



APPLICATIONS & APPEALS SERVICES

**DEMOLITION OF EXISTING DWELLING.
CONSTRUCTION OF REPLACEMENT (SELF-BUILD)
DWELLING WITH ASSOCIATED CAR PARKING
AND LANDSCAPING**

**PINEWOOD, WOODLAND LANE,
COLGATE, RH13 6HU**

PLANNING, DESIGN AND ACCESS STATEMENT

JULY 2026



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1.0 INTRODUCTION

1.1 Planning permission is for the demolition of the existing dwelling, Pinewood and the construction of a replacement dwelling. The replacement dwelling will be accessed via the existing access and driveway from Woodland Lane.

1.2 This supporting Planning Statement sets out the detail of the proposal which is described and appraised having regard to the following aspects:

- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – relevant planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed development;
- **Amount** – the extent of development on the site;
- **Scale** – details of the physical size of the proposed development;
- **Layout** – the relationship of the proposed development to the site and its setting;
- **Appearance** – details of materials, style and impact upon the existing and neighbouring properties;

- **Landscape** – impact of the proposal on the existing landscape and proposed planting and surfacing;
- **Access** – access to the proposed development and associated parking.

1.3 This Statement demonstrates that the proposed development accords with the relevant planning policies and that it is acceptable in all respects.

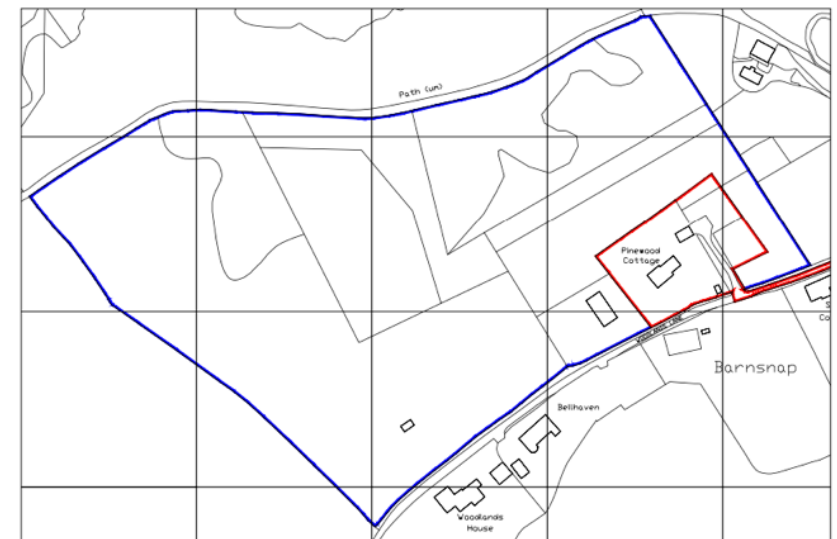
2.0 PHYSICAL CONTEXT

- 2.1 The application site relates to Pinewood, a detached chalet style dwelling located to the northern side of Woodland Lane approximately 2 miles to the south of the village of Colgate and 6 miles from the centre of Horsham to the west. Pinewood is set back from Woodland Lane and occupies a spacious, well landscaped plot.
- 2.2 There are a number of domestic outbuildings within the grounds of the dwelling, including a small garage close to Woodland Lane, a large workshop building to the north eastern side of the dwelling (with sunroom) and a green house and shed to the north.
- 2.3 The property benefits from an existing vehicle access from Woodland Lane and a driveway which leads to a car parking and turning area to the eastern side of the dwelling. Further land extends to the east, north and west (where there is a stable building) which is secluded and screened by mature trees and vegetation.

- 2.4 The site is located within the High Weald Area of Outstanding Natural Beauty (AONB)/National Landscape (outside of a built up area boundary).

- 2.5 Although not covering or adjacent to Pinewood, there are large areas of Ancient Woodland nearby including St Leonards Forest which is also designated as a Site of Nature Conservation Importance (SNCI) and Site of Special Scientific Interest (SSSI).

Figure 1: Site Location Plan



- 2.6 The following are photographs of the application site:



3.0 PLANNING HISTORY AND PROPOSAL

Planning History

3.1 A search of the Council's online planning records for Pinewood does not reveal any planning history. There is planning history relating to overhead electricity lines to the north of Pinewood (applications DC/09/0288 and DC/18/1650).

3.2 A number of planning applications for the construction of a replacement dwellings in and around Colgate (including on Woodland Lane) have been permitted. Relevant details of these (including other examples within the District) are included at Appendices NJA/1 – NJA/7 and listed below:

1. Appendix NJA/1 – DC/21/0343, Old Springfield Farm, Springfield Lane, Colgate. Demolition of dwelling, stable buildings and pole barn. Construction of replacement dwelling with link attached garage. Planning permission granted 21 May 2021.
2. Appendix NJA/2 – DC/19/2556, Stone Edge Nursery, Woodland Lane, Colgate. Erection of replacement two

storey dwelling. Planning permission granted 12 February 2020.

