



A different view

Planning Statement

Lydhurst Estate Replacement Dwelling

Grant and Delphine Horsfield

June 2025

Project Title

Lydhurst Estate – Replacement of Principal Dwellinghouse

Applicant Name

Grant and Delphine Horsfield

Date

June 2025

Client Lead

Shelley Jones, MRTPI
Director - Planning

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Summary

This Planning Statement has been prepared to support a full planning application for the replacement of the principal house on the Lydhurst Estate, Warninglid.

Planning policy context

The adopted local plan supports the principle of replacement dwellings if the replacement dwelling maintains or enhances the quality of the built environment and natural landscape of the High Weald National Landscape (AONB). It requires high standards of design that respond to local distinctiveness, and protect and enhance any features of heritage value, including settings and views. It also requires new development to seek to improve the sustainability of development.

The proposed replacement dwelling will be built to the highest levels of sustainability, using Passivhaus design to achieve a Net Positive Energy Building (NPEB). It is set within a mature parkland setting, which limits its visibility from the wider National Landscape, ensuring that the development will have limited impacts on the wider protected landscape. The house has been sited on the footprint of the existing house and designed to respond positively to its landscape setting, including the wider gardens and designed landscape, which are considered to have a local level of heritage significance. The scheme ensures the heritage significance of the site is maintained and better revealed by a development where the house and gardens better relate to each other.

The proposed development is considered to meet the key policy requirements of the local development plan and national planning policy, which gives significant weight to outstanding design.

Material considerations

The proposed house is to provide a family home for the applicants and has been designed to their individual brief and with their close involvement. The Self and Custom Build Housebuilding Act 2015, requires LPAs to have regard to, and to grant enough suitable development permissions, to meet the identified local demand which would support the granting of permission on this site.

The replacement of the house to one that is suitable for occupation and meets modern living standards facilitates the applicants' wider aspirations for the revitalisation of the estate into a working farming estate. With the growing demand for locally sourced, sustainable products, farm diversification allows the estate to innovate while preserving the heritage of their land, ensuring both economic growth and environmental stewardship. This ethos is strongly supported by the AONB Management Plan, which seeks to secure agriculturally productive use for the fields of the High Weald, especially for local markets, as part of sustainable land management.

Whilst in the pre-application advice from the council, no objection is given to demolition of the existing house in principle, it is considered relevant to note that permitted development rights also exist for the demolition of buildings.

Planning balance

The combined approach to architecture and landscaping will significantly enhance its immediate setting, and it is considered that this unique dwelling will demonstrate the highest levels of sustainable architecture. It has been designed to deliver a net positive in yearly energy consumption and represent one of the highest levels of sustainability through the use of renewables technologies combined with Passivhaus design and a super-insulated construction.

The Heritage Report prepared to support the application concludes that the development proposals will preserve the heritage significance of the site and make a positive enhancement by better resolving the relationship between the house and its garden and parkland setting. Similarly, the design and siting of the property, and the significant screening provided by the mature estate setting, mean the visibility of the development is limited outside of the estate, thus ensuring no impact on the wider National Landscape. Dark Skies will be maintained through the careful design of the building and lighting scheme.

The application demonstrates that in respect of other material considerations, including ecology and biodiversity, flood risk and drainage, access and highways, the proposed development would result in no adverse impacts.

Section 11 of the National Planning Policy Framework includes a presumption in favour of sustainable development. In accordance with this, the proposed development has been demonstrated to be in accordance with an up-to-date development plan and should therefore be approved without delay.

1. Introduction

- 1.1: This Planning Statement has been prepared to support a full planning application submitted to Mid Sussex Council (The local planning authority (LPA)) in relation to a proposal for a replacement of the principal house known as Lydhurst, Lydhurst Estate.

Description on development

- 1.2: The full planning application seeks permission for the demolition of the existing house and the erection of a replacement, self-build house.

Report structure

- 1.3: This planning statement is structured as follows:
- Section 2 of this statement introduces the applicant and the application site.
 - Section 3 summarises the planning history, including recent pre-application engagement.
 - Section 4 of this statement outlines the details of the proposed development.
 - Section 5 summarises the relevant planning policy context of the adopted Development Plan.
 - Section 6 sets out the national planning policy relevant to the proposals.
 - Section 7 notes the other material considerations relevant to the determination of the application.
 - Section 8 includes the appraisal of the proposals against relevant planning policy and material considerations.
 - Section 9 provides a conclusion of the proposals.

Submitted documents

- 1.4: This planning statement forms part of the planning application submission alongside the following documents:
- Architectural Drawings and Design and Access Statement (DAS) (Meloy Architects).
 - Preliminary Ecological Appraisal, Ecological Impact Assessment, Biodiversity Net Gain Assessment (Phlorum).
 - Energy & Sustainability Report (ION Consulting)
 - Farm Manager's Land Management Vision Statement (Matthew Bennison, Lydhurst Estate).
 - Flood Risk and Outline Drainage Report (OED)
 - Heritage Impact Assessment (Worlledge Associates)
 - Landscape Design Strategy & Landscape Layout Plan (Nicholas Dexter).
 - Lighting Strategy Report (ION Consulting)
 - Survey Drawings of existing house (Murphy Surveys).
 - Tree Planning Report (David Archer Associates)

2. The applicant and application site

The application site

- 2.1: Lydhurst is a small country estate situated west of the village of Warninglid, Sussex, in the High Weald Area of Outstanding Natural Beauty (National Landscape).
- 2.2: The estate extends to some 90 hectares in all, comprising 41 hectares of woodland (including areas of ancient woodland), 32 hectares of farmland, and 10 hectares of gardens, grounds, and parkland. It includes a principal house, a series of cottages, an extensive range of estate and farm buildings, a formal walled garden and related buildings, estate roads and related infrastructure.



Figure 2: Site location adjacent to Warninglid village

- 2.3: Located at the crossroads of the B2115 (Cuckfield Lane) and Slaugham Lane / The Street, Warninglid is a settlement that dates back to Saxon times. The settlement has a high-quality environment that is recognised and protected by a Conservation Area, which ends at the entrance to the estate. Warninglid forms part of Slaugham Parish and is part of the Slaugham Neighbourhood Plan area.

Planning history

- 2.4: The site layout, buildings, and landscape have all evolved under the influence of different owners. The current house is Edwardian, built during the 1930s replacing an earlier Victorian house damaged in a fire, which it is understood replaced a larger Georgian manor (See Design and Access Statement and Heritage Assessment) for more details on the history of the site).
- 2.5: With reference to the council's online planning records, dating back to 1974, there is limited planning history that relates to the current property. This planning history concerns domestic extensions and alterations to the main house and various

cottages, and the erection and development of estate buildings such as a garage and office. There are also planning applications that relate to the landscaping across the site, including works involved with the construction of a lake and various tree felling works.

