

Planning Statement

105 Lion Lane, Turners Hill, RH10 4NU

Prepared on behalf of The Paddockhurst Estate

23 April 2026

Public

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1. Introduction

- 1.1 This Planning Statement has been prepared by Knight Frank LLP (hereinafter 'Knight Frank') on behalf of the Paddockhurst Estate ('the Applicant') in support of a Retrospective Full Planning Application for the continued use of 105 Lion Lane, Turners Hill, RH10 4NU ('the Site' / 'the property') as a residential dwelling (Use Class C3).
- 1.2 The description of development is as follows:
- "Retrospective Planning Application for the continued use of 105 Lion Lane as a residential dwelling (Class C3)"*

Application Documents

- 1.3 In accordance with national and MSDC planning application validation guidelines, this Full Planning Application is accompanied by the following documents:
- Application Form – prepared by Knight Frank;
 - Site Location Plan and Block Plan – prepared by Stephen Langer Architects;
 - Existing / Proposed Plans, Elevations and Sections – prepared by Stephen Langer Architects;
 - Design and Access Statement – prepared by Stephen Langer Architects;
 - Heritage Statement – prepared by Stephen Langer Architects; and
 - Sustainability / Energy Statement – prepared by Achieve Green.

Purpose and Structure of this Statement

- 1.4 The purpose of this Planning Statement is to provide a justification in 'town planning' terms for the proposed application; to assess the scheme against the development plan and draw on other material considerations to support the case for the proposed retrospective application.
- 1.5 This Statement is set out as follows:
- Section 2 sets out an overview of the Site and the Proposed Development, including a description and consideration of its wider context;
 - Section 3 sets out the planning policy framework against which the proposed development should be assessed;
 - Section 4 assesses the acceptability of the proposed development against the Development Plan and other material considerations; and
 - Section 5 concludes the Statement and makes clear the reasons why the proposal should be approved in line with the National Planning Policy Framework, the Development Plan and other material considerations.

2. The Site and the Proposed Development

- 2.1 The Site, shown in Figure 1 below and extending across 72.5 m², comprises a 1-bedroom residential dwelling laid out across basement, ground floor, and first floor. The Site also benefits from an external utility room, garden (50m²) and a single private car parking space.



Figure 1 – Site Location

- 2.2 The Site is situated to the rear of the residential properties of 106 and 107 Lion Lane on the western side of Lion Lane. Pedestrian and vehicular access is from Lion Lane via a track situated adjacent to 106 Lion Lane.
- 2.3 Historic mapping shows that the buildings at the Site have been in-situ since at least the 1890's.
- 2.4 The Site is not statutorily or locally listed but is located in the Turners Hill Conservation Area. The closest listed property is the Grade II Listed Red Lion Public House situated approximately 35m north of the Site.
- 2.5 The Site is situated within the settlement boundary of Turners Hill, and the surrounding area is predominantly residential. Within a short walking distance are various services and amenities in Turners Hill including a several shops, pubs, a church, and the village hall.
- 2.6 In terms of connectivity, there is a bus stop located 0.1 miles to the south which provides services to several of the surrounding villages and to Crawley Town Centre. These services also stop at Three Bridges and Crawley Train Stations.
- 2.7 The purpose of this application is to confirm the use of the Site as a residential dwellinghouse (Use Class C3). Since at least the 1950's the Site has been in use either as a self-contained residential dwelling or as residential accommodation in connection with the adjacent residential properties. For the majority of the time, including currently, the Site has been in use as a self-contained dwelling.

3. Planning Policy Context

- 3.1 This section outlines the planning policy framework relevant to the determination of the proposed development.
- 3.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires planning applications to be determined in accordance with policies contained within the Statutory Development Plan unless material considerations indicate otherwise.
- 3.3 Mid Sussex District Council ('MSDC') are the relevant Local Planning Authority ('LPA').

