

PLANNING STATEMENT

On behalf of Miss Nardine Moss

1 Fountain Cottage

High Beech Lane

Lindfield

August 2022

1 - INTRODUCTION

1.1 This Planning Statement has been prepared by Miss Nardine Moss to support my planning application for the erection of a single storey cattery within the front garden area of 1 Fountain Cottage, High Beech Lane, Lindfield

1.2 The purpose of the statement is to demonstrate the suitability of the site for the proposed development in terms of the operation of the business and having regard to national and local planning policies.

1.3 The statement should be read in conjunction with the Drawings, Design & Access Statement and Arboricultural Impact Assessment that have been submitted with the application.

2. THE APPLICATION SITE

2.1 The application site is located on High Beech lane opposite the entrance of Copyhold Lane in-between Ardindly, Lindfield and Borde Hill in a remoteish location. The site comprises of two semi detached properties with existing sheds and wood stores that is accessed via a short drive from High Beech Lane. There is a long front garden where the cattery building is proposed to be sited as you drive in

2.2 There is mature tree and hedgerow cover along the boundaries of the site which provides an effective screen site from distant views and from High Beech Lane. To the north of the site there is a protected woodland; to the south and east is open farmland; to the west is High Beech Lane.

3. THE PROPOSED DEVELOPMENT

3.1 The proposed development comprises a cattery building located towards the front of the site and accessed by way of a footpath from the dwelling where two parking spaces are provided for customers.

3.2 The proposed cattery building provides 5 individual quarters where one can be changed to a single family quarter. The proposed building is 6620mm long and 4300 mm wide over the majority of its It is a low profile building with a height of only 2613mm at the front sloping to 2209mm at the rear to allow for drainage

3.3 The walls of the proposed building are of PVCu, toughened safety glass, insulated panel, pawsafe mesh and solid insulated roof. Soft landscaping will separate the residential area from the cattery facility and there will be a path built to link the two

3.4 The cattery has been designed to comply with the Chartered Institute of Environmental Health for Animal Boarding licensing regulations which also meet the Mid-Sussex Animal Boarding licensing requirements; the cattery has been designed to a high standard to comply with the Institute's regulations.

3.5 As explained in the arboricultural assessment the boundary tree and hedgerow cover is to be retained.

4. PLANNING POLICIES National Planning Policy Framework

4.1 The purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. (paragraphs 6 & 7)

4.2 At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that accord with the development plan without delay. Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole or specific policies in the Framework indicate development should be restricted. (paragraph 14)

4.3 Planning should operate to encourage and not act as an impediment to sustainable growth. (paragraph 19)

4.4 Paragraph 28 of the NPPF supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.

4.5 Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. (paragraph 29)

5. MID SUSSEX DISTRICT PLAN 2014 - considerations

DP1: Sustainable Economic Development - The District Plan strategy is based on the Council's aspiration for sustainable economic growth. This aspiration will contribute towards enhancing the prosperity of the Gatwick Diamond and Greater Brighton City Region, providing the opportunity for the residents of Mid Sussex to work locally and reduce the need to commute.

This proposal will provide opportunity to create a more work life balance and bring a much needed service to the local community

DP12: Protection and Enhancement of Countryside - The primary objective of the District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development and preventing development that does not need to be there. At the same time, it seeks to enhance the countryside, support the rural economy by accommodating well-designed, appropriate new forms of development and changes in land use where a countryside location is required and where it does not adversely affect the rural environment. New development to meet local needs can be proposed through Neighbourhood Plans where this will support local services and is otherwise compatible with District Plan policies.

This proposal will be built using PVCu which will be blended into the existing backdrop by beech hedges and only within the permitted size. No adverse effect to the surrounding areas is expected.

A Tree survey has been completed and attached to this proposal

DP14: Sustainable Rural Development and the Rural Economy

DP21: Transport

This proposal provides parking for two vehicles

DP26: Character and Design - 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; 12) To support sustainable communities which are safe, healthy and inclusive; and 14) To create environments that are accessible to all members of the community.

This proposal is within a rural location that will not be visible from the road and will be surrounded by a beech hedge and other shrubs to help it blend in

DP29: Noise, Air and Light Pollution

Low level LED lighting will be used with the noise levels kept to a minimum (cats meow) and additional air pollution

DP37: Trees, Woodland and Hedgerows

Please see attached previously tree report

6. CONCLUSION

6.1 The proposed cattery will meet a demand for cat boarding facilities within the M23/A23 corridor and will be conveniently located to serve the community's needs.

6.2 The limited traffic generation and proximity to an established commercial area together with the secluded nature of the site and the minimal impact on the landscape means that the cattery building will be a sustainable form of business development that is appropriate to a rural location in both planning and operational terms.