- 2.6: The most recent planning history relates to permission granted in 2022 for the change of use of various buildings on the estate into leisure and tourism-related uses, linked to a holiday let business, established by the then owners, who let and managed various cottages across the estate. This application included the extension and alteration (external cladding with brick slips, window replacement, etc) of the existing main house, which is now proposed for replacement.
- 2.7: As part of the development of those proposals, pre-application consultation was also undertaken with the AONB officers. Their feedback contained advice which is considered relevant to the current proposals:
- The relatively contained nature of the estate within a mature landscape would limit impacts on the wider AONB;
 - That the reuse of parts of the site that currently have a built footprint upon them raised no particular concerns; and
 - Encouragement was given to consider the historic locations of features including boundaries, routeways and buildings when proposing new development.

The applicants

- 2.8: The changing economic climate since that planning permission was granted has led to that scheme being found to be no longer economically viable, and the applicants of the 2022 application took the decision to sell the estate.
- 2.9: The site has now been acquired by the applicants, Grant and Delphine Horsfield, who have purchased the estate with the intention of it remaining in its lawful use as a rural residential and farming estate, and as their principal home.
- 2.10: Central to the plans for the estate is the replacement of the main house, which is not considered in keeping with the estate or landscape setting, and is in a poor state of disrepair, with a new highly sustainable dwelling, which responds more positively to its surroundings.
- 2.11: They also have ambitious plans to sensitively restore the grounds and buildings of the estate and evolve the wider farmlands into a regenerative farming enterprise, including the restoration and planting of orchards, crop production, and the rearing of livestock including rare breeds. A 'Farming Vision Paper' submitted with this planning application, outlines this wider vision for the estate. An 'applicants' statement' is also contained overleaf setting out their vision and motivation for the project.

“Having recently circumnavigated the globe on our yacht as a family of five, we are excited to embark on a new adventure in the heart of Mid Sussex. Our vision is to create a multigenerational farm and home that embodies our core values of healthy soil, healthy food, healthy animals, and a healthy heart and mind. We aspire to cultivate a sustainable future by growing and producing high-quality crops and animal products from farm to fork, capturing the essence of the entire value chain. Our approach begins with nurturing healthy soil to foster nutritious food, raising animals with care and respect, and packaging each product with branding that reflects our passion for holistic well-being. Through thoughtful branding and packaging, we aim to convey our farm's authenticity and commitment to sustainability, allowing our community to enjoy fresh, locally sourced food that tells the story of its journey from field to family table. In addition to our agricultural goals, we are dedicated to enhancing the natural beauty of the region by revitalizing the stunning gardens and landscapes that have made Sussex renowned. Our efforts will not only celebrate the area's heritage but also promote biodiversity and environmental stewardship. Finally, we envision building a team of like-minded individuals from the local community who share our passion for sustainable farming and holistic living. Together, we will create an iconic property that fosters pride among both the owners and the surrounding community”.

Grant and Delphine Horsfield

3. Pre-application engagement

LPA Pre-application enquiry

- 3.1: Pre-application advice was sought from the local planning authority (LPA), Mid Sussex District Council (MDC), prior to the preparation of this planning application.
- 3.2: A site meeting was held with planning officer Anna Tidey in December 2024, and attended by the architect, landscape architect, and planning consultant. This included a site walkover and a view inside the existing Lydhurst house.
- 3.3: Following this meeting, initial written pre-application feedback was received in January 2025. In summary, it requested various clarifications and additional information, in addition to commenting on the proposed scheme.
- 3.4: In terms of the design, it noted that:
- The proposed roof form could be reduced and simplified, and solar panels could be added.
 - The proposed construction materials, their source, sustainability issues, colour palette, and the visual impact of the proposed dwelling in its setting (including the impact upon the AONB dark skies) will be critically assessed in the event of an application. Vernacular materials in a local colour palette should be considered.
 - The proposed alteration to the domestic curtilage, as illustrated on the General Arrangement Plan, may have wider visual implications. An enlarged/altered residential curtilage may result in a greater degree of domestic paraphernalia beyond the established garden space. A clear explanation of the intentions behind the proposal will assist in the determination of this element of the scheme.
- 3.5: More general comments regarding the principle of the proposals noted that:
- The proposed replacement dwelling would need to preserve the character and appearance of the AONB.
 - Information should be provided to demonstrate that the residential use of the building has not been abandoned.
 - The replacement dwelling proposal would be assessed with consideration of the visual impact in public views from The Street, as this is the nearest public highway. There are no immediate public rights of way in the vicinity of the site.
 - Further evidence was provided to explain why it would not be feasible to renovate the existing building.
 - That due to the spacious setting of the dwelling, the proposal would not cause a significant detrimental impact upon the neighbouring residential amenities in terms of overlooking, reduction in sunlight and daylight, or a loss of outlook.

3.6: In January 2025, further information was provided to address some of these questions, and updated feedback was requested, including to provide an overall position on the acceptability of the replacement dwelling proposals.

3.7: Additional and final pre-application comments were received in February 2025, which added further comments which in summary stated that:

- Agreement that the lawful use of the current unoccupied house is a C3 dwellinghouse.
- That the existing house at Lydhurst would not in itself be considered to possess sufficient architectural or historical interest to be regarded as a non-designated heritage asset (NDHA). As such it is unlikely that the principle of its demolition and replacement will be considered contentious in heritage terms.
- The surviving formal gardens and wider parkland at Lydhurst may merit this status, 'based on their scale and the apparent survival of significant planting and features such as formal lawns, a pond, ha ha and avenue'.
- Any formal application should be informed and accompanied by an appropriately detailed Heritage Impact Assessment, which should include an assessment of the impact of the proposed works on the gardens themselves and the relationship between the proposed new house and its setting. It should also consider any impacts on the Warninglid Conservation Area.
- It was agreed that the contemporary design and scale of the proposed dwelling could be acceptable, subject to the potential heritage impacts noted above.
- Noting the submission of a Comparison Table of the existing and proposed habitable and non-habitable areas, development areas, developed volume, and ridge height reduction, it was advised that these calculations support the proposed scale and design of the contemporary replacement dwelling on this site.
- Urged to consider the use of vernacular materials, drawing on the materials used in the other older buildings on the site. Information on vernacular building materials and colour palettes is available in the High Weald Colour Study and Design Guide and in the High Weald National Landscape AONB Management Plan 2024-2029.
- Recommended that a schedule for the reuse of materials be submitted to explain how the development can reuse and repurpose resources and building materials from the existing dwelling.
- Noted the details provided on the thermal and energy performance of the existing house and the difficulties of improving this, along with convincing details having been provided on the energy and CO2 emissions savings that the proposed 'Passivhaus' dwelling could achieve over the existing dwelling.

