

PLANNING, DESIGN AND ACCESS STATEMENT INCLUDING HERITAGE

Application address

Stable Barn, Lock House, Lock Lane, Partridge Green, RH13 8EG

Description

New build development of an 8 bedroom 'super' holiday cottage.

Relevant planning History

Planning and listed building consent granted 2025 for the conversion of the Grade 2 listed Lock House to 3 No. dwellings and the conversion of an existing garage/flat to a further dwelling by DC/25/0037 and DC/25/0038

Planning and listed building consent granted 2025 for the conversion of the existing tennis pavilion and the existing garden store into 2 No. holiday let dwellings by DC/25/0359 and DC/25/0360.

Planning consent granted January 2015 by DC/14/2134 for new stable block on land adjacent to second gates at Lock House. The Planning Officer assessed the scheme against the Horsham District Planning Planning Framework 2015, which remains the applicable Local Plan and the Officer in his delegated report states:

Design and appearance

The proposed stable building would be located within the formal grounds of the main dwellinghouse but there would be considerable separation. The location of the building and surrounding mature trees and hedges mean the building would not be seen in association with the adjoining listed building, with the proposed building appearing as a visibly detached outbuilding which would not harm the setting of the Grade II listed building. The proposed design is considered to be in keeping with its location, with the surrounding screening sufficient to ensure the resultant building would not be unduly dominant in this countryside setting.

Impact on neighbouring amenity

It is considered that as a result of the separation from adjoining boundaries, the presence of adjoining vegetation screening and the ancillary nature of the stables the proposed development would not materially harm amenity for occupants of neighbouring dwellings or result in harmful demand for travel to and from the site. The proposal would therefore comply with Policy 33.

The consented building has a frontage onto the driveway of 25m, a depth of 14m, a height to the eaves of 3.2m and a ridge height of 7.2m

Site and surroundings

The application site is located outside the built-up boundary of Partridge Green. The proposed site is located 250m down the driveway from the listed building and 300m up the driveway from the original gate house.

The application site lies to the north east of the listed building. It is completely screened from the listed building by dense vegetation including rhodendron, oak, scots pine, cedar and laurel trees and shrubs.

The application site is also screened from the original gate house by the mature vegetation on the drive including a row of mature lime trees.

The proposed building would have very little effect in terms of dominance on the existing countryside setting to which its sits adjacent with ancient woodland to the west and north, and the tree lined drive to the south.

There is a public footpath which runs behind the proposed building.

Access to the proposed building already exists on the existing main drive from the private Lock Lane.

Detailed description

The application seeks planning permission for a new holiday let unit. It is designed with an open plan large sitting room/ dining room/ kitchen for large group get togethers such as family group weekends away or friend groups.

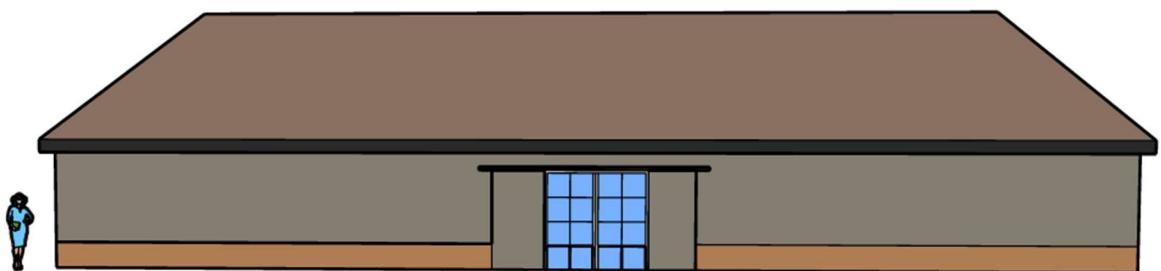
Accessed externally from the landscaped courtyard there are 8 identical ensuite bedrooms as well as a gym for guests and 2 spa treatment rooms. The courtyard will accommodate a swimming pool with integrated hot tub.

