

Sustainable Statement

Application for removal or variation of a condition following grant of planning permission
Land Next to Barn Cottage, Ockley Lane, Hassocks, BN6 8NX

SuSt-100

Date	Revision
24.07.2026	-

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1.0 Introduction

It is standard practice during the planning and construction process for applicants to adapt project designs. Often, these modifications are made to maximize energy efficiency, integrate sustainable materials, or optimize environmental performance for future occupants.

Following our site meeting on 07.02.2023 - attended by Mr. Andrew Clarke (Senior Planning Officer for Planning Investigation and Enforcement), Mr. Hamish Evans, Mr. Pain, Mr. Bailey, and Jay Sidpara - the team reviewed the 20 cm height differential of the proposal.

After resubmission, the updated planning application was fully reviewed, agreed, and consented. The application was regularised due to the neighbour's continual harassment and letter writing to the council.

1.1 Section 73

The Planning Portal describes the requirements for the variation of a condition following grant of planning permission as the following:

Section 73 of the Town and Country Planning Act 1990 allows applications to be made for permission to develop without complying with a condition(s) previously imposed on a planning permission. The local planning authority can grant such permission unconditionally or subject to different conditions.

2.0 Consented Planning Applications

On the first consented planning application, DM/20/4539, there was no mention of demolishing the existing garage that is used by Barn Cottage.

However, DM/24/0407, the subsequent planning consent for the 20cm height issue, added a new condition to demolish the existing garage.

Condition 5

Prior to the occupation of the dwelling the existing garage on the site as shown on the Existing Landscape Plan, Site Section and Street Elevation A1-100 A shall be demolished and removed from the site.

Reason: To provide space for the proposed parking and turning arrangement and to accord with policy DP21 of the Mid Sussex District Plan.

This is considered unnecessary as it has no bearing on the 20cm height issue, nor does it impact the vehicular proposed parking and turning arrangement that accords with policy DP21 of the Mid Sussex District Plan.

2.1 List of Accompanying Documentation

The accompanying drawings show the consented plans and elevations alongside the variation plans and elevations.

A1-001	Existing Location and Site Plans
A1-002	Proposed Location and Site Plans
A1-230	Existing Landscape Plan
A1-231	Existing Elevations
A1-235	Proposed Landscape Plan
A1-236	Proposed Elevations
PL-100	Planning Statement
SuSt-100	Sustainable Statement
Completed Form	Via the planning portal
Fee	Paid via planning portal

3.0 Sustainable Reasons for the Condition Removal

During the site review on 07/02/2023, access and spatial feasibility were reassessed alongside environmental impact. Mr. Clarke confirmed that even with perimeter hoardings in place, ample turning and parking capacity exists without requiring demolition.

Consequently, Mr. Pain proposes retaining the existing timber and block garage, grounded in the following sustainability principles:

- **Circular Economy & Resource Efficiency:** Retaining an intact, fully functional timber and block structure avoids unnecessary demolition waste and eliminates the embodied carbon and material consumption associated with a replacement build.
- **Spatial Efficiency & Optimization:** Trimming perimeter hedgerows yielded a net gain of 63m² of usable site area - significantly offsetting the garage's 22m² footprint - ensuring optimal vehicle manoeuvrability without hardscape expansion.
- **Ecological Preservation & Visual Integration:** Preserving the garage alongside existing fauna, flora, and trees maintains biodiversity on-site while providing essential natural visual screening from the road and adjacent manor.
- **Socio-Economic Utility:** The structure provides an active, daily operational amenity for Barn Cottage on land fully within Mr. Pain's ownership, maximizing the utility of existing infrastructure.
- **Embodied Carbon & Waste Reduction:** Avoids the waste of demolishing a viable timber and block structure and eliminates the carbon footprint of building a new one.
- **Land Use Efficiency:** Recent hedge maintenance reclaimed 63m² of usable land, easily preserving vehicle turning functionality without sacrificing the 22m² garage.
- **Biodiversity & Visual Amenity:** Retains mature foliage, trees, and screening that obscure the site from the road and manor while preserving local flora and fauna.
- **Long-Term Asset Utility:** Sustains an active operational amenity for Barn Cottage without altering land ownership boundaries or expanding the built footprint.

4.0 Conclusion

The retainment of the garage aligns with key sustainable development goals by maximising the life cycle of existing infrastructure and prioritising resource efficiency. Demolishing a robust, fully operational timber and block structure would generate unnecessary embodied carbon, material waste, and unnecessary manpower.

Given that the garage provides essential daily amenity to Barn Cottage, causes no adverse impact on the new development, and sits entirely within Mr. Pain's ownership, its retention represents the most environmentally responsible and practical outcome.