3.8: The application now submitted has sought to respond to these pre-application comments, including as follows:

1. Evolution of the dwelling design, including roof design with a subsequent further increase in the height of the proposed dwelling.
2. A slight reduction in overall scale since the pre-application enquiry. Updated comparison figures are contained within the DAS.
3. Commitment to using appropriate local materials as set out in detail within the DAS.
4. A reduction in the proposed domestic curtilage to maintain this as the areas immediately adjacent to the house and not incorporate areas to the south and east, including the pond.
5. Preparation of a detailed heritage report prepared by an experienced team of heritage consultants, including a specialist garden historian, which concludes that the development proposals will preserve the heritage significance of the site and make a positive enhancement by better resolving the relationship between the house and its garden and parkland setting.
6. Use of suitable local materials with reference to the local vernacular and relevant guidance documents, including the High Weald design guide.
7. Preparation and submission of a detailed planning application including a schedule of materials (within the DAS) and energy and sustainability report.

Local community engagement

- 3.9: The application site is such located that it has limited direct neighbours onto whom the development will have any direct impacts. However, the applicants were keen to ensure local people were made aware of their plans and have reached out to the village including hosting a welcome event at the local pub, to share news of their moving to the village and plans to replace the main house to create their new family home.
- 3.10: At the point of submitting the application, no concerns had been raised by neighbours or the parish council regarding the proposed development.
- 3.11: The project team will also be offering to attend an appropriate parish council meeting to present the application scheme to the parish council and local community and answer any questions.

4. The application proposals

- 4.1: The proposed development is for the demolition of the existing house and the erection of a replacement house. The house will create a new home for the applicants and their family.
- 4.2: The development proposals have been prepared through close collaboration between the project architect Charles Meloy, garden designer Nick Dexter, and the applicants themselves to design a house bespoke to their requirements.
- 4.3: The client's brief was to create a new dwelling of exceptional quality and design. The house was to be integrated into the site and parkland garden and take advantage of the distant views to the south. The initial brief also called for a new dwelling that is lower in height than the existing house, ensuring it constitutes a more subtle presence within its context.
- 4.4: The combined approach to architecture and landscaping will significantly enhance its immediate setting, and it is considered that this unique dwelling will demonstrate the highest levels of sustainable architecture.
- 4.5: The proposals for Lydhurst have emerged from an iterative site and area review and design development process as evidenced by the Design and Access Statement (DAS) and the Landscape Design Strategy (LDS) document. This includes consideration of the historic evolution of the estate, the existing arrangement of buildings and landscape features, and Passivhaus principles such as a sun path analysis to achieve a Net Positive Emissions Building (NPEB).
- 4.6: The proposed dwelling will provide a similar level of accommodation (floorspace) as the existing house, albeit arranged over a slightly larger, more linear east-west footprint, but one contained within the existing built envelope of the existing house and associated hard landscaping, and with a significantly lower roof height.
- 4.7: A full description of the proposed scheme, and commentary on matters including site arrangement, scale/mass/form, layout, materials, and sustainability is set out within the DAS.
- 4.8: Following the pre-application feedback, specialist advice was also sought from a team of Heritage experts, including a specialist Garden Historian. A Heritage Report is submitted with the application, setting out their findings and recommendations which have also influenced the design development of the scheme, in particular the landscaping proposals.
- 4.9: In response, a range of subtle landscaping interventions are proposed, as shown in the Landscape General Arrangement Plan, to ensure the new dwellinghouse responds positively to its landscape setting and maintains and, where possible enhances any features of heritage significance.
- 4.10: A biodiversity net gain in excess of the mandatory 10%, will also be delivered through the landscape enhancements.
- 4.11: The remaining sections of this planning statement set out the relevant policy and material considerations against which the proposed scheme must be considered in this planning application, and then contain in chapter 8 a detailed appraisal of the scheme against these requirements.

“Great care has been taken to design a replacement dwelling which integrates within the wider context of the estate and landscape which is designated as an Area of Outstanding Natural Beauty. It is considered that the replacement dwelling will represent a more appropriate and respectful form of development within the wider landscape.

It achieves this by creating a sustainable dwelling on wholly developed land. This is undertaken in a sensitive way to ensure that the overall effect on the environment is positive.”

Charles Meloy, Architect



5. The development plan

Introduction

- 5.1: Section 38(6) of the Planning and Compulsory Purchase Act states that planning decisions should be undertaken in accordance with the development plan unless material considerations indicate otherwise. Emerging local plans can also be material considerations in decision-making.
- 5.2: The Adopted Development Plan of relevance to these development proposals consists of:
- **The Mid Sussex District Plan 2014-2031**, adopted in March 2018; and
 - **The Slaugham Neighbourhood Plan 2014-2031**, made in September 2019.
- 5.3: In accordance with National Policy, the District Council has commenced a review of the District Plan. The new District Plan 2021-2039 was submitted for Examination on 8th July 2024, and the examination hearings commenced on Tuesday, 22nd October 2024.
- 5.4: In her initial letter to the LPA, the examining Inspector noted that from her initial consideration of the Plan, she had identified that there are some fundamental issues that need testing, including some legal compliance matters. The latest update on the council's examination web page, dated 28th March 2025, noted that the council had completed the 'action point' set by the inspector and was awaiting further feedback.
- 5.5: As such, it is considered that the emerging plan currently carries limited weight in the consideration of the current application. However, key policies have been considered where they differ in requirements from the current adopted plan, and these are discussed within the 'planning appraisal' section of this pre-application statement.
- 5.6: Adopted policies of relevance to the proposed development are considered to be:

Mid Sussex District Plan 2014-2031

- **Policy DP12: Protection and Enhancement of Countryside** values the countryside for its own sake and recognises its intrinsic character and beauty. It seeks to enable development that maintains or enhances the quality of the rural and landscape character of the district, where supported by other policies in the plan (such as in this case DP15) or a relevant Neighbourhood Plan.
- **Policy DP14: Sustainable Rural Development and the Rural Economy** supports sustainable growth and the vitality of the rural economy, including diversification of activities on existing farm units.
- **Policy DP15: New Homes in the Countryside** states that replacement houses 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.