The unit is specifically designed as a holiday let unit focussed on large group single hire. It will not be available for hire on a sub-divided basis ie. Rooms only and a planning condition limiting occupation to one group is acceptable.

The proposed building has the same frontage to the drive of 25m as the previously consented stable block. The return legs are 25m to the drive like the consented stables but with an eaves height of 2.8m and a ridge of 5.8m considerably lower than the consented stables at 3.2m eaves and 7.2m ridge.

The building will have a brick plinth base up to 600mm above ground and then waney edge larch cladding with a clay tiled roof. Only one window is visible from the drive which will take the form of a curtain glazed opening with large sliding barn style timber doors to cover, with all other windows looking into the courtyard.

The location of the building forming part of the Lock House estate, developed to a very high quality with air conditioned rooms heated and cooled by air source heat pumps, marble tiled bathrooms, high quality furnishings and a barn style reception room together with facilities including a swimming pool, hot tub, gym, spa treatment rooms and bike use create the only new 'super' holiday cottage to be built in the area.





Principle of the proposed use

The application proposes tourist accommodation in the form of a holiday let unit. The Horsham July 2016 Hotel and Visitor Accommodation Study showed potential for the development in rural areas of boutique self-catering properties and large 'super' cottages that can cater for family and friend get togethers, celebrations and house parties.

At the time of the survey in July 2016 there was only one 'super' cottage. The report states:

3.6.3. Holiday cottage letting agencies reported strong demand for large 'super cottages' that are accessible to the London market for family and friend get togethers and celebration weekends, and a general shortage of suitable properties to satisfy this market. They also reported strong demand for holiday cottage complexes with leisure and for luxury, 5 star and boutique self-catering properties, and a shortage of wheelchair-accessible properties. All of the letting agencies that we spoke to are looking for additional properties in and around Horsham District and in the South Downs National Park.

Since 2016 there have been many planning applications within the district for holiday let units. However almost all applications have been for small accommodation being studios and 1 bed units often from the conversion of outbuildings rather than a dedicated holiday let unit with leisure facilities meeting the travel needs of the group market seeking the 'super' cottage.

The proposal will enhance the offer of recreation and tourism facilities and will actively promote the enjoyment of the local countryside in line with policy 10. It will help to support local businesses such as pubs, shops and attractions by bringing visitors into the area. These businesses and attractions will be advertised in the welcome pack provided to guests upon arrival.

The proposal would promote tourism and result in recreation based rural diversification by assisting in the diversification of Lock House estate Farm that would directly benefit the local economy, whilst contributing to the enhancement of the character of the countryside in accordance with policy 11.

The proposed unit would also provide level access and at least 2 accessible rooms for wheelchair access, again a feature lacking in the holiday let local market.

The proposal is considered to be an appropriate scale and design for its countryside location. The applicant seeks to provide a quiet retreat experience where guests can connect with nature and explore the countryside using the extensive public right of way network surrounding the site. A rural environment for this type of provision is essential in line with policy 26. The proposal is also considered to perform the three roles of sustainability as defined by the NPPF. In respect of the social pillar of sustainable development, the nature focused approach to the proposal helps visitors

to develop a greater appreciation of the natural environment and its wildlife and habits. The applicant's educational access provides the opportunity to engage with the general public and inform all age groups about countryside stewardship. In terms of the environmental pillar of sustainable development, the proposal will provide revenue for the Lock estate with its listed building. With regard to the economic pillar, the proposal will create a business that will generate income streams throughout the year. The proposal will also directly benefit other local businesses as guests will spend money in the local area.

Local visitor attractions

<i>Place of Interest</i>	<i>Type</i>	<i>Travel Time</i>
Knepp Estate re-wilding	Countryside activity	30mins walk
Green Man	Drinking/dining	30mins walk/ 5 mins drive
Fountain Inn	Drinking/dining	40mins walk/8 mins drive
Downs Link	Cycling/walking	6mins cycle
Southwater Country Park	Cycling/boating	25mins cycle
Chanctonbury Ring	Cycling/walking/historic	1hour cycle/ 15mins drive
Steyning	Historic Town	10mins drive
Horsham	Market Town	15mins drive
Goodwood	Horse Racing/ Car shows	40mins drive
Gatwick Airport	Travel	30mins drive
Hassocks Railway	Travel	15mins drive

Surrounded by the existing PROW and roads, this list of local attractions shows the location to be sustainable for the proposed use and attractively located as a tourist destination.