3. Appendix NJA/3 – DC/19/0419, Elenge Plat, Grouse Road, Colgate. Demolition of existing buildings and construction of two storey detached dwelling. Planning permission granted 28 August 2019.
4. Appendix NJA/4 – DC/18/2613, Beacon Hill Croft, Tower Road, Colgate. Demolition of existing outbuildings and erection of single storey detached dwelling. Planning permission granted 12 March 2019.
5. Appendix NJA/5 – DC/17/2387, Lythmere, Grouse Road, Colgate. Demolition of existing dwelling, garage, workshop and two sheds. Erection of replacement two storey dwelling and detached barn. Planning permission granted 18 December 2017.
6. Appendix NJA/6 – DC/17/1892, Springfield Farm Bungalow, Springfield Lane, Colgate. Construction of replacement chalet bungalow including basement and terrace. Planning permission granted 19 October 2017.
7. Appendix NJA/7 – DC/17/1517, Greenfield Farm House, Charlwood Road, Ifield. Demolition of existing dwelling. Construction of two storey five bedroom dwelling with detached garage and ancillary loft space above. Planning permission granted 08 September 2017.

Proposal

- 3.3 The proposal is for the demolition of Pinewood and the construction of a replacement dwelling.
- 3.4 The replacement dwelling will be situated in a similar location to the existing but set further north into the plot. No changes are proposed to the vehicle access from Woodland Lane and a driveway parking area will be laid out to the east of the new dwelling.
- 3.5 The proposed dwelling comprises five bedrooms and is two storey in design. A small basement/lower ground floor level (incorporating a plantroom, wine cellar and store) is included but which will not be visible.
- 3.6 The proposed dwelling will be re-orientated so that its front elevation faces north east towards the car parking area. This elevation will comprise the front door and main entrance to the dwelling. In order to maximise the views over the garden area to the south and west, the south east elevation includes a veranda and the south west elevation comprises a loggia and pergola.

Figure 2: Proposed Site Plan

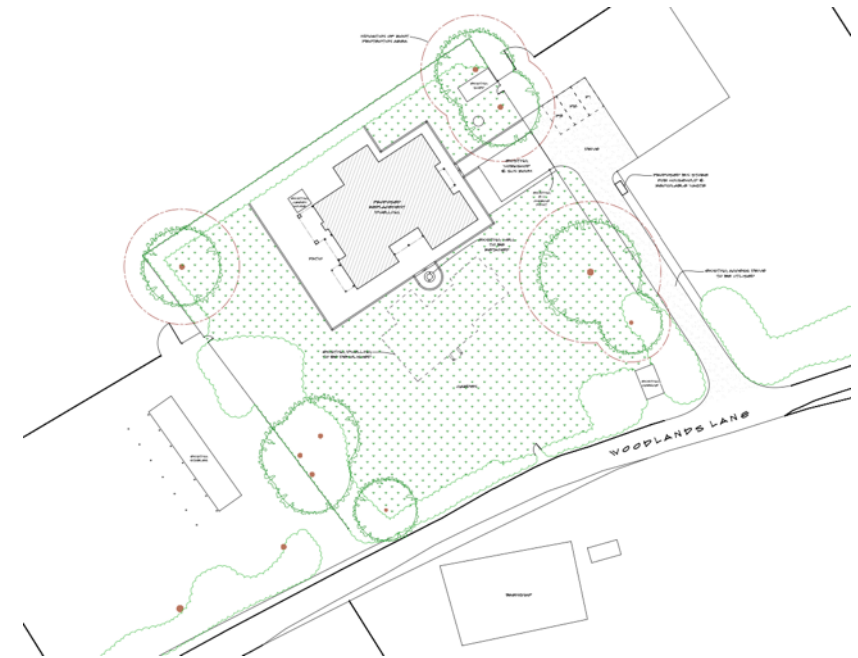
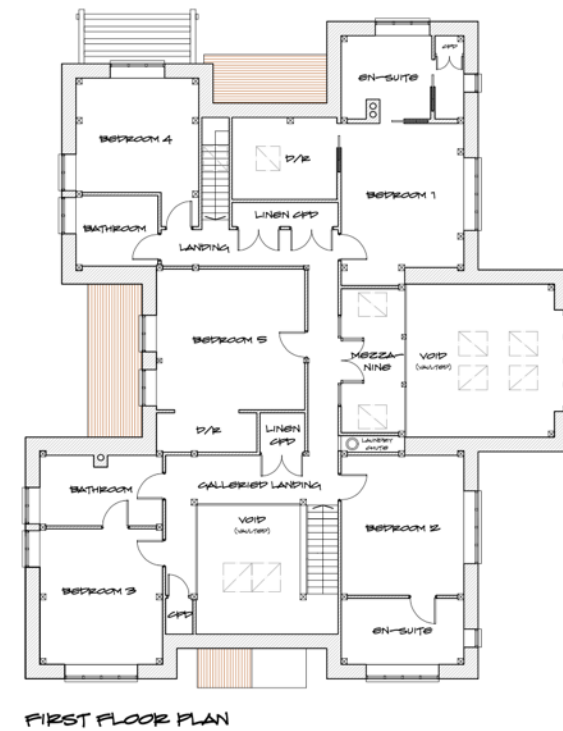
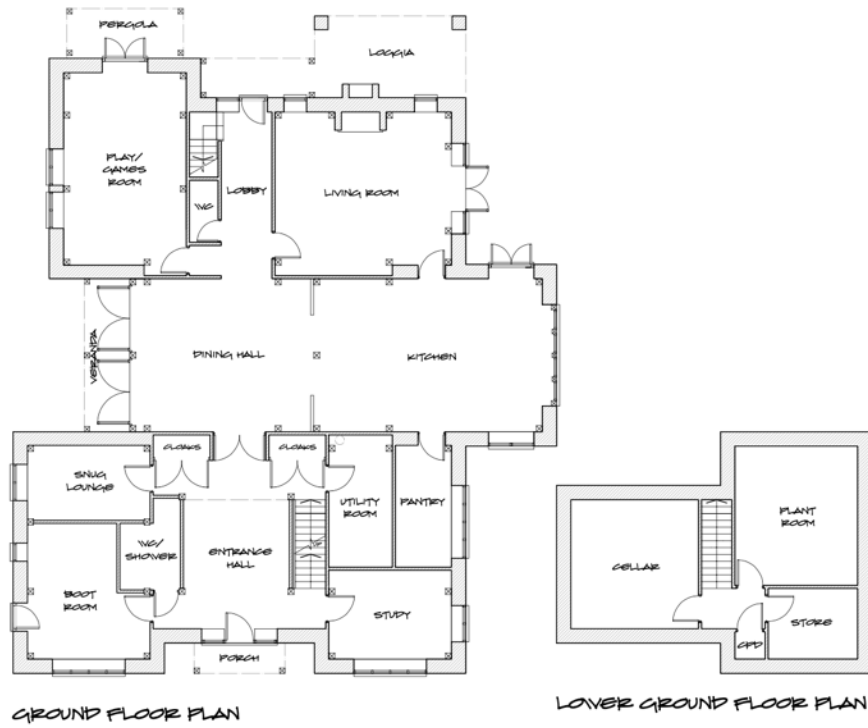