The Development Plan

- 3.4 For the purposes of this application, the Development Plan comprises:
- Mid Sussex District Plan (March 2018);
 - Saved Policies of the Mid Sussex Local Plan (May 2004);
 - Mid Sussex Site Allocations DPD (June 2022);
 - Mid Sussex Small Scale Housing Allocations DPD (April 2008); and
 - Turners Hill Neighbourhood Plan (January 2016).

Site Designations

- 3.5 Under the provisions of the Mid Sussex District Plan the Site is subject to the following designations:
- Within the Built Up Area / Settlement Boundary of Turners Hill;
 - Within the Ashdown Forest 7km Zone of Influence; and
 - Within the Turners Hill Conservation Area.
- 3.6 Other relevant designations are as follows:
- Archaeological Notification Area; and
 - Flood Zone 1 (low risk of flooding).
- 3.7 The above designations have been brought forward to the emerging Local Plan policy map.

Material Considerations

- 3.8 Relevant Material Considerations include:
- Submission Draft of the Mid Sussex District Plan (Regulation 19) (December 2023);
 - National Planning Policy Framework (2024);
 - National Planning Practice Guidance;
 - Supplementary Planning Guidance from MSDC;
 - Turners Hill Village Design Statement (2011);
 - Housing Delivery Test for MSDC; and
 - 5 Year Housing Land Supply for MSDC.

Emerging Local Plan

- 3.9 MSDC's new Local Plan was submitted to the Secretary of State for examination on 8th July 2024 and therefore is a material consideration in decision making, albeit only of limited weight. The policies contained within the Regulation 19 draft version of the emerging plan are considered below.

National Planning Policy Framework

- 3.10 The Government published an updated NPPF in December 2024 and minor corrections were made in 2025. The NPPF sets the framework for the preparation of development plans and is a material consideration in planning decisions.

- 3.11 NPPG is a material planning consideration in planning decisions, which provides guidance in respect to national planning policy

Supplementary Planning Guidance from MSDC

- 3.12 Relevant SPG's are the Mid Sussex Design Guide (2020) and the Development Infrastructure and Contributions SPD (2018).

Turners Hill Village Design Statement

- 3.13 The Village Design Statement was produced in order to help protect and preserve Turners Hill. It provides aims and guidance on any future changes and developments which might take place.

Housing Delivery Test

- 3.14 The LPA achieved 142% in the most recently published Housing Delivery Test (2023) which is sufficient.

Five Year Housing Land Supply

- 3.15 In October 2025 the LPA acknowledged at appeal (Ref: APP/D3830/W/25/3361729) that it was only able to demonstrate a housing land supply of 3.38 years; short of the 5-year requirement. Paragraph 11d) ii. of the NPPF is therefore applicable meaning the presumption in favour of sustainable development (i.e. the Tilted Balance) is engaged. Footnote 8 of the Framework is clear that the policies which are most important for determining the application are deemed out-of-date. Consequently, permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard for 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.

4. Planning Policy Assessment

4.1 This Section assesses the proposed development against the Development Plan and other material considerations of weight. The key matters to consider are as follows:

- Principle of Residential Use;
- Design and Character;
- Heritage;
- Quality of Residential Accommodation;
- Amenity Impacts;
- Transport, Access and Parking;
- Energy and Sustainability;
- Ashdown Forest Special Protection Area and Special Area of Conservation; and
- Biodiversity.

