

**Design and Access Statement**  
**Change of use from residential to commercial**  
**to allow for a shepherd's hut for holiday use**

at

Rose Cottage  
Bakers Lane  
Shipley  
Horsham  
West Sussex  
RH13 8GF

Jennifer Winter  
Property Owner  
December 2025

# Design and Access Statement for Rose Cottage

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# Design and Access Statement for Rose Cottage

## Introduction

This Design and Access Statement has been prepared in support of a full planning application proposing a change of use of land to allow for the siting of a shepherd's hut, sauna and hot tub for commercial holiday use at Rose Cottage.

The Design and Access Statement sets out the relevant background to assist Horsham District Council (HDC) in its determination of the planning application. The statement includes a description of the site and its surroundings, relevant planning history, details of the proposed development, a summary of the planning policy context, and an appraisal of the scheme against all relevant planning considerations.

The application is supported by this Design and Access Statement and the following documents and plans:

- Planning Application Form and Ownership Certificate
- CIL Additional Information Form
- Location Plan
- Site Plan
- Site Plan As Proposed
- Elevations
- Floor Plans
- Streetscape
- Protected Species Walkover Assessment
- Water Neutrality Statement

# Design and Access Statement for Rose Cottage

## Background

### Application site

Rose Cottage is comprised of 3 title parcels that together form approximately 0.2 ha of land within the Parish of Shipley and within the District of Horsham. Jennifer Winter has owned and lived in Rose Cottage since February 2000. She has contributed to the local community over the past 25 years. In 2012 Jennifer and her husband purchased The George & Dragon Public House to prevent closure of the pub, and extensively developed the pub in 2021 to support the long-term financial viability and survival of this ancient pub. In 2024 the George & Dragon pub was sold to a local family, and the proceeds were used to purchase The Bax Castle to support the survival of another local country pub.

The site is comprised of 2 areas: the area on which the residential house, garage and garden are situated, and a second area on the north side of the drive. It is proposed that the shepherd's hut, sauna and hot tub would be sited on the second area in a fenced off plot of approximately 0.043 ha which incorporates an existing parking space for use by the shepherd's hut guests.

Access to the site is from Bakers Lane, which is approximately 0.5 miles from the A272. The site lies in Dragons Green, a small hamlet of houses and the George & Dragon pub, between the rural village of Shipley (2 miles to the south) and the settlement of Southwater (3 miles to the north east). Southwater is classified as a category 2 'Small Town /Larger Village' in the HDC Settlement Hierarchy. Local shopping facilities can be found in Southwater. The larger town of Horsham lies approximately 7 miles to the north east.

The site lies within a network of lanes and public rights of way. It is a short walk from Rose Cottage to footpaths that link to the facilities and pubs in Shipley and Southwater. The network of quiet rural lanes and footpaths around Rose Cottage is widely used by cyclists, horse riders and walkers.

The site is well located in proximity to popular local visitor attractions and facilities including those in the table below. Whilst users of the site would benefit from a quiet, rural location, its proximity to amenities and attractions support the sustainability of the development.

