which are representative of the local vernacular. The dwelling

has been located further back into the site and lower within the landscape than the existing dwelling to reduce the visual impact both from the southern frontage, as well as the wider area. The proposal results in the reduction of built development on the site, and in the improvement of its character, and will enhance the surrounding countryside. The site will be landscaped in a manner appropriate to the ecological sensitivities of the site, with as much of the existing landscaping as possible being retained.

- ***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;***

- 4.6 All of the existing screening along the frontage is to be retained, along with numerous trees within the site, as well as other boundary screening. The development will be well screened, and the mature

planting will create an attractive frontage to the farm track. The development is modest in scale and no public space is to be included.

- ***creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;***

- 4.7 The proposed development is of a scale appropriate to the character and scale of neighbouring development. The traditional modest design of the property will ensure that the development blends in with the existing landscape. The plot size is commensurable with others in the area, and appropriate for the size of the dwelling proposed.

- ***protects open spaces, trees and gardens that contribute to the character of the area;***

- 4.8 The site will be landscaped in a manner appropriate to the use of the land as residential garden, whilst

protecting the ecological importance of the site, and retaining its character. The dwelling and access have been carefully sited with regard to existing trees on site, and with tree protection measures in place during construction, no harm will be caused to existing trees. A full Arboricultural Impact Assessment & Method Statement accompanies the application.

- ***protects valued townscapes and the separate identity and character of towns and villages;***

4.9 The site lies within the High Weald National Landscape, designated for its outstanding natural beauty. This will be addressed in greater detail later within this Statement, but it is not considered that the proposal will be harmful to the natural beauty of the area, and the improvements to the site in terms of the removal of the scatter of buildings, will enhance the character of the area.

- ***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);***

4.10 Given the separation distances involved, the layout of the adjacent buildings and the retention of the significant number of mature trees and hedges on the site, it is considered that there will be no significant levels of overlooking arising. There will be no impact on outlook, daylight or sunlight. The replacement dwelling is unlikely to result in any material increase in terms of noise or general disturbance. There will be no air or light pollution. The new dwelling meets minimum room sizes and provides ample amenity space to ensure acceptable living standard for future occupants of the proposed dwelling.

- ***creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;***

4.11 Pedestrian access within the development is appropriate for the modest scale of the proposal.

- ***incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;***

4.12 A parking and turning area will be provided to the front of the existing garage, which is to be retained to provide further secure parking.

- ***positively addresses sustainability considerations in the layout and the building design;***

4.13 The dwelling will be built to the latest Building Regulations and will incorporate measures to ensure energy and water efficiency. Sustainable building methods will be employed. The Design Statement

outlines a variety of sustainable features which are to be incorporated into the design (paragraph 3.07). These are set out in more detail in the Sustainability Report accompanying this application. This report concludes:

*In summary, this development demonstrates a strong commitment to sustainability, incorporating many features that market leaders in the sustainable assessment of buildings, such as the Building Research Establishment (BRE), would expect to see included in a project of this nature.*

*Areas of strong approach involve the plans for energy and water efficiency and the ecology measures proposed. Where issues have standards to be met under the Building Regulations, the proposed approach is to exceed these minimum standards and in some cases, significantly.*

*In short, the proposals outlined within this report demonstrate that the proposed development will meet the high levels of sustainability as required by Mid Sussex District Council.*

As such the proposal also meets the requirements of MSDP Policy 37 and SNP Policy 2.

- ***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;***

4.14 Given the small scale of the current proposal, this criterion is not considered to be relevant.

- ***optimises the potential of the site to accommodate development.***

4.15 The use of the land is considered to make efficient use of the site.

4.16 It is considered that the proposal meets all the requirements of policy DP26. Furthermore, the proposal also meets the aims of SNP Policies 1: Protecting the Area of Outstanding Natural Beauty, 2: Sustainable Development Measures, and 3: Green Infrastructure. In addition, it is considered that the proposal meets the requirements of the Mid Sussex

## 5.0 LANDSCAPE & NATURE CONSERVATION

### High Weald National Landscape (AONB)

5.1 The application site lies within the High Weald Area of Outstanding Natural Beauty. The legal framework for AONBs in England and Wales is provided by the Countryside and Rights of Way Act 2000 which at Section 82 reaffirms that the primary purpose of AONBs is to conserve and enhance natural beauty. Section 84 of the Act requires Local Planning Authorities to *‘take all such action as appears to them expedient for accomplishment of the purpose of conserving and enhancing the natural beauty of the AONB’*.

5.2 Paragraph 189 of the NPPF states that

***“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding***

***Natural Beauty which have the highest status of protection in relation to these issues”.***

5.3 A similar ethos to that of the NPPF can be found within Policy DP16 of the District Plan. In addition, Policy 1 of the SNP requires that development must conserve or enhance natural beauty and have regard to the High Weald AONB Management Plan.

5.4 The High Weald AONB Management Plan states that the natural beauty of the High Weald is derived from the essentially rural and small-scale landscape character, rich in wildlife and cultural features. It defines the beauty of the High Weald in terms of eight defining components of character which are rooted in the historic characterisation of the High Weald landscape as a whole. Each core component of natural beauty is of equal and stand-alone importance in its own right.

