



Orchard Farm, Nash Lane

Planning Statement

Boyer

Prepared on behalf of Ms Holman | November 24

REPORT CONTROL

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1. INTRODUCTION

- 1.1 This Planning Statement is submitted in support of a planning application for the conversion of the existing agricultural barn and stable block to a residential property at Orchard Farm, Nash Lane Scaynes Hill (the 'Site').
- 1.2 The proposals will result in a high-quality family sized dwelling (3 bedrooms) which will integrate successfully into its countryside setting, improving the visual appearance of the barn and enhancing the character of the area.
- 1.3 This Planning Statement examines the proposals against Mid Sussex's Development Plan policies and other material considerations relevant to the consideration and determination of the application. This Statement is structured as follows:
 - Section 2 – describes the site and surrounding context and relevant planning history
 - Section 3 – provides an overview of local and national planning policy and guidance relevant to the proposed development;
 - Section 4 – provides an assessment of the proposals against the provisions of the Development Plan and other material considerations; and
 - Section 5 – provides a summary and conclusion.
- 1.4 In addition to this Planning Statement, the following documents are submitted to support the planning application:
 - Full set of existing and proposed drawings- prepared by Paul Hewett Architects
 - Design and Access Statement, including sustainability statement- prepared by Paul Hewett Architects
 - Structural Survey- prepared by Waller Gray Consulting
 - Drainage Strategy- Waller Gray Consulting
 - Arboricultural Impact Assessment and Method Statement- Arbortrack services

2. SITE AND SURROUNDINGS

- 2.1 The Site is located within the countryside; it comprises of a series of fields which are within the ownership of Ms Holman along with a barn, existing stable block and all-weather riding surface. The existing barn is part of the farmyard that includes an 'L' shaped stable, hard surface farmyard and the sand school. The barn has three main sections; the open barn, stables and general barn area. The structures are all single storey with various eaves and roof heights.
- 2.2 To the west is a two-storey dwelling also owned by Ms Holman and an associated four bay garage building. To the north and east of the Site, are several industrial units, including a roofing supply shop. The Site is bounded by Nash Lane to the north which is lined on both sides by hedging and trees.
- 2.3 In regard to the immediate surrounding area, this consists of agricultural land and open fields characterised by sporadic development. Further west of the Site lies Scaynes Hill which is a small village containing local facilities and amenities including St Augustine's primary school, St Augustine's church and The Farmers pub.
- 2.4 The Site is not located in a Conservation Area and the buildings on the Site are not listed nor are there any listed buildings in the immediate vicinity. The Site lies within Flood Zone 1, meaning that the Site has the lowest risk of flooding.

Relevant Planning History

- 2.5 An online review of the planning history on the Site, returned two applications of relevance. The first relates to the all-weather riding surface which is located behind the industrial units. This was approved in August 1991 (Ref: LR/027/91).
- 2.6 More recently, an application for the creation of a new access and associated landscaping to serve the existing barn and equestrian facilities was approved in May 2024 (Ref: DM/24/0519). Subsequent to this pre-application discussions were held around the potential for a new residential property at the site which has informed the current proposals (ref: DM/24/1591).

3. PROPOSED DEVELOPMENT

- 3.1 This section outlines the development proposals at Orchard Farm, Nash Lane. Further details are set out within the accompanying Design and Access Statement prepared by Paul Hewett Architects.
- 3.2 The proposal involves the conversion of the existing barn into residential use as a single, one storey home. The conversion will result in a high-quality 3- bedroom house. It is proposed to create two openings, with one at the top of the eastern elevation to provide a bedroom window. The large northern 'door' opening has been replaced with a small window. The form and detail of the original building is retained as much as possible to ensure that there is little visual change.
- 3.3 In terms of materiality, the proposed barn consists of a timber finish with a slate roof. The 'cart' style openings in the main open barn are reflected in the screens proposed and the smaller, more 'domesticated' existing window sizes in the western elevation.
- 3.4 Access to the barn will be from Nash Lane via a new driveway which was consented under application reference DM/24/0519. The 'farmyard' area adjacent to the barn will allow for service vehicles to turn on Site. Two parking spaces and an EV charging point will also be provided.

4. PLANNING POLICY CONTEXT

- 4.1 All applications for planning permission must comply with the development plan unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Mid Sussex Local Plan (2018)

- 4.2 Mid Sussex's Local Plan constitutes the framework for planning decisions and future development in Mid Sussex covering the period of 2014-2031.
- 4.3 The relevant policies of the Local Plan are listed below:

- DP15 – New Homes in the Countryside
- DP21 – Transport
- DP26 – Character and Design
- DP27 – Dwelling Space Standards
- DP37 – Trees, Woodland and Hedgerows
- DP38 – Biodiversity
- DP39 – Sustainable Design and Construction
- DP41 – Flood Risk and Drainage

Supplementary Planning Documents (SPDs)

- 4.4 Mid Sussex have numerous supplementary planning documents. There is one document of relevance to this application: Mid Sussex Design Guide (2020).