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Place of interest	Type	Distance from Rose Cottage
Albourne Estate	Vineyard, winery	9 miles
Amberley Castle	Historic castle	10 miles
Amberley Museum	Museum	10 miles
Arundel	Interesting town	13 miles
Arundel Castle	Historic castle	13 miles
Bax Castle pub	Dining, drinking	2 miles
Bolney Estate	Vineyard, winery	7 miles
Bramber Castle	Historic landmark	9 miles
Bramber St Mary's	Gardens, house	9 miles
Brighton	Interesting town	16 miles
Chanctonbury Ring	Historic landmark	7 miles
Christ's Hospital railway station	Transport	4 miles
Cissbury Ring	National Trust	10 miles
Countryman pub	Dining, drinking	2 miles
Dalesdown	Events, outdoor activities	4 miles
Devils Dyke	National Trust	12 miles
Ditchling Beacon	National Trust	14 miles
Downs Link trail	Cycling, horse riding, walking	2 miles
George and Dragon pub	Dining, drinking	2 minute walk
Golding Barn Raceway	Moto cross	9 miles
Goodwood Motor Circuit	Motor racing	19 miles
Goodwood Racecourse	Horse racing	18 miles
Horsham	Interesting town	5 miles
Horsham Museum	Museum	5 miles
Horsham railway station	Transport	5 miles
Kinsbrook Estate	Vineyard, winery	4 miles
Knepp Castle Estate	Rewilding, safari, dining, drinking	3 miles
Lavington Common	National Trust	12 miles
Leith Hill	National Trust	12 miles
Leonardslee	Gardens	5 miles
Midhurst	Interesting town	16 miles
Midhurst Cowdray Park	Events, golf, outdoor activities	16 miles
Nymans	National Trust	11 miles
Parham	Gardens, house	8 miles
Passies Pond	Fishing	10 miles
Petworth	Interesting town	10 miles
Petworth House and Park	National Trust	10 miles
RSPB Adur Estuary	Nature wildlife	12 miles
RSPB Pulborough Brooks	Nature, wildlife	7 miles
Saddlescombe Farm	National Trust	11 miles
Newtimber Hill		
Selsey Arms pub	Dining, drinking	2 miles
South Downs	Walking, nature, wildlife	7 miles
South Lodge Hotel	Dining, drinking, spa	5 miles
Southwater Country Park	Outdoor activities	3 miles
Steyning	Interesting town	8 miles
Sumners Ponds	Fishing, dining, drinking	2 miles
Wakehurst	National Trust	13 miles

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### Environmental designations

The site of the proposed shepherd's hut is not located within a designated Flood Zone 1 in the Environment Agency's floor maps for planning and therefore there is a low risk of flooding. The site is predominantly flat and levels would not be impacted by the development.

There are no designated habitats covering the site. The site lies outside of the Green Belt, the Surrey Hills AONB and the South Downs National Park.

The main residential dwelling is not listed.

The planning history at Rose Cottage comprises the following applications, all of which were permitted:

- SP1345/SP/77 14 November 1977 for building of a rear extension two-storey extension.
- SP/9/79 1 March 1979 for building of a double garage.
- SP/16/85 7 May 1985 for building of a single storey extension.
- SP/11/96 19 March 1996 for building of a conservatory, detached double garage with log store.

Planning applications for the immediate residential neighbours of Rose Cottage include the following applications, all of which were permitted:

Nightingales, Bakers Lane, Shipley, Horsham, West Sussex, RH13 8GF.

- DC/18/1338 22 June 2018 Erection of a part single storey part two storey rear extension and single storey side extension.
- DC/19/0924 30 April 2019 Erection of a two storey rear extension.
- DC/19/1643 13 August 2019 Replacement of a single storey detached outbuilding (Certificate of Lawful Development – Proposed).

Bacon Cottage, Bakers Lane, Shipley, Horsham, West Sussex, RH13 8GF.

- DC/25/104 30 June 2025 Erection of a two-storey side extension and front porch. Alterations to and insertion of windows and doors.

2 Korea Villas, Dragons Lane, Dragons Green, Horsham, West Sussex, RH13 8GE.

- Erection of a single storey side and rear extension and construction of front entrance gates/walls.

Planning applications for the development of the neighbouring George and Dragon pub, Dragons Lane, Dragons Green, Horsham, West Sussex, RH13 8GE were permitted.

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### Proposed Development

Planning permission is sought to allow for the siting of a shepherd's hut for holiday let together with associated landscaping at Rose Cottage. The proposal would include the siting of a shepherd's hut sauna and a cedar wood fired hot tub for guest use.

Photographs are included in the Appendix as follows:

- Land taken from the east
- Land taken from the west
- Shepherd's hut for living accommodation
- Shepherd's hut for sauna
- Cedar wood fired hot tub

The location has been proposed to enable guests to enjoy the view across the fields to the east and west and the woods to the north. Users would experience the tranquility of a quiet and private rural location, with good access to nearby footpaths, country walks and tourist attractions.

### Structures

The shepherd's huts and cedar hot tub are considered appropriate design for the rural setting. The shepherd's huts would sit on top of an iron wheel set, highlighting the temporary nature of the shepherd's huts. The design of the shepherd's huts would be as shown in the photos, elevations and floor plans.