- 5.5 The issue of planning and development is considered in Section 2: *“Cross-cutting Themes and Drivers of Change”*. A series of Planning Principles are included within the Management Plan.
- 5.6 In accordance with Planning Principle 1, the proposed development has been carefully designed having regard to the importance of conserving and enhancing the natural beauty of the AONB. In accordance with the High Weald Housing Design Guide, the layout is considered to be reflective of the small enclaves of dwellings that are found scattered along the roads of the AONB. The guide states that *“The prevailing High Weald built character is very much ‘variations on a theme’ – a basic principle of scale and massing loosely repeated within a local context”*. The proposal is for a replacement dwelling albeit in a slightly different position. The new position allows the dwelling to sit better within the site, reducing the impact on the adjoining farm track and allowing the dwelling to sit

lower within the landscape. The traditional style of the proposed dwelling is typical of others found within the AONB. The use of red stock bricks and clay roof tiles reinforces the character of a rural building within this setting. The parking area, whilst located in front of the property, is set back from the road frontage and is well screened from the road by the existing vegetation. It will not appear as an obtrusive feature in the landscape. In terms of design, the Guide acknowledges that acceptable proposals do not have to be detailed versions of the local vernacular; a contemporary interpretation, drawing out key elements, can be equally as acceptable. It states that *“contemporary interpretations of local designs, if done well, can be an exciting way to enhance character without merely copying what already exists”*. In terms of colour and materials, the Guide states that both clay roof tiles and red bricks are commonly used within the AONB.

5.7 Planning Principle 3 also relies heavily on the use of the Housing Design Guide. In addition, new development should contribute positively to nature recovery, ensuring that the functioning of existing on-site and site-adjacent features and natural processes are protected and enhanced. The proposal meets these requirements, as illustrated in the Arboricultural and Ecological Reports submitted as part of the current application.

5.8 The proposal will also include the removal of unsightly outbuildings including a large metal barn and dilapidated stables. It will see a reduction in the amount of built development on the site. The existing dwelling (not withstanding its current state of repair) is not of a style, nor in a location, that particularly enhances this part of the AONB. It is considered that the proposal will conserve and enhance the beauty of the AONB, and as such meets the requirements of Policy DP16 and SNP Policy 1.

### **Landscaping and Trees**

5.9 The replacement dwelling will be located within part of a large site. The area beyond the application site will be managed sensitively, having regard to the ecological importance of the area. The garden area of the dwelling will be split into different areas, each with a different character. The area to the front of the dwelling will comprise a landscape garden. To the rear of the property areas will be split into a cottage garden, a formal lawned garden, a meadowland garden and a woodland garden.

5.10 A full Arboricultural Report accompanies this application. This includes an Arboricultural Survey, impact assessment, a method statement and tree protection proposals.

5.11 The Report notes that there are no trees subject to a TPO within the site. It also notes that Elseys Wood, beyond the eastern boundary of the site, is

designated Ancient Woodland. As recommended, a 15m wide buffer zone for the Ancient Woodland has been provided. The report notes:

*The proposed new dwelling is over 19m from the Ancient Woodland boundary. All areas of parking and driveway are also outside of the Ancient Woodland Buffer Zone and there is substantial garden area which is not within the Ancient Woodland Buffer Zone. Taking this into account, I am satisfied that there can be no objections to the proposed new dwelling as it relates to the designated Ancient Woodland.*

5.12 The Arboricultural Survey identified 91 individual trees growing on or adjacent to the site which were considered relevant to any proposed building works, as well as 3 tree groups. The Report states that 6 category A trees were found, 24 category B trees, 60 category C trees and 4 category U trees were found.

5.13 The Impact Assessment found that no mature trees are required to be removed to facilitate the build. T022 is a mature elder shrub growing directly adjacent to the barn and occluded around the

scaffold frame. It has poor form and no wider visual amenity value. It concludes that this tree/shrub would not be a constraint to the proposed building works.

5.14 The Report concludes that:

*This Report demonstrates that the trees growing on and adjacent to Old Park Lodge have been properly considered in accordance with Arboricultural and Planning best practice (BS:5837 2012 Trees in Relation to Design, Demolition and Construction).*

*The application is for a new detached dwelling following the demolition of the existing dwelling and outbuildings has been sympathetically designed to prevent any harm to significant category A or B trees on or adjacent to the site.*

*The replacement dwelling will be outside of the root protection area of all trees and outside the Ancient Woodland Buffer Zone. One small category U Elder is to be removed to facilitate the build. This is a low-grade shrub/small tree which would not be a constraint to the development.*

*All retained trees and woodland growing around the property can be fully protected and retained in accordance with the guidelines and recommendations in BS:5837 2012 Trees in Relation to Design, Demolition and Construction.*

*Provided the steps detailed in the Arboricultural Method Statement are followed in full, the application is considered to be acceptable in Arboricultural terms.*

5.15 The Arboricultural Method Statement sets out a variety of measures recommended to be implemented prior to, and during construction, in order to protect the trees on site. These can all be required by way of planning conditions.