Emerging Mid Sussex Local Plan (Reg 19 Draft: December 2023).

- 4.5 Mid Sussex are currently preparing their new Local Plan, with the Draft Local Plan being submitted for Examination on 8th July 2024. The Inspector's Matters, Issues and Questions were received in August 2024. The Local Plan examination is expected to conclude by the end of 2024, with formal adoption anticipated in 2025. Due to the relatively advanced stage of the emerging Local Plan, the policies are expected to hold some weight at the time of determination, therefore this Planning Statement will assess both the adopted and emerging Local Plan. The relevant policies of the emerging Local Plan are listed below:

- DPS2 – Sustainable Design and Construction
- DPS4 – Flood Risk and Drainage
- DPN4 – Trees, Woodland and Hedgerows
- DPC3 – New Homes in the Countryside
- DPB1 – Character and Design
- DPH11 – Dwelling Space *Standards*
- DPT4 – Parking and Electrical Vehicle Charging Infrastructure

5. PLANNING ASSESSMENT

- 5.1 This section of the Planning Statement assesses the proposed development against the adopted planning policies, demonstrating that the proposed development complies with Mid Sussex's planning policy.

Principle of Development: Residential Use

- 5.2 Policy DP15 'New Homes in the Countryside' of the Local Plan states that the re-use and adaption of rural buildings for residential use in the countryside will be permitted where it is not a recently constructed agricultural building which has not been or has been little used for its original purpose. The footnote to this policy states that a recently constructed building would be one constructed within 2 or 3 years of the planning permission. For the purposes of this Policy the barn has been in situ for some considerable time and so is not considered a 'recently constructed building'.
- 5.3 Policy DP15 also requires the re-use to either secure the future of a heritage asset or lead to an enhancement of the immediate setting and the maintenance of the quality of the rural and landscape character of the area. The conversion of the barn will constitute an enhancement of the immediate setting and has been carefully designed to ensure that the quality of the rural and landscape character of the area is preserved. This is set out in detail in the 'design' section below.
- 5.4 Reinforcing the suitability of the conversion, within the pre-application feedback, the Council confirmed that they would have no objection in principle to the conversion of the agricultural barn. The Council highlighted the need for a structural survey to accompany the application. In accordance with this, a structural survey has been prepared by Waller Gray Consulting to assess whether the barn is capable to be converted into residential use. The survey concludes that it is possible to convert the barn to a high-quality residential property.
- 5.5 On this basis, the proposal accords with Policy DP15 of the Local Plan. The principle of development is therefore considered acceptable and in compliance with the relevant planning policies. In regard to the emerging Local Plan, the wording of Policy DP15 is reiterated within the Regulation 19 draft under Policy DPC3 'New Homes in the Countryside'; no changes are proposed to this Policy; therefore, the proposal also complies with the emerging Local Plan.

Design

- 5.6 The significance of ensuring good design is outlined within all levels of planning policy. Policy DP26 'Character and Design' of the Local Plan states that all new development should be of the highest quality design, does not cause significant harm to the amenities of neighbouring residents and future occupiers should accord with the surrounding area. This is reiterated within the emerging plan under Policy DB1 'Character and Design'.
- 5.7 The development incorporates a high standard of design, which combines a building of traditional form and proportions, with contemporary design features, maintaining its agricultural appearance. The proposals have been sensitively designed to ensure that the converted

building continues to be appropriate for its location thereby successfully assimilating into the surrounding Countryside context, securing the enhancement of the area's character.

- 5.8 In terms of protecting amenity, as there are no other residential properties in close proximity to the Site this will not be an issue.
- 5.9 Overall, it is considered that the scheme is of a high quality, responding positively and appropriately to its local context and would be of a design/appearance appropriate for its setting in accordance with all relevant development plan policies.

Standard of Accommodation

- 5.10 Policy DP27 'Dwelling Space Standards' of the Local Plan requires the minimum nationally described space standards for internal floor space and storage space in all residential developments, including conversions, to be met. This is reiterated within Policy DPH11 'Dwelling Space Standards' which also seeks to ensure that all dwellings meet the minimum nationally described space standards.
- 5.11 The proposals have been carefully designed to ensure that the scheme provides high quality residential accommodation for future occupiers. The barn will be converted to a three-bedroom family home that complies with the national space standards. The layout and openings of the proposed dwelling ensure that it will be dual aspect with appropriate levels of daylight, sunlight, outlook and privacy.
- 5.12 In summary, the proposal is considered to provide a high standard of accommodation for the future occupiers and will have no impact on neighbouring amenity and is therefore in compliance with Local Plan policies DP27 and DP26.