The shepherd's huts are built using modern timber frame house techniques. The 75mm timber frame is wrapped in breather membrane and insulated with PIR insulation 50mm thick all the way round the walls, floors and ceilings. The internal walls are clad with sustainable pine tongue and groove boards. The external walls are clad with corrugated metal.

The shepherd's huts would be manufactured by Holmes Hill Shepherd's Huts, based in Lewes, East Sussex. This manufacturer was selected to support a small local manufacturer rather than a large national supplier.

The shepherd's hut would be rented out for two persons, comprising of king size bedroom, bathroom and kitchen with dining area. The veranda with overhanging roof would provide an outdoor seating area.

The shepherd's hut sauna comprises the sauna with heater, hot coals and benches. The changing area includes a bench with storage boxes underneath and hooks.

The cedar hot tub is clad in wood and steel, with a steel log burning unit, in keeping with the rural setting and surrounding oak trees.

### Landscaping

The proposed landscaping would include a post and rail fence to provide a separate private garden area for the holiday let. The fence would be wired to make the garden area dog-proof so that guests could bring their dogs.

A small area of hard standing under each of the wheels of the shepherd's huts would be required to house the shepherd's hut. These pads and the whole of the proposed garden area for the holiday let would be sown with grass seed, sympathetic to the rural setting.

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The main public view of the site would be from Bakers Lane to the west. The site is not visible to the public from north, south or east. The scale of the development would be modest and would not be seen as any more incongruous than a typical farm or equestrian building such as a field shelter. The proposed landscaping will soften the appearance of the structure, forming a fenced off garden area, with hedges around the inside of the fence to provide privacy for guests.

Currently the site has large old oak trees dotted across the area. These oak trees would be left as they are; no trees would be removed or changed. Native hedge species would be planted inside the fence around the entire perimeter of the garden area. Shrubs and trees would be planted around the garden area.

As such we consider there would be no harmful visual impact on the rural setting.

### Access

Guests would arrive in Bakers Lane, a quiet rural lane with little traffic. The holiday let would be accessed directly from Bakers Lane, with the existing parking space being just off the lane. Visitors would be encouraged to use the public right of way network wherever possible through the provision of local maps to reduce vehicle trips to and from the site.

### Parking

An existing parking space of hard standing crushed concrete would be available for one guest vehicle inside the holiday let parking area.

Cycle parking for 2 bicycles would be available in the Rose Cottage garage.

### Neighbourhood

Rose Cottage does not have close residential neighbours who would be impacted by the holiday let. It has Shipley Scout Hut opposite, Bacon Cottage (approximately 0.1 miles) and the George & Dragon pub (approximately 500 yards). The applicant who lives in Rose Cottage is the closest resident to the site and will have a 24-hour presence. This means that they would be aware of activities taking place at the site and will ensure that any nuisance is dealt with.

Measures to ensure that the amenity of the local area is not comprised would include:

- An "outside lights-off" policy would be in effect from 23.00 hours to 09.00 hours.
- A "low noise policy" would be in effect from 23.00 hours to 0900 hours.
- Use of the barbeque would be prohibited beyond 22.00 hours.

### Energy

Rose Cottage has two single phase electric supplies that are adequate to supply the shepherd's huts. The shepherd's huts are fully insulated to minimise heat loss. The shepherd's hut is heated by cast iron log burning stove and electric towel rail.

The cedar hot tub would be wood-fired rather than electric. The wood-fired is a more eco friendly option because it is heated only for 2 hours before and during the period of use, whereas electric fired versions are switched on constantly.

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### Water

The Hydrogeological and Water Neutrality Assessment by B.A. Hydro Solutions Ltd concludes that the water well installed at Rose Cottage provides a water neutral abstraction and will not affect the integrity of the Arun Valley protected sites in accordance with guidance as provided within the Natural England Position Statement (2021).

The shepherd's huts would be supplied with potable water from the well that supplies water to the residential property. The water is analysed every 6 months to ensure safety of the water for drinking.

A connection to mains water has been retained to provide emergency water supplies if the water well could not supply water, such as during a power cut.

### Waste

Waste water and sewage would be disposed of in the existing sewage treatment plant used by Rose Cottage.