Figure 3: Proposed Elevations



Figure 4: Proposed Floor Plans



4.0 PLANNING POLICY

National Planning Policy Framework (NPPF) (December 2024)

Sustainable Development

- 4.1 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole (NPPF paragraphs 1 and 3).
- 4.2 Paragraph 2 of the NPPF sets out that ***'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements'***.

- 4.3 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has the following three overarching objectives which are independent but need to be pursued in mutually supportive ways:

- a) ***'an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;***
- b) ***a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and***
- c) ***an environmental objective – to contribute to protecting and enhancing our natural, built and historic***

environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy’.

4.4 Paragraph 10 states ***‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).*** For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.

4.5 Where there are no relevant development plan policies or the relevant policies are out of date, the NPPF states that planning permission should be granted unless the application of policies of the Framework that protect areas or assets of particular importance provide a strong reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole. Particular regard should be given to key policies for directing development to sustainable locations, making efficient use of land, securing well-designed places and providing

affordable homes, individually or in combination (NPPF paragraph 11 d).

4.6 Paragraph 12 of the Framework states that ***‘The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed’.***

Plan and Decision Making

4.7 Paragraph 34 requires policies in local plans and spatial strategies to be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. In respect of housing, ***‘Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if***

local housing need is expected to change significantly in the near future’.

- 4.8 In terms of decision-making, the Framework states at paragraph 39 that ***‘Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible’.***
Housing Provision

- 4.9 Paragraph 61 states ***‘To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much as an area’s identified housing need as possible, including with***

an appropriate mix of housing types for the local community’.

- 4.10 Paragraph 62 states that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. Within this context, paragraph 63 requires the size, type and tenure of housing needed for different groups in the community to be assessed and reflected in planning policies. These groups include (inter alia) people wishing to commission or build their own homes.

Highways and Car Parking

- 4.11 Paragraph 109 requires transport issues to be considered at the early stages of plan-making and development proposals.
- 4.12 Paragraph 112 states that if setting local parking standards for residential and non-residential development, policies should take into account the accessibility of the development, its type, mix and use, the availability of land and opportunities for public transport, local car ownership levels and the need to ensure that adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

- 4.13 Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or optimising the density of development in city and town centres and other locations that are well served by public transport (paragraph 113).
- 4.14 Paragraph 116 makes it clear that ***‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios’***.

Effective Use of Land

- 4.15 Paragraph 124 requires planning policies and decision to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring healthy living conditions.

Design

- 4.16 In terms of design, Section 12 seeks to achieve well designed places sets out that the ***‘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’*** (paragraph 131).
- 4.17 Paragraph 135 further states that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Development should also be sympathetic to local character and history and should be designed with a high standard of amenity for existing and future users.
- 4.18 Paragraph 139 states that ***‘Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides***

and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes: and/or**
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit with the overall form and layout of their surroundings’.**

Climate Change

- 4.19 Paragraph 161 requires the planning system to support the transit to net zero by 2050 and take full account of all climate change impacts. New development should be planned in ways that avoid increased vulnerability to the range of impacts arising from climate change and to help reduce greenhouse gas emissions, such as through its location, orientation and design.
- 4.20 Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (paragraph 170). Local planning authorities should ensure

that flood risk is not increased elsewhere as a result of new development (paragraph 181).

- 4.21 Applications which could affect drainage in or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff which are proportionate to the nature and scale of the proposal (paragraph 182).

Natural Environment

- 4.22 Paragraph 187 requires planning policies and decisions to contribute to and enhance the natural and local environment by (inter alia) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils and recognising the intrinsic character and beauty of the countryside. Policies and decisions should also minimise impacts on and provide net gains for biodiversity. Paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty of National Parks, the Broads and National Landscapes.

