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Planning Department
Horsham District Council
Chart Way
Horsham
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RH12 1RL

planning@horsham.gov.uk

9 December 2024

Dear Sir/Madam

Variation of Condition Application
Furnace Lakes, Guildford Road, Slinfold, RH13 0QZ

We are instructed by the owner of Furnace Lake and Furnace Pond to request a variation of Condition 1 attached to Planning Permission Reference RW/55/99. The condition imposes a limit on the number of anglers that can use Furnace Lake at any one time.

This letter provides details of the site's planning history and background to the proposed variation.

Background

Furnace Lakes is the collective name for six fishing lakes located to the north of Guildford Road in Slinfold. The fishing estate was sold in 2023 with two lakes, Furnace Lake and Furnace Pond, purchased by the applicant. The remaining four lakes were purchased separately by a company not associated with the applicant.

The applicant's business plan involves continuing some fishing on Furnace Pond and Furnace Lake but in significantly reduced numbers than was previously the case. The previous owner experienced problems with unregulated anglers turning up to fish and it is the applicant's intention to now only accept regulated anglers in smaller numbers to avoid the problems of the past.

In addition the applicant wishes to add a small number of shepherds huts by the lakes, offering them as holiday lets to non-fishing guests. Two huts have already been added to the side of Furnace Lake and a retrospective application for these and one further hut will shortly be submitted. The huts are to be sited on land which previously hosted 9 fishing swims and will provide a new source of income for the estate to help offset the loss resulting from a reduction in fishing numbers. The swims historically hosted one or two people staying overnight in a tent, with anglers able to use on-site wcs, showers and drinking water.

The planning application for the huts will be subject to water neutrality requirements. It is proposed to 'capture' the water saved from the loss of the 9 swims as offsetting for the huts. In order to provide the planning authority with sufficient certainty regarding the water neutrality strategy, ie that the 9 swims

will not be sited elsewhere, it is proposed to reduce the cap on the overall number of anglers that can fish at any one time by 9.

Proposed Variation of Condition 1 attached to Planning Permission Reference RW/55/99

Each of the six lakes has its own individual cap on fishing numbers, imposed by conditions to their respective planning permissions. These are as follows:

- 60 anglers on Roman, Kiln, Specimen and Plantation Lakes which are not owned by the applicant.
- 40 anglers on Furnace Lake (reduced from 60 by the planning permission for Roman Lake).
- 20 anglers on Furnace Pond.

The total cap of 120 anglers was reduced to 92 as a condition of a planning permission (ref DC/08/2184) for Plantation Lake. Whilst we understand fishing is no longer taking place on the four lakes not owned by the applicant, as the applicant has no control over those lakes it would be inappropriate to reduce the overall cap from 92 to 83 anglers.

Instead the applicant proposes to alter the cap on Furnace Lake from 40 to 15. The cap on Furnace Pond is also proposed to be reduced from 20 to 8 and is the subject of a separate variation of condition application. Added to the 60 anglers permitted on Roman, Kiln, Specimen and Plantation Lakes this would bring the overall cap down to 83.

Condition 1 is therefore proposed to be varied to read:

<u>At no time shall there be more than 15 anglers fishing the lake at any one time</u>

Water Neutrality

The proposed variation would reduce water being used on the estate. Therefore no offsetting is required.

Biodiversity Net Gain

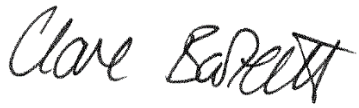
The proposed variation would have no impact on habitats and therefore falls under the 'below the threshold' exemption.

Summary

The proposed reduction in angling numbers across Furnace Lake and Furnace Pond reflects the new owner's plans for the estate and enables water savings to be captured for offsetting against other projects.

Please get in touch if there are any questions regarding the proposal or if the officer would like to undertake a site visit.