5.16 The applicant would welcome conditions on any forthcoming planning permission requiring the submission of full details prior to development commencing in this regard. It is considered that the proposal meets the requirements of Policy DP37.

5.17 Similarly, conditions relating to the landscaping of the site can be imposed on any forthcoming planning permission. Such conditions could cover eg schemes for additional planting etc.

## **Ecology**

5.18 Part of the site is shown to lie adjacent to a Habitat of Principle Importance on the MAGIC map (an area of ancient and semi-natural woodland). A Preliminary Ecological Appraisal has therefore been carried out, and the Report accompanies the application.

5.19 The report is clear that

- The development will not result in any adverse impacts to designated sites of international, national or local importance.
- Mitigation will be required within the design and construction phase of the development to ensure the long-term safeguarding of ancient woodland and deciduous woodland (Habitat of Principle Importance) that border the development boundary.

- Based on the development proposals, desk study and UK Habitat Classification Survey results, badger, bats, great crested newts, hedgehog, nesting birds and mammal burrows are a material consideration to the development.
- The existing dwelling (Building B1) was assessed as having high suitability for roosting bats, and the removal of this building as part of the development has the potential to adversely impact roosting bats without further surveys to determine the presence or likely absence of bats.
- The existing garage (Building B2) was also assessed as having moderate suitability for roosting bats, however, no bat potential roosting features will be adversely impacted as part of the development on this building. The other buildings on the site were all assessed as having negligible suitability for roosting bats. As such, no adverse impacts on roosting bats are anticipated with respect to these buildings as part of the development.

- In-line with national and local planning policy, the development will be required to incorporate ecological enhancements into the design.

5.20 The Report includes a number of recommendations relating to compensatory habitat requirements, protected species licencing and further assessment, mitigation measures and ecological enhancements.

5.21 The report concludes:

*Further assessment will be required to determine if any adverse impacts will arise on species of conservation concern as part of the development. Mitigation will also be required within the design and construction phase of the development to ensure it proceeds lawfully. This report also outlines the need to incorporate ecological enhancements proportionate to the scale of the development into its design.*

*The recommendations in this report outline how the above can be achieved as part of the development.*

5.22 All the above recommendations will be included as part of the development and can be achieved by way

of imposing conditions on any forthcoming planning permission. The applicant would welcome such approaches.

5.23 The PEA included a Preliminary Roost Assessment of structures and trees. As two buildings were recorded as having suitability for roosting bats within the development boundary (buildings B1 and B2) it was recommended that a further assessment was carried out to determine if roosting bats would be adversely impacted by the development. A copy of the Bat Survey report accompanies the application.

5.24 The survey found that the removal of the derelict dwelling would result in the loss of two bat roosts. As such the report states that the development will require approval under the licensing system administered by Natural England to proceed lawfully.

5.25 The Bat report also sets out recommendations including:

- To ensure the development proceeds lawfully the bat mitigation strategy outlined in section 8 of the report should be followed, including registration of the site (subject to approval by Natural England) under the Bat Mitigation (Low Impact) Class Licence (BMCL).
- Bat survey data used to inform registration under the BMCL should be collected in the most recent bat survey season (typically May - September). If significant time passes prior to determination of the application or registration under the BMCL, further bat emergence surveys may be required.

5.26 The recommendations and mitigation measures contained in both Reports can be achieved by way of appropriately worded conditions on any forthcoming planning permission.

5.27 With the recommended conditions to ensure correct procedures during construction, appropriate mitigation measures, and relevant planting and ecological provisions, the proposal can be carried out without harm to ecology and biodiversity. The proposal therefore meets the requirements of Policy DP38.

## **6.0 ACCESS & PARKING**

- 6.1 Development Plan policy DP21 refers to the sustainability requirements and traffic generation for all new development.
- 6.2 The proposal includes ample space for the provision of parking spaces to meet the required standards, as well as ample space for the storing of bicycles if required.
- 6.3 Existing access arrangements are to be retained. However, a charging point for electric vehicles will be installed within the garage.
- 6.4 It is considered that the proposal meets the requirements of Policy DP21.

## 7.0 CONCLUSIONS

- 7.1 Planning permission is sought for the construction of a replacement dwelling located on land to the east of Slaugham Lane, Warninglid.
- 7.2 Whilst the site is located within an area of countryside restraint, and the High Weald National Landscape area, the proposal is for a replacement dwelling which is located within an existing area of development associated with Old Lodge Farm. The proposal meets the requirements of Policy DP12, as well as meeting the relevant requirements of DP15. As such, it is considered that the proposal is acceptable.
- 7.3 The proposed development utilises a traditional design with a revised location within the site, allowing it to be positioned unobtrusively within the wooded location and the wider countryside. It will not result any detriment to the amenities of

adjoining properties. Adequate parking is provided, and access is acceptable.

- 7.4 The proposal has been designed having regard to the retention and protection of the trees on the site, the protection of the ecology of the site, and the character and appearance of the High Weald National Landscape.
- 7.5 The information and analysis in this statement demonstrates how the proposal accords with all relevant national and local planning policy. It is hoped that the Council will be able to view the application favourably and grant planning permission for the proposal.