The business plan

The holiday lodge created will be marketed to tourists to the Horsham area seeking a short leisure stay form of self-catered accommodation for their family or group.

Dedicated agencies such as Kate and Toms will market the property to groups seeking the 'super' cottage, exclusive use large group accommodation. Local agencies such as the short let department at Henry Adams will also market the property.

The attraction of the accommodation stems from its high specification and furnishing, good management and cleaning, strong marketing and its countryside setting close to the excellent pubs in Partridge Green, Ashurst and Dial Post. Close to the Knepp re-wilding project. With safe pedestrian and cycle access onto the Down Link which links up with the South Down's Way or travelling in the opposite direction to Horsham Town Centre.

There are several local examples of successfully operated holiday homes in the area and this unit will add to this facility. However, there is no dedicated holiday 'super' cottages.

Stays will be a minimum of 3 nights at weekends being Friday-Sunday night inclusive and 4 nights mid-week being Monday-Thursday night inclusive. Prices will be set so the 4 night mid-week stay will be priced at the same level as the 3 night weekend stay with rates from £3,600 per stay for exclusive use of the property.

Occupancy will be projected to stabilise at 70%.

Servicing will include an end of stay clean and linen change with a welcome grocery pack for the new guests. A dedicated guest host will meet guests on arrival and take them through the features of their accommodation and advise on the local attractions. The host will be on site for any guest issues during their stay. The host can organise local caterers to provide catered dinner parties for the guests and for local therapists to provide spa treatments. Local trainers would take out groups seeking a wellness break. Local vineyards would run wine tasting evenings for guests wanting to try the local Sussex wines.

Relevant planning policies

The National Planning Policy Framework (NPPF) Horsham District Planning Framework (2015): Policy 1 - Strategic Policy: Sustainable Development Policy 2 - Strategic Policy: Strategic Development Policy 3 - Strategic Policy: Development Hierarchy Policy 7 - Strategic Policy: Economic Growth Policy 10 - Rural Economic Development Policy 11 - Tourism and Cultural Facilities Policy 25 - Strategic Policy: The Natural Environment and Landscape Character Policy 26 - Strategic Policy: Countryside Protection Policy 31 - Green Infrastructure and Biodiversity Policy 32 - Strategic Policy: The Quality of New Development Policy 33 - Development Principles Policy 35 - Strategic Policy: Climate Change Policy 41 - Parking Policy 42 - Strategic Policy: Inclusive Communities Policy 43 - Community Facilities, Leisure and Recreation West Grinstead Parish Neighbourhood Plan (2019-2031)

Planning assessment

Principle of Development:

Policy 11 of the Horsham District Planning Framework (HDPF) states that measures which promote tourism and enhance local cultural facilities, including recreation based rural diversification, will be encouraged. Any development should be of a scale and type appropriate to the location, and should increase the range, or improve the quality of accommodation, attraction and experiences, for tourists, day visitors, business visitors, and residents in the District. Support will particularly be given to proposals which: reinforce the local distinctiveness and improve existing facilities; focus major tourism and cultural facilities in Horsham town centre; seek to ensure that facilities are available within the towns and villages in the district and are in keeping with their relationship with the urban area and countryside around them; develop the opportunities associated with rural diversification and rural development initiatives, particularly when they assist farm diversification projects, benefit the local economy, or enable the retention of buildings contributing to the character of the countryside; and do not result in the loss of a cultural resource.

Policy 10 of the HDPF states that sustainable rural economic development and enterprise within the District will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities. In the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity will be supported in principle. Any development should be appropriate to the countryside location and must: contribute to the diverse and sustainable farming enterprises within the District, or in the case of other countryside based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment of, the countryside; and either be contained wherever possible within suitably located buildings which are appropriate for conversion or, in the case of an established rural industrial estate, within the existing boundaries; or result in substantial environmental improvement and reduce the impact on the countryside particularly if there are exceptional cases where new or replacement buildings are involved.