- **Policy DP16: High Weald Area of Outstanding Natural Beauty** seeks to protect the valued landscapes of the AONB. The policy seeks to ensure that development will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald Management Plan.
- **Policy DP26: Character and Design** requires new development to be well designed and reflect the distinctive local character whilst respecting the countryside. It includes a list of objectives for new development to address.
- **Policy DP27: Dwelling Space Standards** advises that minimum nationally described space standards for internal floor space and storage space will be applied to all new residential development.
- **Policy DP29: Noise, Air and Light Pollution** requires that the impact on local amenity, intrinsically dark landscapes, and nature conservation areas of artificial lighting proposals is minimised.
- **Policy DP34: Listed Buildings and Other Heritage Assets** includes support for proposals which retain buildings or architectural or historic merit.
- **Policy DP35: Conservation Areas** includes the requirement that development should protect the setting of a conservation area and, in particular views into and out of the area.
- **Policy DP36: Historic Parks & Gardens** seeks to protect the character, appearance and setting of gardens of special local historic interest by ensuring development within or adjacent will only be permitted where it protects and enhances its special features, setting and views.
- **Policy DP37: Trees, Woodland and Hedgerows** advises that the council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting.
- **Policy DP38: Biodiversity** is a standard local plan policy seeking to protect and enhance biodiversity through ensuring development results in no net loss of biodiversity and appropriate measures are taken to protect sensitive habitats and species. It also encourages development to take opportunities to improve and enhance biodiversity and green infrastructure.
- **Policy DP39: Sustainable Design and Construction** requires all developments to seek to improve the sustainability of developments as appropriate depending on type, size and location of the development.
- **Policy DP40: Renewable Energy** states that proposals for new renewable and low carbon energy projects (other than wind energy development) will be permitted provided that any adverse local impacts can be made acceptable, with particular regard to landscape and visual impacts, ecology and biodiversity and residential amenities.

- **Policy DP41: Flood Risk and Drainage** and **Policy DP42 Water Infrastructure and the Water Environment** together require development to manage drainage and water use in a sustainable way.

Slaugham Neighbourhood Plan

- **Policy 1: Protecting the Area of Outstanding Natural Beauty** seeks to protect the High Weald AONB in line with the objectives of the AONB Management Plan (See 5.46 below). Within this, it supports small-scale proposals which support the local economy and social well-being of the AONB and are compatible with the conservation and enhancement of the AONB.
- **Policy 2: Sustainable Development Measures** supports proposals for incorporating sustainable energy sources in new development.
- **Policy 4: Conservation Areas** states that development that respects the conservation area and conserves and enhances its immediate setting will be supported.

Summary

- 5.7: An appraisal of how the proposed development complies with the relevant policy requirements identified above is contained within the 'planning appraisal' section of this planning statement.

6. National planning policy guidance

6.1: The National Planning Policy Framework (2021) sets out national planning policy guidance for England. National Planning Practice Guidance provides further information on how policies should be interpreted.

6.2: National policy and guidance are a material consideration in any planning decision.

6.3: The following key areas of national policy and guidance are of key relevance to this case:

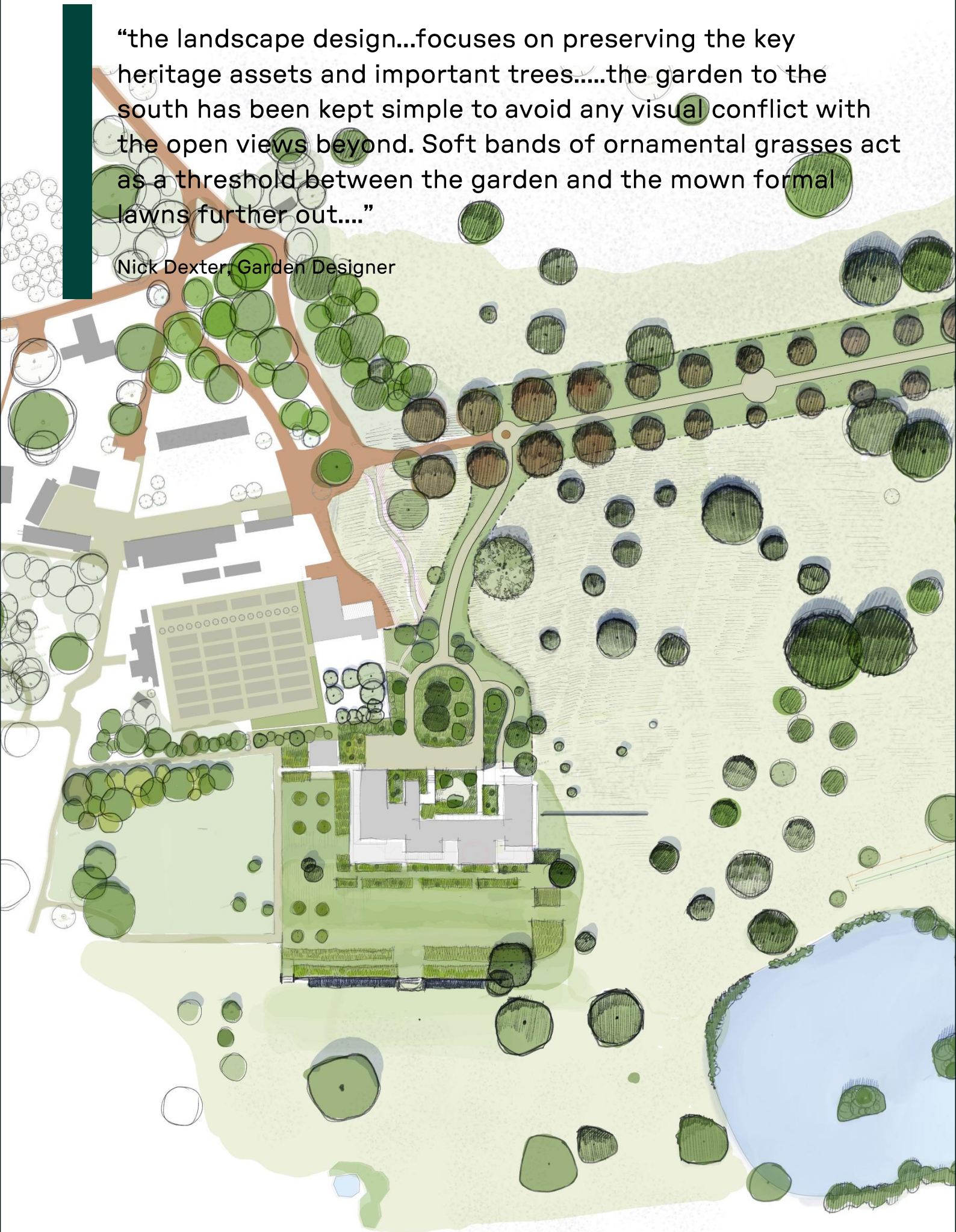
- **Paragraph 131** advises that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.
- **Paragraph 135** sets out a range of criteria which developments should aspire to, including adding to the quality of an area, being visually attractive as a result of good architecture, and being sympathetic to local character. It also supports development that optimises the potential of a site to accommodate and sustain an appropriate amount and mix of uses.
- **Paragraph 139** states that significant weight should be given to 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.
- **Paragraph 187** states that planning policies and decisions should contribute to and enhance the natural and local environment. This includes recognising the countryside's intrinsic character and beauty, and minimising impacts on and providing for net gains in biodiversity.
- **Paragraph 189** notes that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs.
- **Paragraph 192** provides guiding principles for determining planning applications, in relation to assessing harm to biodiversity.
- **Paragraph 207** notes that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- **Paragraph 212** adds that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- **Paragraph 216** guides that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application, applying a balanced judgement as to the scale of any harm and the significance of the heritage asset.

