

PLANNING STATEMENT

**Site: Land on the north side of The Old Oak Barn,
Stanbridge Lane, Staplefield**

Context

This is a Planning Statement in accordance with statutory requirements and subsequent guidance.

This statement accompanies and supports an prior notice application being made to Mid Sussex District Council in respect of an erection of an agricultural storage barn.

The proposal has been carefully designed so as to respect the local environment, accord with relevant adopted development plan policies and provides a suitable location for the barn.

Amount

Currently the site consists of fields amounting to 23860m², which is used for housing grazing 22no sheep. The barn will be used for the storage of hay feed, equipment, and machinery to maintain the land. The size is set within policy objectives, please see the included proposed drawings, site and location plans.

Layout

There are currently ample areas around the proposed barn, with the main areas of land to the north, west and east of the proposed barn. The access to the field is currently on the south side of the land adjacent to the proposed position of the barn.

Very careful consideration has been given to the proposal, the design of the proposal ensures that the setting and impact on the neighbouring properties is no worse, this is assisted by the retention of all the existing boundary hedges and trees.

Scale

The scale of the proposal has been specifically designed to protect the character of the area by positioning the barn within an area of the unused section of the land behind the trees and hedges immediately adjacent to the existing access.

The proposal will create a more usable and sustainable storage barn for the applicants needs.

Landscaping

The design takes into account all the features within the site. Therefore the existing curtilage will be retained and the relationship between this and the proposal will remain with the current ratio.

Appearance and Design

I have taken into account maintaining the visual aspect of the area respecting both the design and scale of the existing land. We have been very careful when considering and designing the proposal, by positioning the proposed barn in an unused area of land. The barns will not be able to be viewed from any neighbouring properties or the highway, please see the submitted drawings.

Access

Parking provision is included in the layout as existing, with parking for at least 4 vehicles. There is sufficient space to enable emergency vehicles to easily reach the property. The site is on fairly level ground therefore pedestrian access is easily accessible to the parking area.

History, Policy Approach and Conclusion

This proposal is an appropriate response to creating sustainable storage barn behind existing trees and hedges, whilst maintaining the original character of the area. Full consideration has been given to determining the detailed design with regard to Government Guidance and Local Development Plan Policies.