Policy 26 of the HDPF states that outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria: support the needs of agriculture or forestry; enable the extraction of minerals of the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas. In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located.

This application proposes use as a short-term holiday-let. Policy 11 of the HDPF encourages measures which promote tourism and requires, amongst other matters, that development be of a scale and type appropriate to the location. The proposal would make a modest contribution toward the provision of visitor accommodation within the District providing 'super' cottage accommodation whose availability is limited within the District, and the proximity of the site to the footpath network in particular the Downs Link and access to the South Downs may create a demand for the accommodation from tourists. It is considered that the proposal would align with Policy 11, subject to an appropriate condition to restrict holiday-use only. The proposal is designed to specifically provide for holiday let accommodation and not designed for independent living, the scale of the accommodation is modest, and the siting would utilise the existing access arrangements for the main dwelling. In policy terms, the principle of the proposal should be supported. The accommodation would provide a new building of comparable scale and siting to the consented stable block, providing for quiet informal recreational use. The site is well located for access to the Public Right of Ways, The Downs Link and the South Downs National Park. The proposed use, the minimal effect on the countryside setting due to screening and the scale of the accommodation, would not be expected to result in a significant increase in the level of activity in the countryside. The site has an established vehicular access and a suitable parking area.

For the reasons outlined, the proposal is considered to accord with Policies 7, 10, 11 and 26 of the HDPF. Design and Appearance: Policies 25, 32 and 33 of the HDPF promote development that is of a high quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance. The proposal seeks to use the consented stable block as a holiday-let. Amenity Impacts: Policy 33(2) of the HDPF states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties. The proposal has no effect on neighbouring properties. Minimum distances of approximately 250m would be preserved between the application building and neighbouring residential properties. While the proposal would increase the frequency of traffic movements and the general activity at the site, given the small scale of the building and the anticipated use, which would likely be similar in nature to the surrounding residential uses, it is not considered that the proposal would result in sufficient harm to neighbouring amenities to justify a reason for refusal. The proposals are therefore considered to be acceptable on amenity grounds, in accordance with HDPF Policy 33(2). Policy 41 of the HDPF promotes development that provides safe and adequate access, suitable for all users. The proposal would not alter access arrangements at the site, with sufficient space on the site of the host dwelling to accommodate the anticipated parking demand for a holiday let. The proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal. It is therefore considered that a sufficient amount of parking would be provided, with no impact upon the function

and safety of the highway network, in accordance with Policy 41 of the Horsham District Planning Framework (2015).

Traffic Impact assessment

A traffic impact assessment has been prepared for the proposed holiday lodges.

Total daily trips increase by 4 movements a day with no change in AM or PM Peak. As such it is considered that the proposals should not have a material adverse impact on the local highway network in terms of either capacity or safety. This level of traffic is also so low as to not be noticeable against normal daily traffic fluctuations.

This Transport Statement demonstrates that the development will not have an unacceptable impact on highway safety and the residual cumulative impact of the development are not severe in transport terms, consequently the planning application should be supported by the Council on transport grounds.

Water Neutrality

A water calculation in accordance with Buildings Regulations Part G has been carried out and confirms that the proposed dwellings will achieve a water consumption of 84.45 litres per person per day, which includes an allowance of 5 litres per person per day for external water usage.

Using the Part G water consumption figure of 84.45 litres per person per day and the census-based development population of 3.09 at 70% occupancy it is estimated that the mains water demand per day for the proposed development can be reduced to 182.67 litres per day.

The existing proposed conversion of Lock House per planning consent DC/25/0037 has a baseline accepted use of 1,783.3 litres per day and a proposed use of 1,223.2 litres per day based upon 110 litres/person per day. The existing consented use leaves a water credit of 560.1 litres per day.