Rubbish generated by guests would be added to the wheelie bins that are collected by HDC.

Hazardous cleaning products and hot tub maintenance products would be stored in a locked cupboard in the garage.

### Fire

There is a fixed air vent, integral heat shield around the stove and carbon monoxide alarm. The flue pipe is twin wall from the stove to the chimney cap.

The shepherd's huts would be fitted with the necessary fire detection, prevention and fighting equipment, including heat and smoke alarms, fire blanket and fire extinguishers.

The water well will provide water near the shepherd's huts to fight fires.

### Ecology

AERC Ltd conducted a Protected Species Walkover Survey as detailed in their report provided with this application. The report summarises that:

"The habitats identified onsite are common and widespread. The grassland, which will be impacted by the proposed development, holds low ecological value. Scattered oak trees have higher ecological value, however these are to be retained. There is deciduous woodland priority habitat adjacent to the north of the site.

No further surveys are required, unless plans change to include removal of any trees.

Recommendations to avoid ecological impacts are detailed in Section 6 of this report. These include, but are not limited to, minimising and controlling lighting, following good building practice to prevent entrapment, protection of the adjacent woodland, and use of above-ground surfacing only."

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All recommendations made in Section 6 would be followed, as detailed in the table below.

Recommendation	Comment
<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	<p>[REDACTED]</p> <p>[REDACTED]</p>
<p><b>6.4 Bats</b> The trees on-site could have suitability for roosting bats but have not been individually assessed since they will not be impacted. Should plans change to include impacts to the trees, a ground-level tree assessment will be required in the first instance to determine whether there is any suitability for roosting bats and whether further surveys or mitigation are required.</p>	<p>There are no plans that would impact the trees on the site.</p> <p>If plans were to change to include impact to the trees, the recommended assessment and any follow up work would be undertaken.</p>
<p><b>6.5 Bats</b> Lighting can have notable negative impacts on commuting bats, that are known to be present locally. There is potential for lighting during and post development to cause indirect disturbance. Lighting should be avoided or kept to the minimum necessary, and preferably downlit and on a motion sensor to reduce lighting time. The adjacent woodland must not be directly illuminated.</p>	<p>All lighting would be downlit and on a motion sensor to reduce lighting time, except for any downlights that are controlled by on/off switches to ensure adequate light for safety reasons.</p> <p>The adjacent woodland is not and would not be directly illuminated.</p>
<p><b>6.6 Breeding Birds</b> The trees on site are not set to be impacted by the development proposals. If plans change and involve the removal of trees or pruning of the canopies, this should be undertaken outside the breeding bird period from March to August. Should any vegetation clearance be scheduled to take place between the beginning of March and the end of August, this must be immediately preceded by a survey to check for nesting birds. No vegetation can be cleared whilst a nest is occupied, regardless of species.</p>	<p>There are no plans that would impact the trees on the site.</p> <p>If plans were to change to include impact to the trees, the recommended assessment and any follow up work would be undertaken.</p> <p>Tree works and vegetation clearance would not be undertaken between March and August.</p> <p>Vegetation would not be cleared whilst a nest is occupied.</p>
<p><b>6.10 Other Species of Principal Importance</b> Good building practice as recommended for badgers above will protect any commuting hedgehogs from becoming trapped. It is recommended that new fencing includes suitable gaps for hedgehogs to pass through.</p>	<p>The new fencing would include suitable gaps for hedgehogs to pass through.</p>
<p><b>6.14 Habitats of Principal Importance</b> The deciduous woodland habitat adjacent to the site is an HPI and therefore should be retained and protected. Root Protection Areas must be adhered to and there must be no pollution, including light pollution, on the woodland. It is recommended that above-ground surfacing only is used within the site, to avoid impacts on the root zones of both the woodland trees and on-site trees.</p>	<p>Root Protection Areas would be adhered to.</p> <p>There would be no pollution, including light pollution on the woodland.</p> <p>All surfacing would be above ground.</p>

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### Biodiversity

AEWC Ltd Protected Species Walkover Survey report stated:

7.1 It is considered that this proposed development is exempt from Biodiversity Net Gain (BNG) requirements under the 'de minimis' exemption. This exemption applies where a development does not impact a priority habitat and impacts (where impact is defined as decreasing the biodiversity value of a habitat) less than:

- 25 square metres of on-site habitat.
- 5 metres of on-site linear habitats such as hedgerow.