Summary

- 6.4: An appraisal of how the proposed development complies with the relevant policy requirements identified above is contained within the 'planning appraisal' section of this planning statement.

“the landscape design...focuses on preserving the key heritage assets and important trees.....the garden to the south has been kept simple to avoid any visual conflict with the open views beyond. Soft bands of ornamental grasses act as a threshold between the garden and the mown formal lawns further out....”

Nick Dexter, Garden Designer



7. Other material considerations

7.1: In addition to national policy, the following material considerations are also relevant to the decision.

The High Weald AONB Management Plan 2024-2029

7.2: The primary purpose of an AONB designation is to conserve and enhance natural beauty. This Management Plan describes itself as a 'statutory plan setting out local authority policies for the management of the High Weald AONB.

7.3: Responsibility for planning in AONBs lies with the relevant local authority, in this case, Mid Sussex District Council. The AONB Management Plan does not form part of the statutory development plan, but local planning authorities and neighbourhood planning bodies should take the AONB Management Plan into account when preparing local and neighbourhood plans.

7.4: The Management Plan does not contain 'policies' but rather sets out a series of 'objectives' to be achieved throughout the management plan period. Of particular relevance to the proposed development are the following:

- **Objective G3** – To pursue net zero across the High Weald without compromising its characteristic landscape beauty.
- **Objective S1** – To protect the historic pattern and character of settlements.
- **Objective S2** – To enhance the architectural quality of the High Weald and ensure new development reflects the character of the High Weald in its siting, scale, layout, and design.
- **Objective FH1** – To secure agriculturally productive use for the fields of the High Weald, especially for local markets, as part of sustainable land management.
- **Objective DS1** – To preserve the dark skies of the High Weald AONB by minimising light pollution, obtrusive external lighting, and internal light spill from domestic, commercial, and public premises in both existing and new developments within the High Weald, and from highways lighting.
- **Objective DS2** – To protect wildlife and habitats from light pollution across the High Weald.

7.5: The High Weald National Landscape team has also published a range of advice notes and design guidance to provide advice on planning developments in the National Landscape. Of potential relevance to this proposal include:

- High Weald Planning Advice Note
- High Weald Housing Design Guide
- High Weald Dark Skies Planning Advice Note
- High Weald Colour Study

8. Appraisal of key planning issues

8.1: Our assessment of the site, the application, the development plan and material considerations suggest that the following key planning issues are relevant:

- Principle of development
- Design
- Heritage Significance and Impact
- Landscape and Visual Impacts
- Ecology and Biodiversity
- Drainage & Flood Risk

Principle of development

8.2: The adopted (and emerging) development plans both contain policies (DP15 / DPC3) in support of replacement dwellings in the open countryside subject to certain criteria:

- 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 AONB, especially if a significant change in scale from the existing dwelling is proposed.

Abandonment

8.3: Whilst the current house is unoccupied, the residential use of the property has not been abandoned. But the challenge of occupying the current property, given its scale and balance of accommodation, etc, has meant it has undergone a period of inoccupation and changes of ownership.

8.4: In summary, and with reference to the 'tests of abandonment' as established in planning case law:

- The lawful use of the property is a C3 dwellinghouse.
- The property has not been fully unoccupied since approximately 2015, due in part to three changes in ownership and the related sales and marketing periods during that period.
- There has been no intervening use in the property since its last residential occupation.
- Planning permission DM/21/3959 proposed to continue to use the house as a single occupancy dwellinghouse (C3) i.e. let to a single group occupying the property as a single household. A condition was imposed by the LPA on that planning permission that its occupancy should be limited to holiday use; however, this planning permission has not been implemented, and the use therefore remains unrestricted C3. This was confirmed by the LPA in application DM/23/0614, which varied that condition to allow the lawful primary residential use to continue until such a time that the proposed leisure uses were in

operation, to allow the then owners to offer the property for rent as an unrestricted C3 dwellinghouse.

Highway/Access/Parking

- 8.5: There will be no change to access arrangements from the existing situation which already serves an existing residential use. The continued residential use of the site is considered to represent a betterment in highway terms from the approved leisure / visitor use, which would have generated greater levels of traffic movements, which, whilst found acceptable to the local highways authority, were of concern to local residents and the parish council.

Betterment and enhancement

- 8.6: The adopted policy does not include a restriction on the size of a replacement dwelling but stresses the importance of the replacement dwelling needing to maintain or enhance the quality of the built and natural landscape of the High Weald National Landscape (AONB), particularly where larger than the existing. The emerging plan policy notes that the replacement dwelling should be of similar scale and position, although how scale will be assessed is not defined in the policy.
- 8.7: Whilst noted earlier in this statement, that the built footprint of the proposed house is larger than the existing dwelling, the footprint is broadly contained within the existing 'built envelope' of the current house and its associated hard landscaping (walls, surfacing etc), and within its landscape setting. This is not surprising since, as evidenced in the DAS and Heritage Statement, the gardens relate back to previous houses on the site, including the previous Gothic Revival house, which was a much larger dwelling than currently exists, and of a comparable footprint to what is now proposed. See DAS and Heritage statement for historic plans and images.
- 8.8: The proposed dwelling will provide a similar level of accommodation (floorspace) to the existing, with only a 7% increase over the existing house, albeit arranged over a larger, more linear east-west footprint. Unlike the existing dwelling, which is arranged over three floors with an additional basement, the proposed replacement dwelling is arranged over just two floors. Whilst this results in a larger and more linear footprint, this relates well to the built envelope of the existing house and surrounding hard landscaping (garden walls, surfacing etc), to mean it sits comfortably within its existing landscape setting and does not encroach materially into the wider parkland setting.

	Dwelling Footprint	Internal Floorspace
House No. 3 – Gothic Revival	930 sq.m	Unknown. Estimated 1,500 sq.m+
House No.4 (Existing) – Neo-Georgian	584 sq.m	1,165 sq.m
House No.5 (Proposed) – Passivhaus	953 sq.m	1,354 sq.m

Comparison figures of previous, existing and proposed houses

- 8.9: More importantly, is it considered that the design approach to the replacement dwelling will significantly enhance its National Landscape setting, including through replacement with a house with a significantly lower (decrease of 4.55 metres from

the existing) and staggered roofline, which lessens the visual impact. A full presentation of comparison values between the existing and proposed dwellings is contained within Appendix A of the DAS.

