

Demolition of agricultural building and replacement with single residential dwelling with associated garage.

Alders Farm, Brighton Road,
Hurstpierpoint, Hassocks, BN6 9EE.

Planning Statement

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Prepared for: Ms G Latimer

Document Information

About

This document has been prepared for Ms G Latimer by Squires Planning.

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Revision History

Revision	Revision date	Details	Authorised Release
1	13 May 2026	Draft for internal review	Alexandra Young (Senior Planner)
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1. Introduction

- 1.1. This Planning Statement has been prepared by Squires Planning in support of an application by Ms G Latimer for the:

'Demolition of agricultural building and replacement with single residential dwelling with associated garage'

- 1.2. This document provides an overview of the site, its context and the proposed development before considering the material considerations relevant in the determination of this application.
- 1.3. This application is to be read in conjunction with the following plans and documents:

Document	Author	Date
Planning Statement	Squires Planning	13 05.26
Foul and Surface Water Drainage Report	MA+D	26.03.26
Sustainability Report	MA+D	26.03.26
Arboricultural Report	ArbTec	
Tree Constraints Plan	ArbTec	
Tree Protection Plan	ArbTec	
Tree List	ArbTec	
Location Plan	MA+D	26 03/101
Block Plan	MA+D	26 03/100 C
Existing Plans + Elevations	MA+D	26 03/010
Proposed Elevations	MA+D	26 03/0120 A
Proposed Floor + Roof Plans	MA+D	26 03/110 A

Site & Situation

- 1.4. The site is situated to the east of the A23 and is accessible from Brighton Road. The application site is part of a larger landholding that extends to approximately 16.48 hectares and comprises a mix of woodland and pastureland.
- 1.5. The wider site is bordered to the north by a woodland shaw, to the east by a tree belt then residential properties and their associated gardens, to the southeast and south by Brighton Road and to the west by the A23.
- 1.6. The existing agricultural building (to be demolished) is identified within Figure 1 below.



Figure 1 - Google Earth Aerial Imagery

Relevant Planning History

1.7. The relevant applications made on the site are set out below:

Reference	Description	Decision
DM/24/1662	Proposed conversion of barn into a residential dwelling.	Approved
DM/23/3121	The installation of a new shareable 26.2m mast, including a base station, 2.4m high palisade fencing, 6no. operator cabinets, 4no. dishes, 24no. antennas, 1no. meter cabinet, ancillary development thereto and proposed access track.	Approved
DM/22/2468	The retention of an existing temporary dwelling for a further temporary period at Alders Farm for the use in the proper running of the farm during the redevelopment of the existing barn into a residential dwelling for the owner.	Approved
DM/22/0666	Notification for Prior approval to convert the existing barn into a residential dwelling. The internal layout is arranged with primary accommodation on the eastern and western elevations and an open plan living / dining area between. All habitable rooms will have new windows / external doors.	Approved

1.8. Prior Approval ref: DM/24/1662 is of most relevance to this application. This prior approval grants the conversion of the existing barn into a residential dwelling. This permission is still extant and capable

of implementation and therefore represents a viable fallback position. The principle of a 'Class Q' development constituting a viable fallback position was confirmed by the High Court in the 'Mansell Case'.¹

- 1.9. Accordingly, the planning history identifies that a residential use in this location is acceptable in principle.

¹ Mansell v Tonbridge and Malling Borough Council, 2017

2. The Proposed Development

2.1. This application seeks full planning permission for the:

'Demolition of agricultural building and replacement with single residential dwelling with associated garage'

2.2. The proposal comprises the demolition of the existing agricultural building as shown within Figure 2 and its replacement with a single detached residential dwelling, together with a detached garage and associated external works. The application therefore seeks full planning permission for a modest residential dwelling.

2.3. The existing agricultural building proposed for demolition extends to approximately 457.8 sq.m, as shown within Figure 2. It will be replaced with a modest three-bedroom dwelling extending to approximately 121.6 sq.m, and a detached garage of 34 sq.m as shown within Figure 3. Resulting in a reduction in built form of approximately 302 sq.m.