Principle of Residential Use

- 4.2 Paragraph 124 of the NPPF outlines that 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. Furthermore, Paragraph 125 c) states that planning policies and decisions should... give substantial weight to the value of using suitable brownfield land within settlements for homes... proposals for which should be approved unless substantial harm would be caused...".
- 4.3 At the local level, District Plan Policy DP4 (Housing) sets a minimum District housing requirement of 16,390 dwellings between 2014 – 2031. This will include an average of 876 dwellings per annum (dpa) until 2023/24 and an average of 1,090 dpa will be delivered between 2024/25 and 2030/31. The housing requirement includes a windfall allowance of 450 dwellings.
- 4.4 Policy DP6 (Settlement Hierarchy) identifies Turners Hill as a Category 3 Settlement and states that development will be permitted within towns and villages with defined built-up area boundaries. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP26: Character and Design) and not cause harm to the character and function of the settlement.
- 4.5 The emerging Local Plan again identifies Turners Hill as a Category 3 Settlement 'Medium Village'. Emerging Local Plan Policy DPH3 (Sustainable Development - Inside the Built-up Area) states that within built-up area boundaries, development will be permitted within towns and villages. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale with particular regard to DPB1: Character and Design, the Mid Sussex Design Guide SPD and other policies within the development plan.
- 4.6 The Site is located within the settlement boundary of Turners Hill where development will be permitted in principle, subject to accordance with other development plan policies. The principle of the existing buildings is already established. This retrospective planning application is seeking permission for the continued use of those buildings as residential, which has been ongoing since the 1950's. The Site represents previously developed land within the settlement boundary of Turners Hill which is a location where the Development Plan directs development.
- 4.7 MSDC's housing delivery targets include a windfall allowance for new residential development to come forward in appropriate locations. A previously developed Site within the settlement boundary of Turners Hill, where residential occupation has been ongoing since the 1950's is an appropriate location, subject to compliance with other planning policies.
- 4.8 In summary, the Site is in-principle an appropriate location for residential use where the proposal would make use of an existing building and contribute towards housing delivery. The continued use of the Site as a residential unit is therefore considered to be compliant with national, local and neighbourhood planning policies.
- 4.9 In accordance with Policy DP31 (Affordable Housing) and Emerging Local Plan Policy DPH8 (Affordable Housing, the scale of the proposal means that affordable housing is not required.

Design and Character

- 4.10 Chapter 12 of the NPPF stresses the important role of high-quality design in the pursuit of delivering sustainable development. The NPPF sets out a clear rationale for high quality design, reinforcing that 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.

- 4.11 Policy DP26 (Character and Design) requires that development be well designed and reflect the distinctive character of the town and villages while being sensitive to the countryside. All applications will be required to demonstrate that development is of a high quality design and layout and includes appropriate landscaping and greenspace; contributes positively to the surrounding streets to provide natural surveillance; creates a sense of place while addressing the character and scale of the surrounding buildings; and optimises the potential of the site to accommodate development.
- 4.12 Neighbourhood Plan Policy THP3 (New Homes) requires that the design of new homes must take into account the character and style of buildings in the Parish. Applications for new development must demonstrate how they have incorporated the guidance of the adopted Village Design Statement.
- 4.13 Neighbourhood Plan Policy THP7 (Building Extensions & Infill Development) requires that the scale, height and form fit unobtrusively with the surrounding buildings and the character of the street scene taking into account the guidance of the adopted Village Design Statement.
- 4.14 Similarly, Emerging Local Plan Policy DPB1 (Character and Design) requires that all new development must be designed in accordance with the Mid Sussex Design Guide Supplementary Planning Document (SPD). All new development must be of high quality and must respond appropriately to its context, be inclusive and prioritise sustainability. Part 10 requires that all new development creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.
- 4.15 Historic mapping shows that the buildings at the Site have been in-situ since at least the 1890's. The principle of the existing buildings is already established. The building and other operational development on the Site is long existing, and lawful. This Application is supported by a Design and Access Statement which explains that the external design and character of the buildings accord with the local vernacular of the red brick and tile hanging. Limited external renovations have taken place to ensure the continued suitability for residential occupation and retain the quality of the local vernacular and appearance. The building also provides natural surveillance to the adjacent access road.
- 4.16 The continued use of the building for residential use would not alter the design, character or appearance of the Site and would ensure optimum use of the Site to meet local needs.
- 4.17 It is therefore concluded that that the proposal is in accordance with relevant national, local and neighbourhood planning policies relating to design and character.