- 8.10: Similarly, the replacement of the massing and white rendered elevations of the existing house, with a much 'lighter' dwelling of glazing, timber, and local stone elevations, set under deep roof overhangs, means the house will sit more 'quietly', and appear more nestled, within its landscape setting.
- 8.11: The architect has worked closely with the landscape architect to ensure that the concepts for the built development and landscape enhancements work cohesively together. As summarised in the Landscape Strategy Document, the new dwelling will harmonise with the landscape setting and carefully integrate into the rural environment, respecting the existing features of heritage significance.
- 8.12: It is considered that the scheme meets the objectives of the council's replacement house policy.

Self-build

- 8.13: As noted in the introduction to this planning statement, the proposed house is to provide a family home for the applicants and has been designed to their individual brief and with their close involvement. Whilst the local plan is silent on self-build projects, national planning policy requires LPAs to support a variety of housing needs through their local planning policies. The Self and Custom Build Housebuilding Act 2015, requires LPAs to have regard to, and to grant enough suitable development permissions, to meet the identified local demand. The council's published evidence suggests this is not currently the case in Mid-Sussex¹, albeit it is acknowledged that the applicant is not registered on the self-build register with the council.

Justification for replacement

- 8.14: In planning policy terms, there is no requirement to justify the replacement of the current house in terms of the structural condition of the existing house. Replacement house policy within Policy DP15 'New Homes in the Countryside' does not require this justification within its criteria.
- 8.15: The planning permission granted in 2021 for the redevelopment of the site to a leisure use approved significant alterations to the house, including externally cladding the property with brick slips (to reflect the original intended material and local vernacular character), and extending the property to the west. The LPA has therefore recently determined that the appearance of the current house is of no architectural or historic merit worth preserving. Permitted development rights also exist for the demolition of buildings, which is also of relevance.
- 8.16: The current house does not meet the requirements of the new owner, and they wish to replace it with accommodation to meet their needs and requirements.
- 8.17: As well as its unattractive appearance, the current house provides for 'top heavy accommodation' with limited living accommodation to serve the number of bedrooms. It also does not meet the applicant's requirements for modern living (open plan) and a better indoor-outdoor relationship between the living accommodation and the

¹ <https://www.midsussex.gov.uk/housing-council-tax/build-your-own-home/>

landscape. They would like to integrate and connect the house with the landscape/gardens. The original house is a large mass/block of a building, in the middle of the landscape, with little connection to its surroundings.

- 8.18: They also wish to live in a healthy and environmentally responsible property. The current house is in poor condition and would require significant investment to improve its thermal and energy performance. The EPC prepared as part of the recent sales details demonstrated that the current property has a poor energy performance rating of F, and even with improvement, would only reach a D standard. In comparison, the client aspires to deliver a property designed to Passivhaus standard, the highest environmental standards. See the 'sustainability' section below for further information.
- 8.19: It is noted that the emerging local plan policies on sustainable design and construction encourage the reuse of buildings in order to capture the embodied carbon associated with the building, where viable. However, it is considered evident in the DAS that the current house is in a poor state of repair and would require significant intervention to remedy its numerous deficiencies. Even with such intervention, it would perform significantly poorer in respect of its environmental performance than the proposed replacement, which would meet the highest levels of energy efficiency by using the Passivhaus approach to its design. The same policy will require new dwellings to be net carbon zero through the adoption of a 'fabric first' approach and meeting any residual energy through on-site renewables. Passivhaus is accepted as a suitable way of evidencing this policy requirement, and as noted above, the proposal is to design to this standard. As such it is considered that the proposed development would be in line with this policy requirement.
- 8.20: The DAS and Heritage Report both catalogue the evolution of the site and of the house, which is the fourth incarnation of a dwelling on the site. As assessed in the Heritage Report, the current property is of no great age and is compromised in its design by cost-cutting at the time of its erection and unsympathetic alteration since. Moreover, the report concludes that, it relates poorly to the older estate buildings and walled gardens to the rear, which remain from the Gothic Revival property; the present building has the appearance of being out of place, undermining the value of the group of buildings of which it forms a part. The existing house also sits awkwardly in a designed landscape, at odds with the characteristics and materials palette of the local area.
- 8.21: The Heritage Report concludes that the proposed replacement of the 1930s house represents the next chapter in the story, with the new owner adding to the site's history. Replacement of the house offers an opportunity to better resolve the relationship of the house to its garden and parkland setting.

Summary

- 8.22: It is considered there is no in principle objection why this dwelling could not be demolished and replaced, subject to the design of the replacement dwelling being considered acceptable, and the requirements of policy DP15 are therefore met.

Design

- 8.23: Local policy requires that new development is well designed and reflects the distinctive local character of the area, whilst respecting the countryside. This includes considerations such as being of high-quality design with appropriate

landscaping; addressing the character and scale of the surrounding buildings and landscape; and positively addressing sustainability considerations in the layout and building design (DP26). The NPPF also gives similar support for high-quality design, noting that significant weight should be given to 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 (Para 139).

8.24: A **Design and Access Statement** is submitted with the application, and this sets out the design approach to the scheme in detail.

8.25: The building design is contemporary but seeks to interpret the local vernacular. This includes, where possible, utilising locally sourced materials to not only reflect the local vernacular but also ensure the embodied carbon in the project is minimised. The use of local materials will also reinforce 'local distinctiveness'. Consideration has also been given to guidance such as the High Weald AONB colour guidance advice note in developing the palette of external materials.

8.26: Careful consideration has also been given to setting and context, and how the proposed replacement house can better respond than its predecessor to both its built context, namely the existing estate buildings and walled gardens to the north; and its landscape setting. As illustrated in the DAS (e.g. pages 23-24), the massing of the proposed dwelling is broken down into the four primary zones which align with the grain and scale of the existing estate buildings, and allow for the light, views, and landscape to interact with the dwelling.

8.27: The **Landscape Strategy Document** explains how the application site has been kept tight to the land immediately surrounding the house, thus ensuring the heritage significance of the existing gardens and important existing trees are not impacted. The garden areas have been simply landscaped to avoid any visual conflict with the open views beyond.

8.28: A new section of access driveway off the existing drive leading directly to the main house is proposed, which re-establishes a connection between the principal house and the wider estate.

Sustainability

8.29: A fundamental driver for the replacement dwelling at the Lydhurst Estate is its approach to sustainable design. As set out in detail in the DAS, the scheme architect is an experienced Passivhaus architect, and the dwelling will be constructed so as to be net positive in yearly energy consumption and represent one of the highest levels of sustainability. This is achieved with renewable technologies combined with Passivhaus design and a super-insulated construction.

8.30: In addition to the detail contained within the DAS, an Energy and Sustainability Statement has been prepared as required to support the planning application and demonstrate how the proposals will meet the requirements of policy DP39 Sustainable Design and Construction.