Sustainability

- 5.13 Policy DP39 'Sustainable Design and Construction' seeks to ensure that new development minimises energy use, uses renewable energy sources and maximises efficient use of resources. Policy DPS2 'Sustainable Design and Construction' of the emerging local plan sets out similar requirements, however these are slightly more stringent in relation to zero carbon development for new buildings. As this proposal is for the conversion of the existing barn it does not constitute a new build development; the development works within the constraints of the existing barn to ensure that the new residential home is as sustainable as possible.
- 5.14 As set out in the accompanying Design and Access Statement prepared by Paul Hewett Architects, the proposal has sought to maximise opportunities for enhancing sustainability. The proposed dwelling seeks to maximise passive gain through window positions, whilst the detached nature of the house allows for ample cross ventilation. The walls proposed will be thermally efficient. In terms of renewable energy, the proposal will explore the use of heat pumps to provide energy generation, as well as rainwater harvesting and water efficient fittings.
- 5.15 In terms of sustainability, the Site is considered to demonstrate an exemplar performance in sustainable design terms and is compliant with Policies DP39 and DPS2 of the respective

Local Plan and emerging plan. As such, the proposal is considered acceptable in sustainability terms and should be welcomed by the Council.

Ecology and Trees

- 5.16 Policy DP38 'Biodiversity' of the Local Plan and Policy DPN1 'Biodiversity, Geodiversity and Nature Recovery' of the emerging plan both set out that development must ensure that there is no net loss of biodiversity, as well as minimising habitat and species fragmentation and promoting the restoration, management and expansion of priority habitats in the District.
- 5.17 A Preliminary Ecological Appraisal has been prepared by The Ecology Co-op and submitted as part of this application. This concludes that the bat roost suitability at the Site is 'negligible' given the absence of features with potential for bats. In terms of bird nests, one small dove bird nest was discovered in the barn, therefore the report sets out the following mitigation measures:
- the development works must take place outside of the nesting bird season (avoiding March 1st-31st August inclusive) unless the absence of active nests has been confirmed by an ecologist.
 - To compensate for the loss of nesting bird habitat, a minimum of 4 dove bird boxes should be installed at the site. These should be installed on trees at a height of at least 3m and should have a clear flight path to the entrance.
- 5.18 As such, it has been demonstrated that the conversion will not have any adverse impact on biodiversity, subject to mitigation measures, and therefore accords with Policies DP38 and DPN1 of the Local plan and emerging plan.
- 5.19 In regard to trees, Policy DP37 'Trees, Woodland and Hedgerows' seeks to protect and enhance trees, woodland and hedgerows and encourages new planting. This policy sets out that development which will damage or lead to the loss of trees which contribute to the visual amenity value or character of an area will not usually be permitted. This policy is reiterated within the emerging plan under Policy DPN4 'Trees, Woodland and Hedgerows'.
- 5.20 Based on the Arboricultural Impact Assessment and Method Statement which was prepared by Arbortrack services for the previous access application on the Site (ref: DM/24/0519) the proposals will not have any adverse impact in terms of trees, therefore this is acceptable and accords with Policy DP37 of the Local Plan and Policy DPN4 of the emerging plan.
- 5.21 Overall, the proposals will not have any adverse impacts in terms of trees or ecology.

Drainage

- 5.22 Policy DP41 'Flood Risk and Drainage' of the Local Plan and Policy DPS4 'Flood Risk and Sustainable Drainage' of the emerging plan seek to ensure that development proposals reduce overall flood risk. The Site is located within Flood Zone 1.
- 5.23 A Foul and Surface Water Drainage Strategy has been prepared by Waller Gray Consulting and submitted as part of this planning application.