Heritage

- 4.18 Policy DP34 (Listed Buildings and Other Heritage Assets) requires that development protects listed buildings and their settings.
- 4.19 Policy DP35 (Conservation Areas) requires that development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it.
- 4.20 Neighbourhood Plan Policy THP7 (Building Extensions & Infill Development) requires that the development is designed to preserve or better reveal the features that contribute to any significance of the building or surrounding area as a heritage asset, including listed buildings, the Turners Hill Conservation Area or non-designated heritage assets.
- 4.21 Emerging Local Plan Policy DPB2 (Listed Buildings and Other Heritage Assets) and Emerging Local Plan Policy DPB3 (Conservation Areas) are broadly as per the existing adopted policies.
- 4.22 The Site is located within the Turners Hill Conservation Area. The document 'Conservation Areas in Mid Sussex' (Aug 2018) provides a summary of the character of the conservation area.
- 4.23 The Site is not statutorily Listed or identified as a non-designated heritage asset. The closest Listed buildings are the Grade II Listed Red Lion Public House which is located approximately 43m to the north and the Grade II Listed the Hollies which is located approximately 52m to the northeast.
- 4.24 Given the heritage context, a Heritage Statement is submitted with this application.
- 4.25 The principle of the existing buildings is already established, having been on the Site since the 1890s. The building is longstanding part of the fabric of the Conservation Area.
- 4.26 As explained above, the design and appearance of the buildings respond to the character and architecture of the surrounding buildings with the conservation area. As a result the building is in keeping with the conservation area and the buildings along the western side of Lion Lane. The building is harmonious within the streetscape and the wider village.

- 4.27 The continued use of the property for residential would not alter the design, character or appearance of the Site and therefore the Heritage Statement concludes that development would preserve the surrounding heritage assets in accordance with national, local and neighbourhood planning policies.
- 4.28 As the proposed development does not disturb the ground, the location of the Site within an Archaeological Notification Area does not require further consideration.

Quality of Residential Accommodation

- 4.29 Policy DP27 (Dwelling Space Standards) requires that as a minimum the nationally described space standards for internal floor space and storage space will be applied to all new residential development. Emerging Local Plan Policy DPH11 (Dwelling Space Standards) aligns with the adopted policy.
- 4.30 This Application is accompanied by a set of existing / proposed plans and a Design and Access Statement.
- 4.31 The dwelling is situated over three storeys comprising basement, ground and first floor. The basement comprises a living room, the ground floor comprises a kitchen / dining area, and the first floor comprises a bedroom and shower room.
- 4.32 The NDSS confirm that a 1b1p unit laid out across 1 storey with shower room is required to provide a gross internal floor area and storage of 37m² including 1m² of built-in storage. The NDSS does not provide a gross internal floor area for a 1b1p unit laid out across 3 storeys.
- 4.33 The existing / proposed plans confirm that the internal floorspace of the dwelling measures 11.9m² at basement, 12m² at ground, and 12.2m² at first floor totalling 36.1m².
- 4.34 The external utility room, which contains the property's utilities therefore freeing up space in the main dwelling, measures a further 5.6 m² meaning that in total the property comprises 41.7m² of internal floorspace.
- 4.35 The total internal floorspace therefore exceeds the minimum NDSS 37m², albeit this being over three storeys and including a utility room rather than across a single storey.
- 4.36 The NDSS also requires that in order to provide 1 bedspace, a single bedroom must have a floor area of at least 7.5m² and is at least 2.15m wide. The bedroom measure 11.9m² and exceeds the minimum width.
- 4.37 In terms of the minimum floor to ceiling height, the NDSS requires that this be 2.4m for at least 75% of the Gross Internal Area. This requirement is met across approximately 65% of the dwelling including ceiling heights of 2.39m at first floor, 2.36m at ground floor, and 1.82m at basement.
- 4.38 The property also includes a garden (50m²) which provides external amenity space for the resident, and a single parking space.
- 4.39 Overall, the space offered by the existing building is considered appropriate for a 1b1p dwelling. Whilst the internal floorspace may be considered to fall very marginally below NDSS and floor to ceiling height is below NDSS in places, these factors should be balanced against the positives of the dwelling. The dwelling benefits from a bedroom that exceeds NDSS, an external utility room, garden and car parking. It is also a factor to consider that the dwelling is within an existing building that has been in existence since the 1890s. The living accommodation is considered to offer residents a good quality of life and amenity, and is considered acceptable.
- 4.40 Policy DP26 (Character and Design) requires that new development ensures a high-quality living environment for future occupants of new dwellings, including taking account of privacy, outlook, daylight and sunlight, and noise, air and light pollution. Emerging Local Plan Policy DPB1 (Character and Design) is as per adopted Local Plan Policy DP26
- 4.41 In terms of privacy and outlook, the property includes three windows. The large first-floor window has a northern outlook to the access road and the surrounding greenery. At ground floor, a west facing window looks out across the garden whilst an easterly facing window is frosted given the proximity of 106 / 107 Lion Lane to ensure adequate privacy.
- 4.42 In terms of daylight and sunlight, the windows which are located on three of the elevations ensures that natural light enters the property throughout the day.
- 4.43 In terms of noise, air and light pollution, the Site is situated in a discrete location within the village of Turners Hill and therefore no impacts from noise, air or light pollution are anticipated.
- 4.44 In summary, it is concluded that the property would ensure a high-quality living environment for future occupants. Although there may be deviations from certain standards these are limited and are a consequence of the building being constructed during the 1890's. The building is wholly suitable for occupation as a 1b1p dwelling. It's continued use for this purpose will ensure optimum use of the Site to meet local needs for which the benefits are considered