Habitats and Biodiversity

- 4.23 Paragraph 193 states that when determining planning applications, local planning authorities should apply a set of principles and if significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated against

or, as a last resort, compensated for, then planning permission should be refused.

- 4.24 The presumption in favour of sustainable development does not apply where there would be a significant effect on a habitats site (either alone or in combination with other plans and projects) unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site (paragraph 195).

Ground Conditions and Pollution

- 4.25 Paragraph 196 requires planning policies and decisions to ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner (paragraph 197). Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment (paragraph 198).

Local Planning Policy

Horsham District Planning Framework (2015)

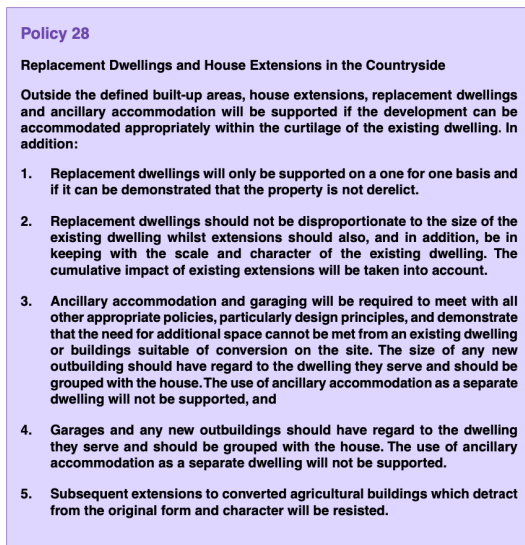
- 4.26 Local planning policy is contained within the Horsham District Planning Framework, November 2015 (HDPF). The following policies are relevant to the proposal:

- Policy 1: Sustainable Development
- Policy 2: Strategic Policy: Strategic Development
- Policy 3: Strategic Policy: Development Hierarchy
- Policy 4: Strategic Policy: Settlement Expansion
- Policy 15: Strategic Policy: Housing Provision
- Policy 24: Strategic Policy: Environmental Protection
- Policy 25: The Natural Environment and Landscape Character
- Policy 26: Strategic Policy: Countryside Protection
- Policy 28: Replacement Dwellings and House Extensions in the Countryside
- Policy 30: Protected Landscapes
- Policy 31: Green Infrastructure and Biodiversity
- Policy 32: The Quality of New Development
- Policy 33: Development Principles

- Policy 35: Strategic Policy: Climate Change
- Policy 36: Strategic Policy: Appropriate Energy Use
- Policy 37: Sustainable Construction
- Policy 39: Strategic Policy: Infrastructure Provision
- Policy 40: Sustainable Transport
- Policy 41: Parking

4.27 HDPF policy 28 specifically permits the constriction of replacement dwellings within the countryside.

Figure 5: HDPF policy 28



Emerging Policy

4.28 The Horsham District Local Plan 2023-2040 was formally submitted to the Planning Inspectorate on Friday 26 July 2024 for public examination. Hearings commenced, however in April 2025 the Planning Inspector found that the Duty to Co-operate had not been met and raised significant soundness concerns in relation to the Plan's housing requirement and spatial strategy. As a result, the Planning inspector recommended that the Council withdraw the Plan.

4.29 Matters have since progressed and in January 2026 a Planning Inspector was appointed to conduct a new examination of the Horsham Local Plan 2023-2040. Examination re-commenced with final hearings in October 2026 and adoption presently anticipated for January 2027. In addition, and following the Government's changes to the Local Plan process and requirements, Horsham District Council has been mandated to start a new Local Plan as well, at the same time. As such, the Council presently has an emerging Local Plan at Examination stage, in addition to commencing work on a new style Local Plan.

- 4.30 Whilst the HDPF presently remains as the adopted development plan for the District, it is noted that draft Local Plan policy 45 continues to support the construction of replacement dwellings within the countryside:

Figure 6: Draft Local Plan (Regulation 19) policy 45

Policy 45: Replacement Dwellings and House Extensions in the Countryside

1. Outside defined built-up areas, house extensions, replacement dwellings and outbuildings will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. In addition:
 - a) Replacement dwellings will only be supported on a one-for-one basis and where it can be demonstrated that the property is still in lawful residential use.
 - b) Replacement dwellings and extensions should be in keeping with the scale and character of the existing dwelling and of the surrounding area. This will have regard to the cumulative impact alongside existing extensions.
 - c) Garages and any new outbuildings will be required to meet with all other appropriate policies, particularly design principles and should be grouped with the house, having regard to the dwelling they serve.
 - d) Subsequent extensions to converted agricultural buildings which detract from the original form and character will be resisted.

Relevant Legislation

- 4.31 In considering the issue of the principle of the proposed development it is necessary to also consider the legal framework within which planning decisions are made. Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless

material considerations indicate otherwise (as also confirmed at paragraph 2 of the NPPF).

- 4.32 Specifically, section 70 (2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission (or permission in principle) the authority shall have regard to the provisions of the development plan so far as material to the application and a post-examination draft neighbourhood plan also so far as material to the application. Consideration may also be given to any local finance considerations, so far as material to the application and any other material considerations.