7.2 There is no priority habitat on-site. There is priority habitat woodland adjacent, but this will not be impacted providing recommendations given above are followed. There is no linear habitat on-site.

7.3 The total area of habitat impacted would be 14.25 square metres. This will consist of the following elements:

- 8 x 0.25m<sup>2</sup> blocks under shepherd's hut wheels (total 2m<sup>2</sup>).
- 4 x 0.0625m<sup>2</sup> blocks under shepherd's hut step posts (total 0.25m<sup>2</sup>).
- 3m<sup>2</sup> of gravel surfacing to form pathway from drive.
- 9m<sup>2</sup> of decking under the hot tub.

7.4 It is noted that the shepherd's huts themselves together cover an area of 35m<sup>2</sup>. However, there will be no clearance or surfacing beneath the shepherd's huts other than the blocks stating above. The huts are raised off the ground by almost 1m, allowing for sunlight ingress to the ground surface. The area where the shepherd's huts will be located is already heavily shaded by the tree canopy cover above. As such, the ground flora already comprises shade tolerant species. It is considered that the shepherd's huts would not increase shading significantly enough as to change the quality of the habitat beneath. The habitat beneath the shepherd's hut is already a species-poor modified grassland in poor condition. This habitat would be expected to persist in the same condition post-development and therefore would not be included as a loss in any BNG assessment.

7.5 As such, the development is considered to qualify for the de minimis exemption since less than 25 square metres of habitat will be impacted, and no priority habitat or linear habitat will be impacted.

Currently the site is covered in grass with large oak trees. Biodiversity gains would be achieved through addition of new grass, new hedging, and new shrubs and trees. Plant species would be specifically selected to encourage wildlife on the site. Bat, bird and insect nesting boxes would be added to the oak trees and surrounding timber clad buildings overlooking the site. Bird feeding stations would be added to the site.

### Supporting the local business community

Local businesses would be supported by guests visiting local visitor attractions, buying from local shops, and dining in local hospitality venues.

Local people would be employed to maintain the garden and to clean and prepare the accommodation and facilities ready for new guests.

Local attractions and businesses would be advertised in the welcome pack provided to guests.

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### Providing tourist accommodation

The Horsham District Hotel and Visitor Accommodation Study published in July 2016 identified the need for additional accommodation for guests visiting the Horsham District. In the area around Dragons Green there is limited availability of accommodation, particularly at times of high demand such as parties and weddings. Families and friends visiting the area find it difficult to book accommodation in the area, and often have to travel to budget hotels in Crawley and Horsham. The Rose Cottage shepherd's hut would offer the perfect place for guests to stay, offering them the option of catering for themselves or dining in the George & Dragon pub which is a two-minute walk from Rose Cottage.

### Marketing

The holiday let would be marketed through an agent, [www.travelchapter.com](http://www.travelchapter.com). The holiday let would be made available throughout the year. The agent has been consulted to determine steps would be taken to ensure desirability of the proposed holiday let. The agent confirmed that the following factors would contribute to the popularity of the site:

- Access to local visitor attractions
- Access to local footpaths and walking areas
- Accepting dogs in a dog-friendly garden
- Providing a sauna and hot tub
- Providing a log burning stove
- Providing a hamper of locally sourced food and drink products
- Having a pub within walking distance and a choice of pubs a short distance by car

Jennifer Winter has experience in the hospitality industry, through owning the George & Dragon pub and The Bax Castle pub, and through management of holiday cottages.

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### Planning Policy

#### National Planning Policy Framework (NPPF)

The NPPF (2023) sets out the three dimensions to sustainable development: economic, social and environmental within Paragraph 8. These dimensions give rise to the need for the planning system to perform a number of roles, namely:

- an economic role – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity.
- a social role — supporting strong, vibrant and healthy communities by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;
- an environmental role — to contribute to protecting and enhancing our natural, built and historic environment, including make 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.

At the heart of the Framework is a presumption in favour of sustainable development. Paragraph 11c confirms that for decision taking this means approving development proposals that accord with the development plan without delay.