to outweigh any limited deviations when considered on balance. This will be considered further in the conclusion of this Statement.

Amenity Impacts

- 4.45 Policy DP26 (Character and Design) requires that new development does not cause significant harm to the amenities of existing nearby residents taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution.
- 4.46 Policy DP29 (Noise, Air and Light Pollution) require that development is designed to minimise the impact of noise, air pollution and light pollution on neighbouring properties and the surrounding area.
- 4.47 Neighbourhood Plan Policy THP7 (Building Extensions & Infill Development) requires that the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.
- 4.48 Emerging Local Plan Policy DPB1 (Character and Design) is as per adopted Local Plan Policy DP26 whilst Emerging Local Plan Policies DPN6 to DPN9 are as per adopted Local Plan Policy DP29.
- 4.49 The buildings at the Site have been in-situ since at least the 1890's and have been in use either as a self-contained residential dwelling or in connection with the adjacent residential properties. The relationship of the Site with the surrounding properties is therefore long established.
- 4.50 In terms of privacy and outlook, as set out above, the property includes three windows. Two of these windows do not face the surrounding residential properties. At ground floor, an easterly facing window is frosted given the proximity of 106 / 107 Lion Lane to ensure adequate privacy for the surrounding residents. The buildings have a high-quality external appearance ensuring a suitable outlook for the surrounding properties.
- 4.51 In terms of daylight and sunlight, the scale and mass of the buildings mean that the impacts upon the daylight and sunlight received by the surrounding properties is negligible. In any case, the principle of the existing building is established.
- 4.52 In terms of noise, air and light pollution, the Site contains a 1b1p dwelling that would not be expected to generate any significant pollution of any kind. Notably, the main window of the property faces northwards and does not face towards 105 / 106 Lion Lane further negating any concerns around pollution.
- 4.53 In summary, it is concluded that the property would ensure that the amenities of existing nearby residents is safeguarded in accordance with Local Plan and Neighbourhood Plan Policies.