- 4.33 Section 38(6) Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

- 4.34 When considering whether or not a proposed development accords with a development plan, it is not necessary to say that

it must accord with every policy within the development plan. The question is whether it accords overall with the development plan (see *Stratford on Avon v Secretary of State for Communities and Local Government* [2013] EWHC 2074 (Admin)). Even if a proposal cannot be described as being in accordance with the development plan, the statutory test requires that a balance be struck against other material considerations.

4.35 The Courts have emphasised that a planning authority is not obliged to strictly adhere to the development plan and should apply inherent flexibility (see *Cala Homes (South) Limited v Secretary of State for Communities and Local Government* [2011] EWHC 97 (Admin) and *Tesco Stores Ltd v Dundee City Council* [2012] UKSC 13).

4.36 In *Corbett v Cornwall Council* [2020] EWCA Civ 508 the appeal court judge emphasised the importance of considering the plan as a whole stating:
“Under section 38(6) the members’ task was not to decide whether, on an individual assessment of the proposal’s compliance with the relevant policies, it could be said to accord with each and every one of them. They had to establish whether the proposal was in accordance with the

development plan as a whole. Once the relevant policies were correctly understood, which in my view they were, this was classically a matter of planning judgment for the council as planning decision-maker.”

4.37 Paragraph 3 of the NPPF confirms that it should be read as a ‘whole’ and the Government’s National Planning Policy Guidance (NPPG) confirms that ***‘The National Planning Policy Framework represents up-to-date government policy and is a material consideration that must be taken into account where it is relevant to a planning application or appeal. This includes the presumption in favour of development found at paragraph 14 of the Framework. If decision takers choose not to follow the National Planning Policy Framework, where it is a material consideration, clear and convincing reasons for doing so are needed’*** (Paragraph: 006 Reference ID:21b-006-20190315).

4.38 In addition, it states that ***‘Conflicts between development plan policies adopted, approved or published at the same time must be considered in the light of all material considerations, including local priorities and needs, as guided by the National Planning Policy Framework’*** (Paragraph: 012 Reference ID: 21b-012-20140306).

5.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

The Principle of Development

- 5.1 NPPF paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: economic, social and environmental (NPPF paragraph 8).
- 5.2 Paragraph 10 of the NPPF states ***‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11)’***. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay.
- 5.3 HDPF Policy 1 reiterates the advice set out within the Framework and states that the Council will take a positive approach to new development that reflects the presumption in favour of sustainable development. Policy 1 further states that ***‘the Council will always work pro-actively with applicants***

jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area’.

- 5.4 HDPF Policy 26 states that within the countryside development must be essential to its countryside location and must meet certain criteria. In addition, proposals must be of a scale appropriate to its countryside character and location. Certain development within the countryside may therefore be permitted, including the construction of replacement dwellings as confirmed by HDPF Policy 28. This policy states that the construction of replacement dwellings within the countryside will be supported where:

- The replacement dwelling can be accommodated appropriately within the curtilage.
- Replacement dwellings will be supported on a one for one basis and the property is not derelict
- The replacement dwelling is not disproportionate in size to the existing dwelling.

- 5.5 Essentially HDPF Policy 28 seeks to ensure that replacement dwellings are of an appropriate scale, siting and design and which have due regard to the countryside setting and the size of the existing dwelling. As the proposal relates to the construction of a replacement dwelling (and the removal of a number of other buildings) there should be no objections in principle to the planning application submitted.
- 5.6 The NPPF does not provide any specific advice in respect of the construction of replacement dwellings within the countryside and therefore the key policy consideration in this regard relates to HDPF Policy 28. Having regard to the relevant criteria of this policy, the proposed dwelling is appropriately accommodated within the existing curtilage.
- 5.7 In this regard, the existing dwelling is located within a large and secluded plot set back from Woodland Lane. It is proposed to site the replacement dwelling in a similar location but situated further north. This will allow for an enlarged, south facing garden area in-between the dwelling and Woodland Lane.
- 5.8 The proposed dwelling will remain contained within the well-defined boundaries of the property and sufficiently screened to views from outside of the site. The footprint of the replacement dwelling is larger than the existing and the overall floor area is greater (the existing dwelling GIA is 244.6m² and proposed is 505.9m² including basement), however given the substantial size of the plot, the new dwelling can be appropriately accommodated within the existing residential curtilage without impacting upon the spacious character of the site or encroaching into the countryside.
- 5.9 The existing dwelling is not derelict and the proposal is for a replacement dwelling on a one for one basis. Furthermore, taking into account the demolition of the other buildings, the substantial size of the site, the screening to the boundaries, the proposed dwelling will not appear disproportionate in size to the existing dwelling.
- 5.10 The replacement dwelling is of a high quality, traditional design which is in keeping with the rural character and appearance of the area. There will be significant improvements to the overall appearance of the site and the new built form will be consolidated within the site.
- 5.11 Overall, the replacement dwelling will not appear disproportionately larger than the existing dwelling and the buildings to be removed when combined. It is further

demonstrated within this Statement that the proposed development will not result in any harm to the special landscape qualities of the AONB. The proposal therefore complies with HDPF policies 26 and 28 and is an acceptable form of development within the countryside.