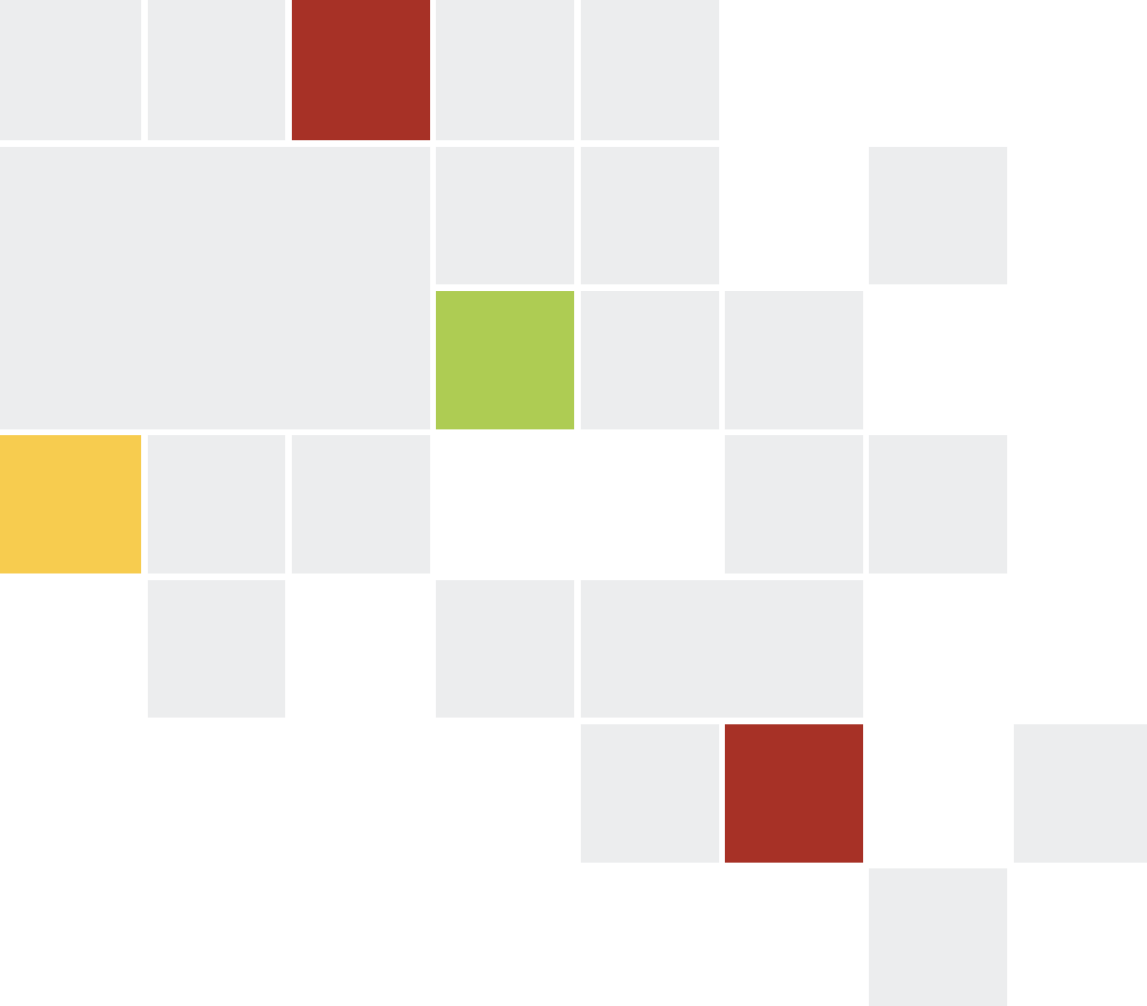
- 5.24 In terms of the foul water strategy, the building will be drained via gravity to a Packaged Sewage Treatment plant. The surface water strategy comprises the draining under gravity to a soakaway located to the South of the existing barn.

Highways and Parking

- 5.25 Policy DP21 'Transport' sets out, among other criteria, that developments should provide adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport. This is reflected in the emerging plan under Policy DPT4 'Parking and Electric Vehicle (EV) Charging Infrastructure'.
- 5.26 In terms of access to the barn, this has already been provided to the barn under the previous application (ref: DM/24/0519). The 'farmyard' area adjacent to the barn will provide two parking spaces with an EV charging point, as well as providing adequate space for service vehicles to turn on Site. This is in compliance with Policies DP21 and DPT4.

6. CONCLUSION

- 6.1 This Planning Statement is submitted in support of a planning application for the conversion of the existing agricultural barn at Orchard Farm, Nash Lane, to provide a single storey family-sized dwelling house, with associated landscaping.
- 6.2 The proposals will result in a high-quality family sized dwelling (3 bedrooms) which has been carefully designed to ensure that it improves the visual appearance of the building and enhances the character of the area whilst retaining its primarily agricultural appearance.
- 6.3 As illustrated in the accompanying Structural Survey, the barn is capable for conversion. The proposals ensure that the residential conversion will respond positively and appropriately to its local context in accordance with relevant development plan policies. The proposed dwelling uses high-quality sustainable materials and will explore the potential of incorporating sustainable measures, such as air source heat pumps.
- 6.4 It has been demonstrated that the proposal will not have any adverse impacts in terms of ecology, trees or drainage.
- 6.5 The proposals have been fully assessed in regards to national and local planning policies. For the reasons set out in the statement, the proposals are considered to be compliant with these policies and it is therefore respectfully requested that this application is approved without delay.



120 Bermondsey Street, London, SE1 3TX | 0203 268 2018
london@boyerplanning.co.uk | boyerplanning.co.uk

Boyer