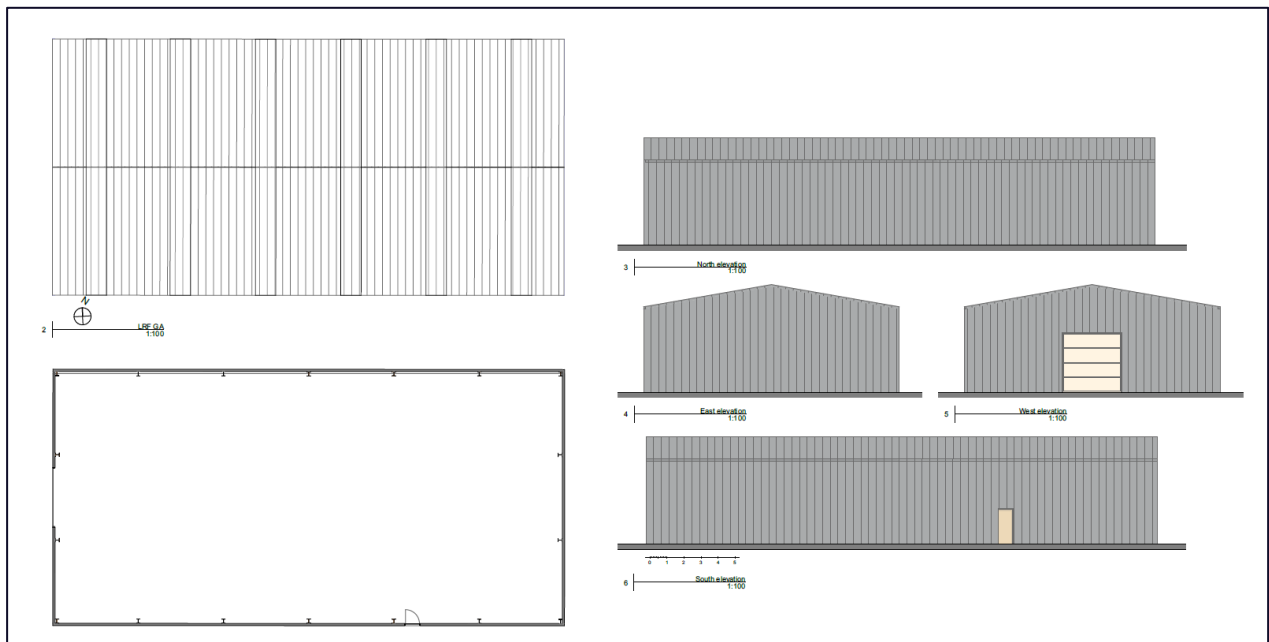


Figure 2 - Existing Plans and Elevations

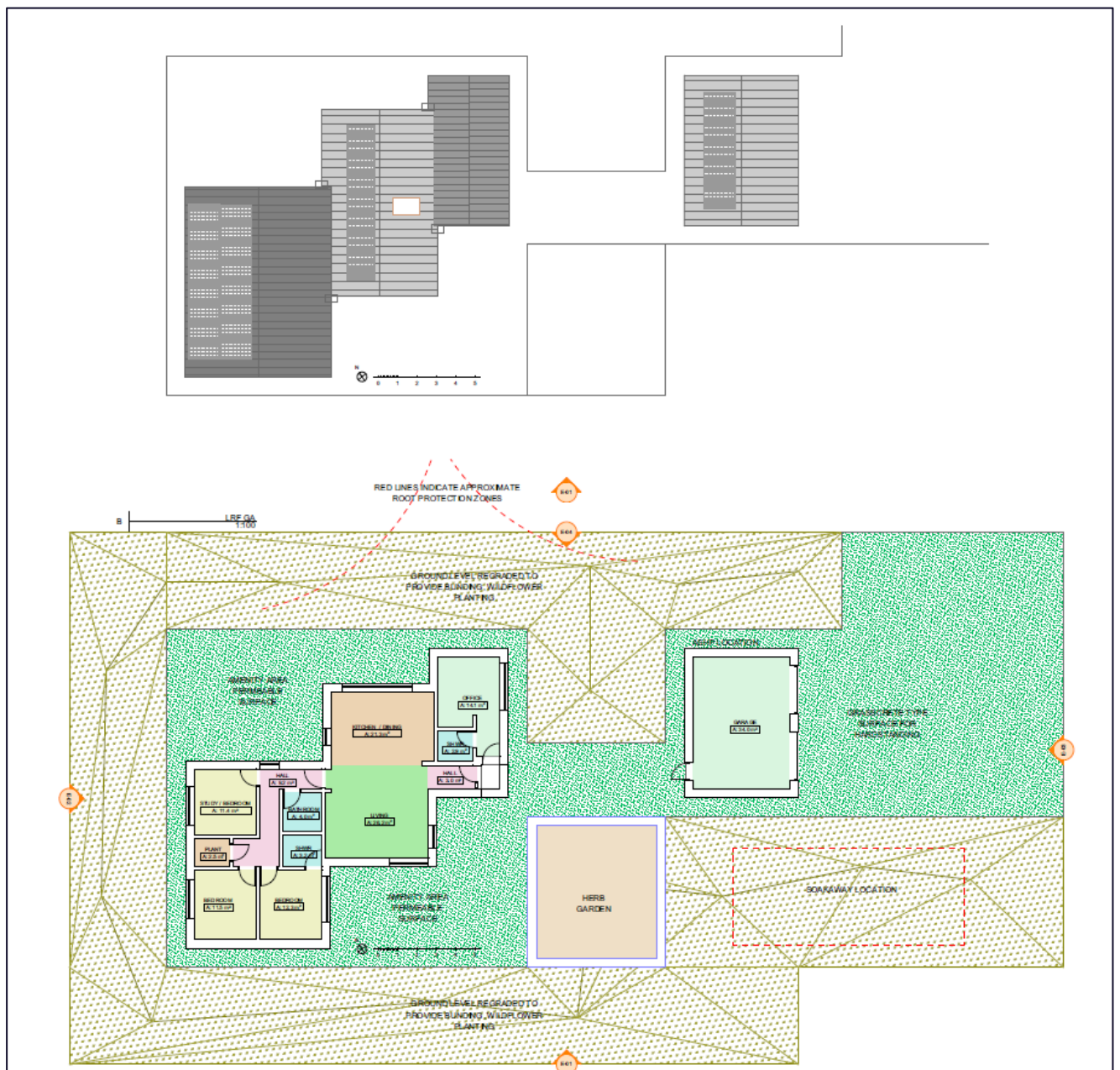


Figure 3 - Proposed Plans and Elevations

- 2.4. The proposed dwelling will provide a three-bedroom home designed to reflect a simple and appropriate scale within its rural context. The scheme results in a substantial reduction in built form on the site when compared to the existing agricultural building, thereby reducing the overall visual and physical presence of development within the landscape.
- 2.5. The design of the new dwelling has been informed by the character of the surrounding area and seeks to introduce a building that is appropriately scaled, visually restrained, and sympathetic to its setting. The form and layout have been carefully considered to reduce massing and ensure the development sits comfortably within the site.
- 2.6. The external appearance of the dwelling will be contemporary in nature but modest in expression, with a simple material palette and articulated building form to provide visual interest while avoiding undue prominence in the landscape.
- 2.7. In addition to the main building works, the proposal includes the provision of a detached garage, provision for on-site renewable energy generation, and appropriate hard and soft landscaping to integrate the development into its surroundings.

- 2.8. Overall, the development represents a replacement of a large-scale agricultural structure with a significantly smaller residential dwelling, delivering a reduced level of built development and an improved relationship with the surrounding rural environment.

3. Planning Policy

- 3.1. Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 confirm that planning decisions should be taken in accordance with the development plan unless material considerations indicate otherwise.
- 3.1. The National Planning Policy Framework (Dec 2024) (“the NPPF”) provides further clarity on how this should be done in the presumption in favour of sustainable development set out at paragraph 11 which states:

‘For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to 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’.

- 3.2. It is therefore appropriate that one must first consider whether the proposed development accords with an up-to-date development plan. In this case, the adopted development plan consists of:
- Mid Sussex District Plan 2014-2031
 - Hurstpierpoint & Sayers Common Parish Council Neighbourhood Plan
- 3.3. Policy contained in the National Planning Policy Framework (NPPF) published in December 2024 is also material in the determination of this application.
- 3.4. The most relevant policies in the development plan and national policy are set out below.