- 5.12 Relevant to this proposal are a number of planning applications previously referred to at Section 3 of this Statement where the Council has granted planning permission for the construction of replacement dwellings within and around Colgate and elsewhere in the District. In respect of HDPF policy 28, the key aspects of these permissions are summarised as follows:

1. Old Springfield Farm, Springfield Lane, Colgate (Appendix NJA/1)

- 5.13 The proposal included the demolition of the existing dwelling at Old Springfield Farm together with a stable building and barn and the construction of a replacement dwelling with a link attached garage. Planning permission was granted on 21 May 2021. In considering the proposal against HDPF policy 28, the Case Officer's report notes the following:

'The application is effectively an amendment to a previously granted scheme under DC/20/0818. As before, the proposal involves a replacement dwelling located within an existing residential curtilage. The property is to be replaced on a one-for-one basis, its not derelict and can be accommodated within the curtilage of the existing dwelling. The proposed dwelling would represent a sizeable increase in the level of accommodation currently provided on site. It is though acknowledged that a number of existing buildings are intended for demolition and that the site is well screened from the public realm, with the immediate surroundings characterised by sporadic residential dwellings of varying form and scale., It is considered that in the absence of any adverse visual impact arising from the replacement dwelling, which is considered below, that the scale of the replacement dwelling would not be an overriding reason to refuse planning permission'.

2. Stone Edge Nursery, Woodland Lane, Colgate (Appendix NJA/2)

- 5.14 The Council granted planning permission for the construction of a replacement dwelling on 12 February 2020 (DC/19/2556) at Stone Edge Nursery on Woodland Lane, to the east of

Pinewood. At the time of submission, the existing dwelling had already been demolished due to structural issues when implementing a previous planning permission for extensions (DC/16/1209). The permitted replacement dwelling is a two storey property with a pitched roof, situated adjacent to the lane. The Case Officer's report found the proposed dwelling to be acceptable against the provisions of HDPF due to its size similar to the existing and that it would sit comfortably within the curtilage of the site.

3. Elenge Plat, Grouse Road, Colgate (Appendix NJA/3)

5.15 Planning permission was granted at Elenge Plat on 28 August 2019 for the demolition of a number of existing buildings and the construction of a new dwelling (DC/19/0419). Planning permission had previously been granted for the conversion of the buildings to a dwelling in October 2016 (application reference DC/15/2447).

5.16 The existing buildings to be demolished at Elenge Plat were single storey in height. The Case Officer's report for application DC/19/0419 notes that the new dwelling would be a two storey one ***'however, owing to the existing topographical levels of the site, and to ensure that it would not appear as a***

prominent addition, the proposed dwelling would be sunken into the ground, to create the appearance of a single storey dwelling. This would be particularly evident in views from the north when approaching the dwelling from the existing access. Whilst utilising a modern design with a flat green roof, the proposed dwellinghouse would not appear any greater in height than the existing buildings to be removed'.

5.17 The Case Officer's report further notes that ***'It is acknowledged that the proposal would result in a larger dwelling in terms of internal useable floor area (384 sqm), when compared to the extant permission on site, however it is considered that the proposed dwelling would be appropriately sited and scaled in relation to the size of the plot. The design of the proposed dwelling would represent an enhancement to the site when compared with the existing buildings and would be a building of architectural merit and interest'.***

4. Beacon Hill Croft, Tower Road, Colgate (Appendix NJA/4)

5.18 At Beacon Hill Croft planning permission was granted by the Council on 12 March 2019 for the demolition of a number of outbuildings and the construction of a single storey dwelling

(DC/18/2613). Prior to this, planning permission had been granted for the conversion of the existing buildings to a dwelling (application reference DC/18/0249).

- 5.19 The Council accepted that the existing outbuildings at Beacon Hill Croft detract from the immediate surroundings and that the proposed dwelling will retain the size and scale of the former buildings to be converted as originally permitted. The Case Officer's report for application DC/18/2613 notes that the new dwelling is contained largely within the existing footprint and scale of the existing buildings and similar to the building envelope of the previous permission. It further notes that the proposed dwelling would lead to an enhancement of the immediate setting and the appearance of the site.

5. Lythmere, Grouse Road, Colgate (Appendix NJA/5)

- 5.20 Planning permission was granted on 18 December 2017 for the demolition of Lythmere including its garage, workshop and sheds and the construction of a replacement dwelling with detached car barn (DC/17/2387). The new dwelling had a larger floorspace than the existing however the Council raised no objection to the proposal in this regard and the Case Officer's report for the application states the following:

'The proposed dwelling would reflect the elements of the design and form of the existing dwelling, albeit there would be a considerable increase in footprint, bulk and massing, which includes excavation to the rear and to create a lower ground floor level. The increase in floorspace could be argued as being disproportionate to the existing, contrary to the objectives of Policy 28 of the HDPF. The additional accommodation would though primarily be achieved at lower ground floor level within a single storey side projection. It is though considered that no wider visual harm would result from this arrangement, the application site would be viewed as a large house on a large site surrounded by open fields. The proposed design approach would be appropriate for the location and the resulting building would not appear unduly prominent or unsightly'.

6. Springfield Farm Bungalow, Springfield Lane, Colgate (Appendix NJA/6)

- 5.21 Planning permission was granted on 19 October 2017 for the demolition of Springfield Farm Bungalow and the construction of a replacement dwelling (DC/17/1892). The planning application was a resubmission of a previously approved application for a

replacement dwelling (application reference DC/15/1160 and first amended by DC/16/0384).