The proposed conversion of 2 No. buildings to holiday lets per planning consent DC/25/0359 uses 334.95 litres per day leaving a remaining water credit of 225.25 litres per day.

The development therefore results in a remaining water credit of 42.5 litres and is water neutral based on the accepted baseline use of consent DC/25/0037. However on the basis of actual metered water baseline use a water credit remains of 1,161.56 litres per day so the proposal on either basis is water neutral.

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone. The proposal falls within the Sussex North Water Supply Zone and would not increase the level of water abstraction than the site presently generates. A water neutrality statement has been prepared that demonstrates the water neutrality of the

proposal. The granting of this permission would not materially alter the quantum of development, nor cause any strain on local water resources over and above that of the current use. For this reason, the Local Planning Authority should consider the proposal water neutral, and as such should not consider that the proposal would adversely affect the integrity of the Arun Valley SAC, SPA and Ramsar sites. The grant of permission would not therefore run contrary to policy 31 of the HDPF, NPPF paragraph 180 or the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Effect on setting of the listed building

GPA3 Assessment In assessing the effect of the proposed development on the setting and significance of Lock House, Listed grade II, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations, with regard to these specific proposals:

- Development of holiday lodge on stable site
- Car parking Relevant Considerations

Relevant Considerations

Proximity of the development to the asset	The site is 250m north east of the listed building
Proximity in relation to topography and watercourses	The land slopes down to the north East so the site sits approximately 5m below the listed building. There are no watercourses.
Position of development in relation to key views	Key views to the listed building are from the south and west. Very limited views of the listed building exist from the north and east through the tree line. The east elevation of the listed building is viewed only closely on approach from the drive and is otherwise hidden by the tree line. The west views are hidden. The site itself is completely screened by a mature hedgerow and trees so has no impact on key views.
Orientation of the development	The development is orientated to the south.
Prominence, dominance and conspicuousness	The development is concealed by mature vegetation and is not prominent, dominant or conspicuous.
Competition with or distraction from the asset	The proposed development will not compete with the listed building in scale, mass, extent or use. No separate garden areas will be created for the development proposed and no domestic paraphernalia will be introduced. Car parking will be provided on existing grassed areas with grasscrete permeable surface.
Dimensions, scale, massing, proportions	The dimensions, scale, massing and proportions of the proposed development are limited.
Visual permeability	There is no visual permeability between the site and the existing buildings.

Materials and design	Materials and design can be subject to later approval.
Diurnal or seasonal change	No particular issues are anticipated in respect of diurnal or seasonal change.
Change to built surroundings and spaces	Limited change occurs to built surroundings
Change to general character	The change to the general character of the setting will be very small