Transport, Access, and Parking

- 4.54 Policy DP26 (Character and Design) requires that development should incorporate well integrated parking that does not dominate the street environment.
- 4.55 Policy DP21 (Transport) requires development proposals to take into account whether the scheme is sustainably located; includes opportunities for sustainable travel; and the scheme provides adequate car parking taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport. The West Sussex Guidance on Parking in New Developments specifies that 1-bedroom developments in this location should provide 1.4 parking spaces.
- 4.56 Neighbourhood Plan Policy THP3 (New Homes Parking) requires that new 1–2 bedroom dwellings must provide 2 on-plot car parking spaces.
- 4.57 Emerging Local Plan Policy DPT1 (Placemaking and Connectivity) seeks to ensure that new development is sustainable and promotes active travel whilst Emerging Local Plan Policy DPT4 requires that development must provide adequate and well-integrated car parking, taking account of the guidance in the Mid Sussex Design Guide SPD and the WSCC Guidance on Parking at New Developments.
- 4.58 Located within a short walking distance of the Site are various services and amenities in Turners Hill including several shops, pubs, a church, and the village hall. In terms of connectivity, there is a bus stop located 0.1 miles to the south which provides services to several of the surrounding villages and to Crawley Town Centre. These bus services also stop at Three Bridges and Crawley Train Stations. The Site is therefore suitably located for residential development and includes opportunities for sustainable travel. In addition, the utility room provides adequate space for bike storage.
- 4.59 The Site includes 1 parking space adjacent to the property which is adequate provision for the 1b1p dwelling. Suitable access is provided via the track which leads to / from Lion Lane.

- 4.60 It is relevant to note that planning application ref. DM/25/1467 which is pending determination proposes to replace the existing parking arrangement in this location with a new car parking arrangement. This new arrangement will continue to provide a car parking space for the Site.
- 4.61 In summary, it is concluded that the continued use of the property for residential is in accordance with Local Plan and Neighbourhood Plan Policies relating to transport and car parking.

Energy and Sustainability

- 4.62 Policy DP39 (Sustainable Design and Construction) requires that all development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measure:
- Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;
 - Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;
 - Use renewable sources of energy;
 - Maximise efficient use of resources, including minimising waste and maximising recycling/re-use of materials through both construction and occupation;
 - Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;
 - Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience such as the use of natural lighting and ventilation; opportunities for an efficient energy supply; maximising the efficient use of resources.
- 4.63 Emerging Local Plan Policy DPS2 (Sustainable Design and Construction) similarly requires that developments have considered how it will contribute to the reduction of greenhouse gas emissions, increase resilience to the impacts of climate change and improve sustainability.
- 4.64 An Energy Statement has been prepared to explain the sustainability and low carbon energy performance of the property.
- 4.65 The property includes features such as insulation and air tightness in adopting a fabric first approach as far as possible.
- 4.66 The property is fully serviced by electricity, gas, water and broadband. Energy is generated by an air source heat pump which is highly effective and sustainable.
- 4.67 Recent improvements to the thermal performance of the building and the installation of the air source heat pump delivered a 74% improvement in energy performance ensuring that the property is energy efficient.
- 4.68 Policy DP42 (Water Infrastructure and the Water Environment) and Policy DP39 requires that residential units should meet a water consumption standard of 110 litres per person per day (including external water use); and Development should connect to a public sewage treatment works.
- 4.69 The property meets and exceeds the required water consumption standard of 110 litres per person per day. Furthermore the property is fitted with adequate rainwater drainage systems and is connected to the foul sewerage / drainage network.
- 4.70 Windows on three elevations ensure that natural light and ventilation can enter the property.
- 4.71 Adequate space is provided for the storage of waste and recycling bins.
- 4.72 Overall the property is considered to respond positively to policies relating to energy and sustainability ensuring that the property can continue to be used as a residential unit.

Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)

- 4.73 The Site is located within the 7km zone of influence around the Ashdown Forest SPA and SAC and therefore as per Policy DP17 (Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)) residential development leading to a net increase in dwellings will be required to contribute to mitigation through a financial contribution to SANGs and a financial contribution to the Ashdown Forest Strategic Access Management and Monitoring (SAMM) Strategy. This is echoed by Emerging Local Plan Policy DPC6 (Ashdown Forest SPA and SAC).

- 4.74 As explained previously, the buildings have been in a form of residential use since the 1950's and therefore the proposal should not be considered as resulting in a net increase in dwellings and resulting in impacts upon the Ashdown Forest SPA and SAC.
- 4.75 As such, is considered that the proposed development is in accordance with Policy DP17.