Mid Sussex District Plan 2014-2031

- 3.5. Mid Sussex District Plan 2014 – 2031 was adopted in March 2018. The most relevant policies are set out below.

Policy DP26: Character & Design

Policy DP27: Dwelling Space Standards

Policy DP39: Sustainable Design and construction

Policy DP41: Flood Risk and Drainage

Hurstpierpoint & Sayers Common Parish Council Neighbourhood Plan

- 3.6. The Hurstpierpoint and Sayers Common Parish Council Neighbourhood Plan 2031 was ‘made’ on 18th March 2015; the relevant policies are:

- 3.7. **Policy Countryside Hurst C1 Conserving and Enhancing Character** – This policy states that development in the countryside will be permitted where it comprises an appropriate countryside use and maintains or where possible enhances the quality of the rural landscape character.

National Planning Policy Framework

- 3.8. Paragraph 84 identifies that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
 - d) the development would involve the subdivision of an existing residential building; or*
 - e) the design is of exceptional quality, in that it:
is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*
- 3.9. Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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.
- 3.10. Paragraph 135 identifies that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

- 3.11. Paragraph 168 states that when determining applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution towards a net zero future. The proposed development incorporates sustainable construction methods and renewable energy technologies, including solar PV installation, which will assist in reducing operational carbon emissions and contribute positively towards national objectives for climate change mitigation and energy efficiency.

4. Main Considerations

4.1. Given the site's planning history and the relevant policy context, the main considerations for this proposal are:

- Principle of Development
- Design and Impact on the Character of the Area
- Access, Highways & Parking
- Arboriculture
- Amenity
- Drainage and Flooding
- Sustainability

4.2. We discuss each consideration in turn below:

Principle of development

- 4.3. The proposal is in accordance with the following policy DP15.
- 4.4. The principle of residential development at the site is supported by the existing acknowledged fallback position, by virtue of extant permission DM/24/1662.
- 4.5. The proposal will facilitate the visual enhancement of the site through the removal of the existing building and the introduction of a viable form of development, which will support the long-term maintenance and improvement of the wider landholding.

Design and impact on the character of the area

- 4.6. The proposal is considered to accord with Policies DP26, DP27, DP39 and of the Mid Sussex District Plan, as it represents a sustainable form of residential redevelopment delivering a significant reduction in built form and a high-quality dwelling.
- 4.7. The development results in a clear enhancement to the site and its immediate surroundings through the replacement of a large-scale utilitarian agricultural building with a modest, well-designed residential dwelling. The scheme will positively address the character and appearance of the site, contributing to the visual improvement of the area and better integration within the rural landscape, in accordance with Policy DP26.
- 4.8. The proposal has been designed to a high standard of sustainable design in line with Policy DP39, incorporating efficient use of resources and an appropriately considered layout. The development optimises the potential of the site while respecting its context and includes appropriate landscaping and green infrastructure which will help to soften built form and respect existing landscape features that contribute to the character of the area.
- 4.9. The proposed dwelling has been designed to meet the requirements of the Nationally Described Space Standards, in accordance with Policy DP27, ensuring a suitable level of internal space and amenity for future occupiers.

- 4.10. The proposal therefore aligns fully with design expectations set out by applicable Development Plan policy, providing a development that is appropriate to its setting and appropriate in terms of its sustainability credentials.

Access, Highways & Parking

- 4.11. The proposal does not involve any changes to the operation or use of the site that would affect existing access arrangements or the surrounding highway network.
- 4.12. Existing parking on site is informal and unstructured. The proposal includes the provision of a detached garage to provide defined and appropriate on-site parking.
- 4.13. West Sussex County Council Highways were consulted during the course of DM/24/1662 and confirmed the highways impacts of the development to be acceptable. Given there is no material difference, in highway terms, between DM/24/1662 and the development now proposed, we do not expect any highways objection or concerns in respect of this application.

Arboriculture

- 4.14. An Arboricultural Impact Assessment & Method Statement (AIA), in accordance with BS5837:2012, was undertaken in May 2026 by Fearghus Gage BSc (Hons) MArborA from ArbTech. These documents, together with a tree protection plan, are submitted as part of the application.
- 4.15. The AIA provides details of trees at and adjacent to the site, and outlines appropriate tree protection measures, as part of the intended construction management program of site demolition and construction.