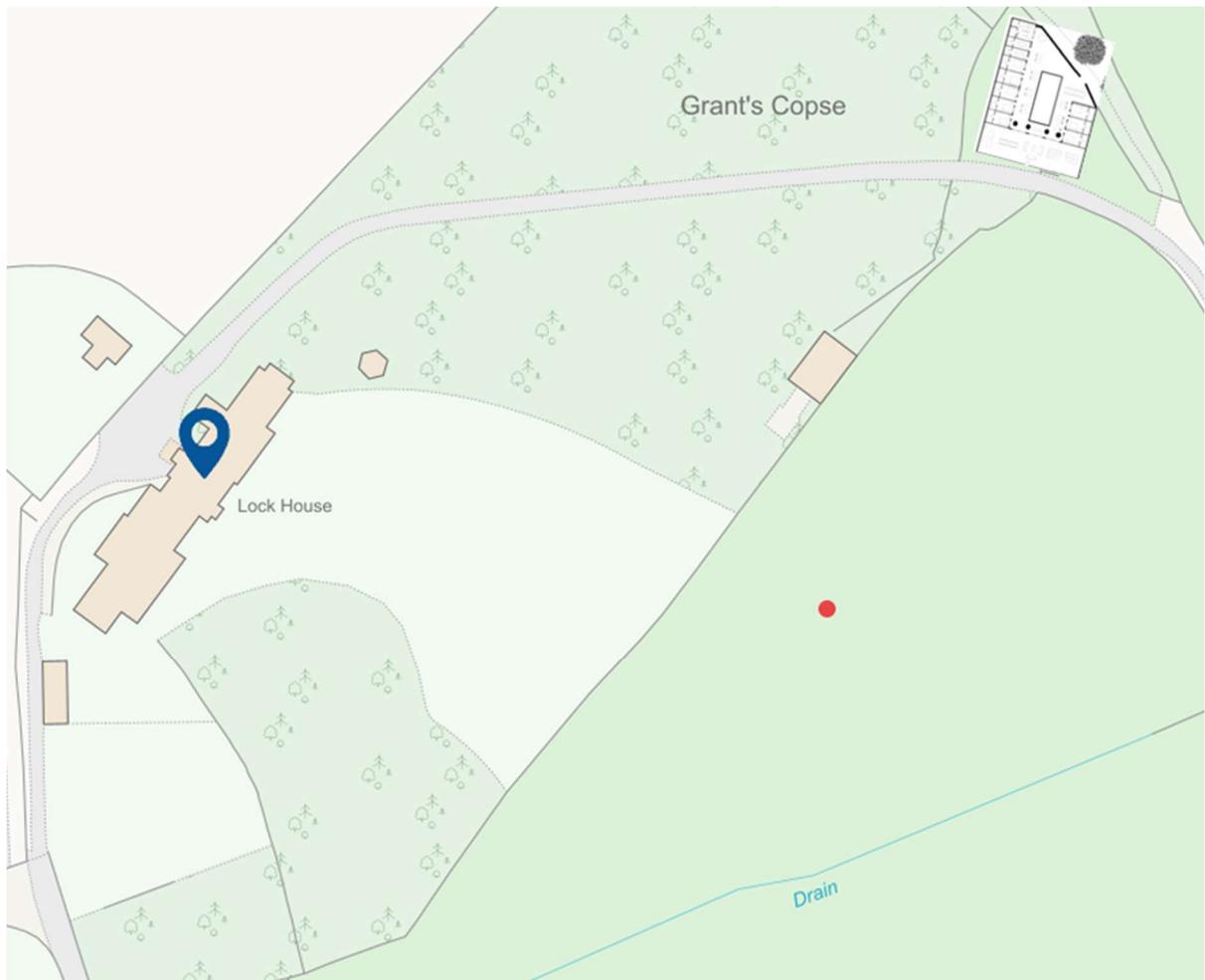
In accordance with the assessment the proposed development has no impact or generates no harm to the setting of the listed building.

No residential paraphernalia due to the holiday let use will be generated by the proposals.

car parking will be provided using grasscrete permeable paving on existing grassed areas for the units.

Accordingly, no harm to the listed building is created by these proposals.

The proposed site plan is set out below and this shows the existing screening of the site by the existing vegetation and the limit on the countryside setting from the screening provided by Grant's Copse. The proposed site does not feature in any Key views of the listed building.



Communal facilities

A new communal bin store just inside the back gates will be built as approved under DC/25/0037 to store refuse bins which are collected weekly from the back gates.

The main driveway from Lock Lane will be the access into the estate for all the residents.

The residents will also have a communal bike store located in the existing stone store with the oil tanks giving direct access onto the bridleway.

The Tennis Court and Orchard will be a communal garden for the enjoyment of all occupants.

Conclusion

The proposed development provides a valuable tourism facility providing the 'super' holiday cottage experience in a rural location without negatively impacting on the neighbouring listed buildings setting nor effecting water neutrality or causing traffic impact.

In policy terms it is considered that the principle of the proposal should be supported. The accommodation would provide for quiet informal recreational use while enabling a low-key form of sustainable development of the rural area. The site is well located for access to public footpaths and will make use of a previously consented site. The scale of the accommodation would not be expected to result in a significant increase in the level of activity in the countryside or have a significant impact on the landscape of the countryside. The site has established vehicular access and ample parking area. For the reasons outlined the proposal is considered to accord with Policies 7, 10, 11, 25 and 26 of the HDPF