- 5.22 The replacement dwelling was permitted in a different but more appropriate location on site than the existing dwelling and set back further into the site from Springfield Lane. The Case Officer's report for application DC/17/1892 notes that ***'Whilst the dwelling has been pushed further into the site than that previously approved and has resulted in a larger area of car parking to the front and a smaller rear garden area, it is considered that, subject to conditions relating to landscaping and boundary treatments, the re-siting is acceptable'***.

7. Greenfield Farmhouse, Charlwood Road, Ifield (Appendix NJA/7)

- 5.23 Planning permission was granted on 08 September 2017 for the demolition of the existing bungalow, Greenfield Farmhouse, and its replacement with a three-storey dwelling (DC/17/1517). The Case Officer's report notes that:

'Whilst the proposed works represent a large increase in the overall built footprint on the site, the increase of the

footprint of the dwelling in and of itself is not altogether significant. The replacement building will occupy a similar footprint as the existing house and will not require the alteration of any boundaries or access routes. As such, it is considered that given the extensive size of the host curtilage, this level of increase can be comfortably accommodated within the site. The dwelling would represent a significant increase in terms of height, bulk and mass to the existing bungalow, but this will not be noticeable beyond the boundaries of the site. It will also be seen within the context of large agricultural and storage buildings located 14m to the north within the holding. The presence of these buildings ensures that the scale of development, including the proposed garage/office building would not be unprecedented, or harmful to the immediate landscape. It is therefore deemed that on this occasion, the proposed development is compliant with Policy 28 of the HDPF, and is acceptable in principle subject to all other material considerations'.

- 5.24 In summary of the above cases, it is clear that the Council has permitted replacement dwellings larger than the original dwellings/buildings and also in a different location on site where

no harm would result to the visual amenities of the countryside landscape.

Sustainable Development

5.25 The proposal relates to redevelopment of a site where there is existing built form. It is therefore considered that the redevelopment of the site complies with the overarching principle of sustainable development in making good use of the land and by improving its appearance without encroaching upon undeveloped countryside. The effective use of land is specifically encouraged by the NPPF (paragraphs 123 – 127).

5.26 More generally, the NPPF sets out that there are three key objectives of sustainable development - economic, social and environmental. Each are addressed as follows:

a) an economic objective – the proposed development is sustainable economically by providing employment during the construction phase which supports the economic objective of sustainable development.

b) a social objective – whilst the proposal relates to the construction of a replacement dwelling, the new, modern

dwelling will provide a new home of much higher standard of design making a positive contribution to the supply of high quality homes within the District.

c) an environmental objective – the proposed dwelling will make good use of the site and there will be substantial environmental improvements with the demolition of buildings and the creation of a new dwelling. The new dwelling will also comply with modern building regulation requirements and as such it will be better insulated and more efficient than the existing dwelling in its use of resources and renewable energy may be incorporated into its design (please see the Energy and Sustainability Statement which accompanies this planning application). Ecology matters are appropriately addressed within this submission and overall, the proposal complies with the environmental objective of sustainable development.

6.0 LAYOUT, DESIGN & APPEARANCE

Design and Landscape

- 6.1 The NPPF sets out that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. Developments should be visually attractive and sympathetic to the local character of the surrounding area and should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (paragraphs 131 and 135).
- 6.2 In addition to the above, HDPF policies 32 and 33 set out the Council's criteria in respect of the quality and design of new development. Policy 32 requires a:
- 'High quality and inclusive design for all development in the District will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development'.***

- 6.3 Policy 32 also sets out criteria including (inter alia) the need for development to provide for a functional, accessible, safe and adaptable environment, that it should complement the local distinctiveness of the area and contribute to a sense of place.
- 6.4 In this respect, careful consideration has been given to the design of the proposed dwelling in order to respect the character of the site and its location within the AONB/National Landscape. The proposed dwelling is of a high quality of design and there is as such no conflict with the requirements of HDPF policy 32 or the intentions of the NPPF as described.
- 6.5 HDPF Policy 33 sets out the Council's 'Development Principles'. This policy is addressed as follows:

In order to conserve and enhance the natural and built environment developments shall be required to:

- 1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;***

6.6 The application site is already developed with a dwelling and a number of outbuildings. The proposal makes appropriate use of a site that is already developed without encroaching into the countryside landscape and the proposed development is wholly contained within the site boundaries. The replacement dwelling can be appropriately accommodated within the curtilage of the site which will retain its spacious feel and character. The proposal complies with criterion 1.

2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;

6.7 The site is separated from other neighbouring properties by substantial distances and as such, the proposal has no implications in respect of neighbouring residential amenities. The proposal therefore complies with criterion 2.

3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes

within and adjoining the site, including any impact on the skyline and important views;

6.8 The proposed replacement dwelling has been carefully and sympathetically designed to respect the character and appearance of the rural area. In this respect the proposed dwelling is of a traditional design with some modern design features including floor to ceiling windows. As a result and given the size of the site and boundary screening, the proposed dwelling will not have any adverse impact upon surrounding or important views. The proposal complies with criterion 3.