Chapter 6 (Building a strong, competitive economy) states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Paragraph 88 relates to the rural economy and states that planning policies and decisions should enable:

- The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.
- The development and diversification of agricultural and other land-based rural businesses.
- Sustainable rural tourism and leisure developments which respect the character of the countryside.

#### Development Plan

The Horsham District Planning Framework (HDPF) was adopted in November 2015 and sets out the long-term special vision for the district of Horsham.

The site is located within an area outside built up area boundaries (Policy 3) and 3 miles to the south of the settlement of Southwater. Countryside policies therefore apply, specifically Policy 10, 26 and 27.

Policy 10 relates to rural economic development and states that sustainable rural economic development and enterprise within the district would be encouraged in order to provide economic, social and environmental benefits for local communities. Development that maintains the quality and character of the area whilst sustaining its varied and productive social and economic activity would be supported in principle.

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Any development should be appropriate to the countryside location and (inter alia) must contribute to the wider rural economy. New building in the rural area would be acceptable, provided that it supports sustainable economic growth and has considered the use of existing buildings beforehand. The proposal must result in substantial environmental improvement and reduce the impact on the countryside particularly if new or replacement buildings are involved. The proposals must also demonstrate sufficient parking provision.

Policy 26 states that outside built-up area boundaries, the rural character and undeveloped nature of the countryside would be protected against inappropriate development. Any proposal must be essential to its countryside location and (among others) enable the sustainable development of rural areas. Proposals must be of a scale appropriate to their character and location and should not lead to a significant increase in the overall level of activity in the countryside. It should also protect, conserve and/or enhance the key features and characteristics of the local landscape character.

Policy 27 seeks to prevent settlement coalescence and will resist new development unless it can be demonstrated that:

- There is no significant reduction in the openness and 'break' between settlements.
- It does not generate urbanising effects within the settlement gap, including artificial lighting, development along key road corridors, and traffic movements.
- It contributes to the conservation, enhancement and amenity of the countryside, including where appropriate enhancements to the Green Infrastructure network.

Other policies of relevance to the proposal are as follows:

- Policy 1 Sustainable Development – Reflects the presumption in favour of sustainable development as set out in the NPPF. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) would be approved without delay, unless material considerations indicate otherwise.
- Policy 7 Economic Growth – Sustainable employment development in Horsham district for the period up to 2031 would be achieved by (inter alia) identifying additional employment areas to meet the need for appropriate new business activity.
- Policy 9 Employment Development – States that the provision of small, start-up and move-on business units would be supported to enable them to reach their fullest potential.
- Policy 10 Rural Economic Development – Sustainable rural economic development and enterprise within the district would be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities.
- Policy 11 Tourism and cultural facilities – Measures which promote tourism and enhance local cultural facilities, including recreation based rural diversification, would be encouraged. Support will particularly be given to proposals which develop the opportunities associated with rural diversification and rural development initiatives, particularly where they assist farm diversification projects, benefit the local economy, or enable the retention of buildings contributing to the character of the countryside.
- Policy 24 Environmental Protection – The high quality of the district's environment would be protected through the planning process. Developments would be expected to minimize exposure to and the emission of pollutants including noise, odour, air and light pollution.
- Policy 25 Landscape Character – The council will support developments that protect, conserve and enhance the landscape and townscape character.
- Policy 31 Green Infrastructure and Biodiversity – Development proposals would be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

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- Policy 33 Development Principles - Development would be required to ensure that there is not unacceptable harm to the amenity of occupiers / users of nearby property and land.
- Policy 36 Appropriate Energy Use - All applications for commercial development must include an Energy Statement demonstrating and quantifying how the development will comply with the Energy Hierarchy.

### Neighbourhood plan

The site lies within the Parish of Shipley. The Shipley Neighbourhood Plan was formally made on 23 June 2021. Objective 2 of the Neighbourhood Plan aims 'to maintain the rural setting and character of the Parish and enhance access to and enjoyment of green space for the benefit of all'.