Amenity

- 4.16. In relation to amenity, the proposed development accords with Policies DP26, DP27 and DP39.
- 4.17. The development has been designed to ensure a high standard of residential amenity for future occupiers, in accordance with Policy DP26. The internal layout provides a functional arrangement of rooms with appropriate levels of outlook and natural daylight. The proposed dwelling comprises modest but appropriately proportioned accommodation which complies with the Nationally Described Space Standards, in accordance with Policy DP27.
- 4.18. The scheme provides a clearly defined residential curtilage within the wider site, ensuring a clear and legible distinction between the domestic use associated with the dwelling and the remaining land. This accords with Policy DP26 by creating an appropriate spatial structure comprising private garden space, access, and ancillary residential areas.
- 4.19. The site lies within relative proximity to existing Neighbouring residential development to the east. The proposal maintains a suitable and appropriate distance to these neighbours including with the benefit of landscaping/planting and an existing belt of trees and accordingly there will be no impact to the amenity of the neighbouring dwellings as a result of this proposal.
- 4.20. Overall, the scheme is considered to provide a good standard of residential amenity for future occupants, with no adverse impacts arising in relation to privacy, outlook, or general living conditions, consistent with Policy DP26.

Drainage and Flooding

- 4.21. Surface water will be managed via a soakaway-based SuDS system designed to accommodate roof and hard standing runoff.
- 4.22. Given access is via a private access which extends circa 180m from Brighton Road it is not possible to connect to the existing main sewers, therefore, foul waste is proposed to be dealt with via a private package treatment plant.
- 4.23. Data from The Environment Agency identifies the site is located within Flood Risk Zone 1, an area with a low probability of flooding. There is a small area adjacent to the north boundary of the site which is shown (by the 'Flood Map for Planning') to be susceptible to surface water flooding. The flood map for planning indicates a surface water depth of a maximum of 300mm within this area. The proposed dwelling will be accessed and served by an access that falls outside of the part of the site that is identified as susceptible to surface water flooding.
- 4.24. MA+D have provided a separate report on Foul and Surface Water Drainage, which has been submitted alongside this application.
- 4.25. Mid Sussex District Council Flood Risk & Drainage Team were consulted during the course of application DM/24/1662 and had no objections to the proposal, we would therefore not expect this to change as a result of this application.

Sustainability

- 4.26. In accordance with Local Plan Policy DP39 Sustainable Design and Construction a Sustainability report has been prepared by Ben Murdoch of MA+D.
- 4.27. The report confirms that the proposed dwelling has been designed to minimise energy consumption through a fabric-first approach. The development will incorporate an air source heat pump, water-efficient fixtures and fittings, and a solar photovoltaic (PV) array, ensuring the proposal responds positively to the requirements of Policy DP39.

5. Conclusion

- 5.1. In conclusion, the proposed development represents a sustainable and high-quality form of development which accords with the overarching objectives of the National Planning Policy Framework and the Development Plan when read as a whole.
- 5.2. The application site contains an existing agricultural building which benefits from a realistic and implementable 'Class Q' fallback position, establishing that residential use of the site is already capable of being achieved through permitted development rights. In this regard, significant weight should be afforded to the fallback position, consistent with the principles confirmed by case law (eg: *Mansell v Tonbridge and Malling Borough Council*), which confirms that decision-makers should properly attribute weight to a realistic fallback scenario where there is a genuine prospect of implementation.
- 5.3. The proposal would deliver a demonstrably superior planning outcome when compared to a Class Q conversion. The scheme would replace a utilitarian agricultural structure with a well-designed single dwelling that would integrate appropriately within its rural setting, enhance the visual appearance of the site, and provide improved environmental and residential amenity outcomes. Furthermore, the development would secure the removal of an existing agricultural building while delivering a high-quality and energy-efficient dwelling with limited additional impact upon the character of the countryside.
- 5.4. Having regard to the site-specific circumstances, the realistic fallback position, and the overall benefits arising from the proposal, there are no adverse impacts which would significantly and demonstrably outweigh the benefits of the development. The proposal therefore accords with the relevant policies of the Development Plan and the NPPF.
- 5.5. Accordingly, it is respectfully requested that planning permission be granted.



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