6.9 Importantly, there is also no conflict with HDPF Policy 30 which seeks to protect the High Weald AONB/National Landscape together with paragraph 189 of the NPPF. HDPF Policy 30 states that ***‘Development proposals will be supported in or close to protected landscapes where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes as well as any relevant cross boundary linkages’.***

6.10 For the reasons described, the site is well screened and the proposed replacement dwelling and garage will not appear more prominent to views within the AONB than the existing dwelling

and buildings on site. The proposal remains respectful of the special landscape qualities of the area and it will not appear as an unduly prominent structure within the countryside landscape. As such, no harm will result to the special landscape qualities of the AONB in accordance with HDPF Policy 30. For the same reasons, there is also no conflict with HDPF Policies 24, 25 and 26.

4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;

6.11 The proposal replacement dwelling is distinctive in its design and character and is of a siting and scale that is appropriate to the character of the area for the reasons described. The proposal complies with criterion 4.

5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;

6.12 The proposed dwelling is finished in stone with brick detailing and a tiled roof. These materials are appropriate to the rural character of the area and there is as such no conflict with criterion 5.

6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development;

6.13 This planning application is accompanied by an Arboricultural Report and associated plans which adequately considers the impact of the proposed development upon existing trees, including measures to protect trees during demolition and construction phases. The proposal complies with criterion 6 (and HDPF policy 31).

7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

- 6.14 The proposed dwelling is sited and designed to ensure that sufficient levels of natural light internally can be achieved and a high quality living environment will be provided for future residents. The proposal complies with criterion 7.

Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;

- 6.15 Parking is proposed in the form of private driveway parking comprising five parking spaces. Cycle parking and bin storage can easily be achieved within the site (bin storage is proposed on the driveway). The proposal complies with criterion 8.

9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area, and create visually attractive frontages where adjoining streets and public spaces, including appropriate

windows and doors to assist in the informal surveillance of public amenity areas by occupants of the site;

- 6.16 The proposed dwelling will be secure and there would be no conflict with criterion 9. There would also be no conflict with criteria 10 and 11 below,

10. Contribute to the removal of physical barriers; and,

11. Make a clear distinction between the public and private spaces within the site.

- 6.17 The proposal raises no implications in respect of the above criteria and overall, it fully conforms with the provisions of HDPF policy 33.

Renewable Energy and Sustainable Construction

- 6.18 The proposed dwelling has been carefully and specifically designed to ensure that it is environmentally sustainable in its construction and future occupation. The dwelling will be constructed to the highest insulation standards and it will have

an electric vehicle charge point. Details of energy conservation and carbon emissions, water resource management, flood risk and surface water management, ecology and biodiversity, materials selection and future needs are set out within the Energy and Sustainability Statement. This demonstrates that the proposal complies with the NPPF and HDPF policies 35, 36 and 37 in respect of sustainable design and construction.

Ecology and Biodiversity

6.19 NPPF paragraph 185 requires the protection and enhancement of biodiversity and geodiversity. Paragraph 186 states that when determining planning applications, local planning authorities should avoid significant harm to biodiversity which should be adequately mitigated or, as a last resort, compensated for. Development should not result in the loss of deterioration of irreplaceable habitats unless there are wholly exceptional reasons and a suitable compensation strategy exists. Similarly, HDPF policy 31 requires the protection and enhancement of biodiversity.

6.20 This planning application is submitted with an Ecological Appraisal Report which provides an ecological evaluation of the

site and area and sets out recommendations, mitigations and enhancements with bat surveys to be submitted.

6.21 The submitted information demonstrates that the proposed development appropriately considers ecological issues and complies with the relevant provisions of the NPPF and HDPF policy 31.

7.0 ACCESS AND CAR PARKING PROVISION

vehicles to park (and turn) and there is as such no conflict with HDPF Policy 41.

- 7.1 The NPPF sets out at paragraph 116 that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.2 HDPF Policy 40 requires (inter alia) new development to be appropriate in scale to the existing transport infrastructure. Development should also minimise the distance people need to travel.
- 7.3 Just one replacement dwelling is proposed which will not generate additional volumes of traffic above that of the existing dwelling and long established residential use. There would as such be no adverse impact upon the existing road network or transport infrastructure and the proposal complies with HDPF Policy 40.
- 7.4 In respect of car parking, HDPF Policy 41 states (inter alia) that adequate car parking must be provided within new developments. The proposal includes space for multiple

8.0 CONCLUSIONS

- 8.1 This Statement supports the proposal for demolition of Pinewood and the construction of a replacement dwelling (which will be a self-build dwelling).
- 8.2 This Statement demonstrates that the proposed replacement dwelling is compliant with the aims of the NPPF and relevant policies of the HDPF. In particular, the proposed replacement dwelling will not appear disproportionately larger than the existing dwelling and buildings to be removed and no harm will result to the visual amenities of the countryside landscape, including the special landscape qualities of the AONB/National Landscape.
- 8.3 There will also be no harm caused to neighboring residential amenity, the access and car parking arrangements are appropriate and this submission appropriately addresses matters of biodiversity and trees. The proposed dwelling is also of a highly sustainable design and construction.
- 8.4 The proposal is an acceptable form of development within the countryside and which it is demonstrated complies with the

provisions of HDPF policies 26 and 28, together with HDPF policy 30 in respect of the protection and enhancement of the AONB/National Landscape.

- 8.5 It is concluded that the proposal complies with the elements of sustainable development in all respects. Therefore, in accordance with NPPF paragraph 39, planning permission should be granted.