The following Neighbourhood Plan Policies are therefore relevant to this application:

- Policy Ship HD3 High quality design - All proposals for new development in Shipley Parish are expected to respond positively to local design characteristics and features as set out in the Shipley Parish Design Guidance.
- Policy Ship CO1 Retail, Social and community facilities - Applications to enhance and provide additional community facilities would be supported. All proposed development should demonstrate how it responds to the characteristic design features set out in the Shipley Parish Design Guidance.

### Natural England's Position Statement (2021)

Natural England published a Position Statement in September 2021 raising concerns about the impact of increased water demand from new development on the protected environmental sites in the Arun Valley. It has subsequently been necessary to demonstrate that any new development proposed is 'water neutral' before it can be supported. Water neutrality means that water use is the same, or less, than the existing site.

### Biodiversity Net Gain

HDC has produced the Biodiversity and Green Infrastructure Planning Advice Note which would be a material consideration when determining planning applications. It sets out clear expectations and a transparent approach with regard to how applicants are to demonstrate compliance with the National Planning Policy Framework (NPPF) requirement for 'measurable net gains for biodiversity'. This aligns with the statutory requirements now in place and promotes the provision of 10% biodiversity net gain within development.

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## Planning Appraisal

The proposed development is in line with national and local planning policies which encourage sustainable rural economic development, support of the tourism industry and use of the local countryside.

### Economic role

The proposed development would:

- Provide additional tourist accommodation for which there is increased demand, as identified in the Horsham District Hotel and Visitor Accommodation Study published in July 2026.
- Boost the trade of local businesses including hospitality, shops and tourist attractions.
- Provide employment to local people, both directly and indirectly through support of local businesses.
- Generate income for a local family that has lived in Shipley Parish for 25+ years.

The proposal would promote tourism and result in recreation based rural diversification that would directly benefit the local economy, whilst contributing to the enhancement of the character of the countryside.

### Social role

The development would:

- Promote the enjoyment of the local countryside.
- Boost the trade of local rural pubs, which play a vital role in providing a community meeting place, addressing loneliness faced by rural residents.
- Provide a place for friends and family of local residents to stay.
- Provide a quiet retreat in a setting close to countryside and in particular large trees, which is reported to benefit those with mental health issues.
- Enable guests to connect with nature, experiencing the sights and sounds of the countryside.
- Provide easy access to public rights of way for walking, cycling and horse riding.
- Explore the network of public rights of way that are on the doorstep and accessible on foot.

### Environmental role

The development would:

- Enhance the rural environment by providing attractive holiday accommodation in keeping with the surrounding countryside.
- Be ecologically sustainable – with minimal electricity usage through energy efficient design, wood-fired (rather than electric) hot tub, foul drainage to a sewage treatment plant on site, water supplied by a private water well.
- Be economically sustainable – designed with features to appeal to guests as verified by the holiday letting company, managed by the owner who has experience with letting holiday cottages.
- Be of an appropriate scale, with two compact shepherd's huts in a self-contained plot.
- Be designed to appeal to guests and be appropriate in the rural setting.
- Include landscaping to achieve biodiversity net gain.
- Enhance the quality of habitats for local wildlife through addition of carefully selected plants and feeding and nesting equipment.

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- Be supplied with the potable private water supply that supplies Rose Cottage residential property, reducing the need for water from the mains water supply.
- Not adversely impact on any close neighbours.
- Not generate a significant increase in traffic, in an area which currently has low traffic levels.
- Be readily accessible by car and also by foot, cycle or horse.
- Provide private off-road parking for cars and cycles.

## **Design and Access Statement for Rose Cottage**

### **Summary**

This planning application proposes the change of use of the site from residential to commercial to allow for the siting of a shepherd's hut for private rental together with associated landscaping at the applicants home at Rose Cottage.

This application addresses the need for more tourist accommodation as identified in the Horsham District Hotel and Visitor Accommodation Study published in July 2016.

The proposal is considered to meet the requirements of the relevant planning policies.

We therefore request that the planning authorities support the application.

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**Photographs**

Rose Cottage development site taken from east



Rose Cottage development site taken from west



## Design and Access Statement for Rose Cottage

Rose Cottage shepherd's hut for accommodation



Rose Cottage shepherd's hut sauna



**Design and Access Statement for Rose Cottage**

Rose Cottage shepherd's hut hot tub