Conclusions

8.31: It is considered that the proposed scheme design represents good design and presents a high-quality proposal. The combined approach to architecture and

landscaping will significantly enhance its immediate setting, and it is considered that this unique dwelling will demonstrate the highest levels of sustainable architecture.

8.32: It is considered that the requirements of the local development plan, including policies DP26 and DP39, and national planning policy are achieved.

Heritage

8.33: The pre-application advice received from the LPA advised that a planning application should be informed and accompanied by a Heritage Impact Assessment, which should include an assessment of the impact of the proposed works on the gardens themselves and the relationship between the proposed new house and its setting. It should also consider any impacts on the Warninglid Conservation Area.

8.34: The resulting Heritage Report is submitted with the application. It documents the evolution and development of the estate, identifies the 'heritage significance' associated with the current house, wider estate buildings, adjacent, and the gardens; and undertakes an assessment of the impact of the proposed replacement house development on that heritage significance.

8.35: In respect of significance, it concludes that the current house is of limited significance as a relatively modern house which detracts from the quality and heritage value of the designed landscape in which it sits, from the architectural integrity of the group of buildings of which it forms a part. It concludes that demolition and rebuilding would remove those 'negative' elements and also provide an opportunity to enhance the qualities of the designed landscape, producing a building that is genuinely appropriate for the role and setting of a country house.

8.36: In terms of the impact on that significance from the demolition and replacement of the house Heritage Report concludes that:

- **Demolition:** The existing house holds very limited architectural or historic interest and is not of sufficient heritage value to be identified as a 'non-designated heritage asset'. The existing building does not hold any heritage values that justify retention.
- **Garden Setting:** The existing house occupies a similar location within the garden to the one it replaced in the 1930s, with the same aspect as the existing and occupying the same footprint with an extension to the east. This extension does not run into the garden but into the parkland, which is level and unremarkable with well-spaced parkland trees, generally of 20th-century origin. In this way, and as described in the Design and Access Statement the proposed new house will better engage with the garden landscape, capitalising on the designed views that currently exist. The slight reorientation of the driveway will not result in any harmful impact on the gardens.
- **Garden Buildings:** There will not be any direct impact on the garden buildings. In relation to the nature and extent of any impact on the setting, it can be concluded that the contribution their setting makes to their significance will be preserved.
- **Conservation Area:** The proposed new house, given it will occupy a similar location to the existing house, will not be visible from within the conservation area and will not change the nature of this aspect of its setting. The proposed

development will have no impact on the pond and bridge to Lydhurst, which were identified by the LPA as important features to the Conservation Area.

8.37: In conclusion, the Heritage Report supports the replacement house project and concludes that the proposals will preserve the heritage significance of the site and make a positive enhancement by better resolving the relationship between the house and its garden and parkland setting. The scheme therefore meets the requirements of local policies DP34, DP35 and DP36, and the heritage requirements of the NPPF, including paragraphs 207, 212, 216.

Landscape and visual impacts

8.38: The site lies within the High Weald National Landscape (AONB) and therefore the Council has a legal duty in carrying out their functions to seek to further the purpose of conserving and enhancing the natural beauty of the National Landscape, including in the consideration of this planning application.

8.39: The Landscape Design Strategy includes a 'Landscape and Visual Impact' study, which confirms that the visibility of the house from public receptors is low and, as such there will be limited visual impacts from the development from outside the site.

8.40: There will be no impacts on landscape character, including that of the National Landscape, as this is an existing residential site, and thus the residential character will be simply maintained. The designed gardens associated with the new house have been kept tight to the existing house and focus on restoring and complementing the existing designed landscape, rather than a change of character or extension of domestic gardens into the wider landscape.

8.41: It is not considered that the existing house makes a positive contribution to its immediate or wider setting, and an opportunity exists to replace it with a more sensitive dwelling which better integrates into and responds to its setting including in respect of materiality, colour palettes etc.

8.42: Regard has been given to the High Weald Management Plan and associated design guidance in developing the scheme. The restoration and enhancements to the gardens around the house will also deliver positive benefits.

Dark Skies

8.43: A Lighting Strategy has been developed and is submitted with the application which considers the impact of the proposed development on the Dark Skies of the National Landscape. It has been undertaken with reference to relevant guidance documents, including the Planning Technical Advice Note: Dark Skies in the High Weald, and documents from The Institute for Lighting Professionals, including in relation to bats.

8.44: They contain a detailed assessment of how the lighting design will respond to the requirements and guidance from these documents. It is considered that by applying this guidance, including recommended standards for light fittings and controls, and glazing types, that the impacts from the artificial lighting associated with the development can be managed appropriately.

8.45: Whilst glazing levels to the south elevation in particular are extensive, the large roof overhang will help limit light spill and dark sky impacts. As will the deliberate exclusion of rooflights from the building.

8.46: It is also considered a material consideration that an existing dwellinghouse exists on the site and benefits from full permitted development rights to be able to fit unlimited rooflights or additional windows.

8.47: As noted above, the LVA study confirms there are limited opportunities for views of the house outside of the estate itself, and as such, no light disturbance to any public receptors from the proposed house.

Trees

8.48: A tree report ('TPR') has been prepared, which assesses the arboricultural implications of the proposals and details the actions to be taken in order to prevent unacceptable damage being caused to the retained trees on this site during the proposed development.

8.49: The development will result in the direct loss of minimal trees, although the arboricultural consultant has also recommended the removal of additional trees due to their low quality. Their removal will have no visual impact beyond the boundaries of the estate. Additional trees will be planted throughout the estate as part of wider estate management activities to compensate for trees lost.

8.50: The proposed relocation of the existing access drive passes through the RPAs of retained trees, thus elements of the proposed driveway will require a no-dig construction method and constructed using a cellular confinement system. With the proposed mitigation above, the proposals will not compromise the retained trees health or longevity.

Conclusions

8.51: It is considered that overall, the scheme will meet the test of national policy and local plan policies including DP12, DP15, DP16, and DP29, and paragraph 189 of the NPPF, to conserve or enhance the natural beauty of the National Landscape.

8.52: Furthermore, the replacement of the house to one that is suitable for occupation and meets modern living standards facilitates the applicants' wider aspirations for the revitalisation of the estate into a working farming estate. With the growing demand for locally sourced, sustainable products, farm diversification allows the estate to innovate while preserving the heritage of their land, ensuring both economic growth and environmental stewardship. This ethos is strongly supported by the AONB Management Plan, which seeks to secure agriculturally productive use for the fields of the High Weald, especially for local markets, as part of sustainable land management. It is considered this is in line with the local plan policies on the sustainable rural economy (DP14).

Ecology & Biodiversity

8.53: A Preliminary Ecological Appraisal (PEA) was undertaken at the pre-application stage and submitted to the council for information as part of the pre-application enquiry.