Biodiversity

- 4.76 Policy DP38 (Biodiversity) requires that development protects and enhances biodiversity.
- 4.77 The continued use of the property as a residential unit would not be expected to impact upon biodiversity. As a retrospective planning application, the proposal is exempt from statutory biodiversity net gain. It is recognised that the premise of Policy DP38 is to enhance biodiversity and therefore the Applicant is willing to discuss any enhancement measures with the LPA if considered necessary.

5. Conclusion

- 5.1 This Planning Statement has been prepared by Knight Frank LLP on behalf of the Paddockhurst Estate in support of a Retrospective Full Planning Application for the continued use of 105 Lion Lane, Turners Hill as a residential dwelling (Class C3).
- 5.2 The Site comprises a 1-bedroom residential dwelling laid out across basement, ground floor, and first floor; external utility room; garden; and single private car parking space.
- 5.3 The buildings at the Site have been in-situ since at least the 1890's and their principle is established. Since at least the 1950's the Site has been in use either as a self-contained residential dwelling or in connection with the adjacent residential properties. For the majority of the time, including currently, the Site has been in use as a self-contained dwelling. The purpose of this application is to confirm the continued use of the Site as a residential dwelling (Use Class C3).
- 5.4 The Site is situated within the settlement boundary of Turners Hill, and the surrounding area is predominantly residential. Within a short walking distance are various services and amenities in Turners Hill including a several shops, pubs, a church, and the village hall. In terms of connectivity, there is a bus stop located 0.1 miles to the south which provides services to several of the surrounding villages and to Crawley Town Centre. These services also stop at Three Bridges and Crawley Train Stations. The Site is therefore a sustainable location for residential use.
- 5.5 MSDC's housing delivery targets include a windfall allowance for new residential development to come forward in appropriate locations. A previously developed Site within the settlement boundary of Turners Hill where residential occupation has been ongoing since the 1950's is an appropriate location.
- 5.6 The property accords with local vernacular and has been subject to limited external renovations to retain the quality of the appearance. The continued use of the property for residential would not alter the design, character or appearance of the Site and there would be no impact upon the surrounding designated heritage assets, and these would be preserved.
- 5.7 The basic premise of the application is to ensure optimum use of the Site to meet local needs by continuing to use the property as a residential dwelling. The property accords with the majority of policy requirements in terms of dwelling space standards. Although there may be deviations from certain standards these are limited and are a consequence of the building being constructed during the 1890's. The building is considered to be wholly suitable for occupation at a 1b1p dwelling and will provide a high-level of amenity for residents. It's continued use for this purpose will ensure optimum use of the Site to meet local needs for which the benefits are considered to outweigh any limited deviations when considered on balance.
- 5.8 The relationship of the Site with the surrounding properties is long established including being in residential use since the 1950's. The continued use of the property as a residential unit is not expected to give rise to any amenity impacts to the surrounding properties.
- 5.9 The property is fully serviced by electricity, gas, water and broadband, and is connected to a public sewage treatment works ensuring that the property can continue to be used as a residential unit. Energy generated by an air source heat pump which is highly effective and sustainable.
- 5.10 In summary the continued use of the Site as a residential unit is considered to constitute sustainable development.
- 5.11 The application benefits from NPPF Paragraph 125 c) which states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and that proposals for which should be approved unless substantial harm would be caused. Substantial harm would not be caused by the proposal and therefore the value of continuing to use the existing building, which constitutes previously developed land, as a home must be given substantial weight.
- 5.12 The proposed development is therefore considered to be acceptable in planning terms. Where there are deviations from policy these are limited, and the proposal is accordance with the Development Plan when read as a whole.
- 5.13 The LPA are currently subject to the NPPF's presumption in favour of sustainable development set out at paragraph 11d ii) meaning that permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having particular regard for 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.
- 5.14 Should it be determined that the application of the presumption is required to determine the acceptability of the application, it is clear that there would be no adverse impacts of the proposal that would significantly and demonstrably outweigh the benefits.

- 5.15 In summary the continued use of the Site as a residential dwelling would make optimal use of the Site and provide a valuable contribution to the LPA's housing delivery at a time when a sufficient housing land supply cannot be demonstrated.

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