8.54: The survey identified the presence of a maternity roost of brown long-eared bats in the attic of the house. Due to the building's high potential suitability to also support other species of roosting bats, 3 emergence and re-entry surveys were recommended in order to provide information on whether and how bats are using the site. In addition, a winter hibernation survey was scheduled for winter 2024-5 in order to establish whether the building also contains any hibernation roosts.

- 8.55: An Ecological Impact Appraisal (EclA) has been completed and forms part of the planning application, and it includes the outcomes from the results of these bat surveys in addition to other conclusions on impacts on habitats and other protected species.
- 8.56: In summary, it concludes that the proposed works will result in the loss of a maternity and hibernation roost; therefore, a licensed approach is required, along with appropriate species-specific mitigation.
- 8.57: Specific bat mitigation will be provided as part of the Natural England EPSL license, which will be required for each of the bat species identified within the roost in the main building. An existing outbuilding has been identified on the wider estate to create a suitable compensatory roost.
- 8.58: Specific mitigation measures will also be undertaken to reduce impacts on birds through the installation of bird and bat boxes on-site. Precautionary measures will also be taken to avoid potential negative impacts on nesting birds, badgers, herpetofauna, hedgehogs, and other mammals.
- 8.59: Ecological enhancement measures are to be delivered as part of the proposed development to improve opportunities for local wildlife, including new opportunities for nesting birds and bats, and the provision of new native planting.
- 8.60: The EclA concludes that, based on the successful implementation of mitigation, compensation, and enhancement measures, no adverse impacts are predicted and that the scheme is considered to accord with relevant nature conservation legislation, as well as national and local planning policy DP39.

Biodiversity Net Gain

- 8.61: From 12 February 2024 planning applications must deliver a Biodiversity Net Gain (BNG) of 10% as part of any development proposals. This means a development will result in more, or better quality, natural habitat than there was before development.
- 8.62: The submitted Biodiversity Net Gain Report concludes that the proposed scheme delivers a net gain of 10.15% within the application site. The Trading Rules requirement of the BNG assessment is also satisfied for the site.
- 8.63: This reflects the retention of the majority of the habitats on site. The building will be replaced, and a new access track will be created. The areas of grassland lost will be compensated for by the creation of wildflower grassland, and new grassland created in place of the existing hardstanding access track. There will be new tree planting around the site.
- 8.64: The proposed development therefore complies with the requirements of the statutory biodiversity net gain requirements.

Drainage & Flood Risk

- 8.65: A Flood Risk Assessment & Drainage Strategy is submitted with the planning application.

Flood Risk

8.66: The application site is located in Flood Zone 1. This is an area that is defined within the NPPF as having a greater than 1 in 1000 (>0.1%) probability of flooding in any one year.

8.67: The Flood Risk Assessment has reviewed all relevant sources of flood risk to the application site, including fluvial, tidal, pluvial, groundwater, and sewers. It has been demonstrated that there is no significant flood risk to or as a result of the development, nor will there be any increase in flood risk off-site.

Surface Water Drainage

8.68: In respect of surface water drainage; it is intended to install a new surface water drainage system to serve the new dwelling and associated hard landscaped areas. This will discharge via infiltration and/or connect into an existing pond feature to the south of the application site, subject to a CCTV and tracing survey along with infiltration testing.

8.69: The outline drainage scheme includes measures to reduce water draining to the system, including through rainwater harvesting for garden irrigation purposes.

8.70: In addition, the Energy and Sustainability Statement demonstrates how the proposals will meet the requirements of policy DP42 Water Infrastructure and the Water Environment, through limiting water usage and incorporating SUDs drainage methods where appropriate.

Foul Water Drainage

8.71: Similarly, it is intended that a new foul water drainage system will be installed to serve the proposed residential dwelling, which will be treated on site via a new package treatment plant, sized to suit the anticipated population with an allowance for potential future growth.

8.72: The proposed internal swimming pool is subject to infiltration testing, to discharge via a soakaway on site, following de-chlorination. Should this prove not to be feasible than the water may need to be stored temporarily and then tankered away for disposal off-site.

Summary

8.73: Given this is a replacement dwelling scheme, and the existing dwelling on the site discharges surface and foul water satisfactorily, there is no reason to conclude a replacement dwelling cannot equally do so. It is considered reasonable, therefore that a detailed drainage scheme can be developed at the detailed design stage and its submission and approval secured by condition on any planning approval.

8.74: It is considered that the development proposal meets the requirements of local and relevant national planning policy.

9. Conclusions

- 9.1: Evidence suggests that there is a long history of occupation on this site and that the process of renewal and replacement is part of the history of the site. It is considered however, that the existing house makes a limited positive contribution to this history through its poor design and quality and arguably undermines the interest of the estate, which is more derived from the gardens and ancillary buildings, than the principal house. We believe there is a unique opportunity to develop a high-quality and sustainable replacement house, more befitting and sensitive to, its setting.
- 9.2: The applicant's ambitions however stretch beyond this, and the house is a vessel not only for creating a bespoke self-build family home on the site for them, but also for facilitating the wider rejuvenation of the estate into a productive regenerative farming enterprise and local food producer, with the associated sustainability, environmental and economic benefits. The replacement house, to create a highly sustainable and healthy home for them and their family, is the first step in their restoration plans for the estate.
- 9.3: Section 38(6) of the Planning & Compulsory Purchase Act states that planning decisions should be undertaken in accordance with the development plan unless material considerations indicate otherwise.
- 9.4: It is our assessment that the replacement house proposals are consistent with the aims and objectives of the Mid Sussex Local Plan, and other material considerations, including the NPPF and the AONB Management Plan.
- 9.5: The combined approach to architecture and landscaping will significantly enhance its immediate setting and it is considered that this unique dwelling will demonstrate the highest levels of sustainable architecture. It has been designed to deliver a net positive in yearly energy consumption and represent one of the highest levels of sustainability through the use of renewables technologies combined with Passivhaus design and a super-insulated construction.
- 9.6: The Heritage Report concludes that the development proposals will preserve the heritage significance of the site and make a positive enhancement by better resolving the relationship between the house and its garden and parkland setting. Similarly, the design and siting of the property, and the significant screening provided by the mature estate setting, mean the visibility of the development is limited outside of the estate, thus ensuring no impact on the wider National Landscape. Dark Skies will be maintained through the careful design of the building and lighting scheme.
- 9.7: The application demonstrates that in respect of other material considerations, including ecology and biodiversity, flood risk and drainage, access and highways, the proposed development would result in no adverse impacts.
- 9.8: Section 11 of the National Planning Policy Framework includes a presumption in favour of sustainable development. In accordance with this, the proposed development has been demonstrated to be in accordance with an up-to-date development plan, and should therefore be approved without delay.

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