Yours sincerely



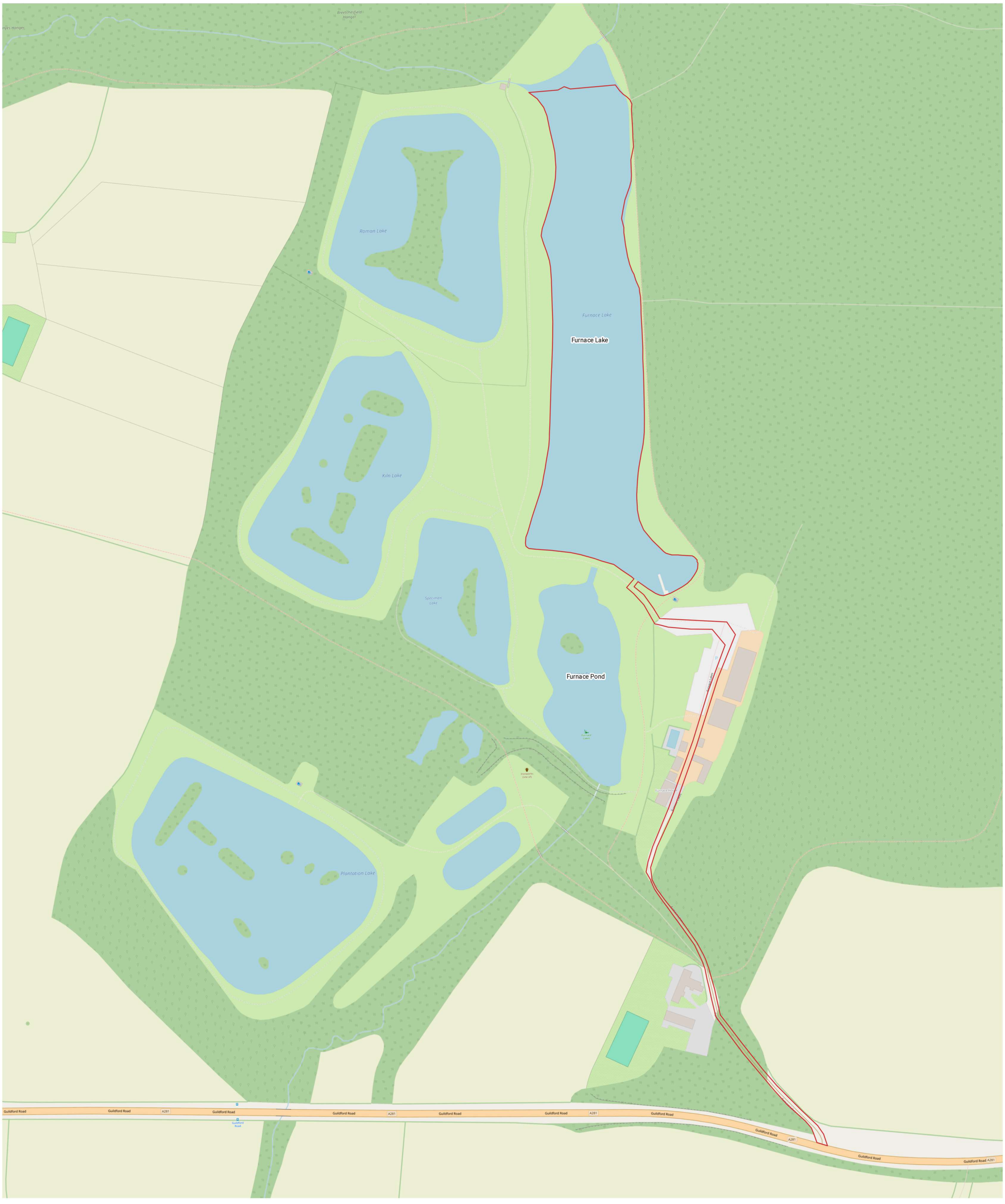
Clare Bartlett MRTPI PIEMA
Associate Partner – Planning and Development

Enc. Site Location Plan
Copy of Planning Permission reference RW/55/99 and accompanying Site Location Plan
Copy of Planning Permission reference DC/08/2184
Schedule of Planning Permissions

Batcheller Monkhouse

Drg No. 001 - Location Plan
Furnace Lake, Guildford Road, Slinfold, RH13 0QZ

Land App



Produced on Land App, Dec 10, 2024.
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50 m
Scale 1:1250 (at A1)

N

Horsham
District
Council

Park House
North Street
Horsham
West Sussex
RH12 1RL

Telephone
(01403) 215100

Application Number RW/55/99

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

HENRY SMITH
50 CARFAX
HORSHAM
W SUSSEX
RH12 1BP

On behalf of: FURNACE LAKES COARSE FISHERY

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:-

COMMERCAIL FISHING OF THE TOP LAKE

FURNACE HOUSE GUILDFORD ROAD SLINFOLD

to be carried out in accordance with your application and plan No. RW/55/99 (as modified by the undermentioned conditions, if any) submitted to the Council on 26/05/1999 and subject to compliance with the conditions specified hereunder.

DIRECTOR OF PLANNING DATE 01/09/1999

1. At no time shall there be more than 60 anglers fishing the lake at any one time.

   Reason: To protect the rural character of the locality.

2. No organised matches or competitions shall be undertaken during the weekends other than between 31st September and 28th February inclusive.

   Reason: To control the level of development in the interests of amenity.

3. At no time shall there be more than 52 organised matches per calendar year unless otherwise agreed in writing with the Local Planning Authority.

   Reason: To control the level of development in the interests of

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Council

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amenity.

4. The commercial fishing use hereby approved shall only continue in associated with the residential occupation of Furnace House.

   Reason: The independent commercial use of the lake for fishing will affect adversely the residential amenities of occupiers of this dwelling.

5. Within 3 months of the date of this decision the first 10 metres of the access with the public highway A281 shall be surfaced in accordance with details first submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of highway safety.

N.B. IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ENCLOSED WITH THIS FORM. Your copy of the application determined as above is returned herewith for your records.



PLANNING APPLICATION NO. RW/55/99

Ancient Woodland

Archaeological Site

Dunsfold Dotted Circle

Area of Special Control for Adverts

Enforcement Notice

Public Footpath

Based upon the Ordnance Survey 1250 or 2500 map with the permission of the Controller of Her Majesty's Stationery Office.
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Accuracy at other scales cannot be guaranteed.

Horsham District Council
Planning Directorate

Scale 1:2500 | Date: 26.05.99

Horsham District Council

Park North, North Street, Horsham, West Sussex, RH12 1RL
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www.horsham.gov.uk DX 57609 HORSHAM - 6
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Head of Developmentl

Personal callers and deliveries: please come to Park North

NJA Town Planning
Mr Nikolas Antoniou
8 Holbrook Park
Old Holbrook
Horsham
West Sussex
RH12 4TW

Application Number: DC/08/2184

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

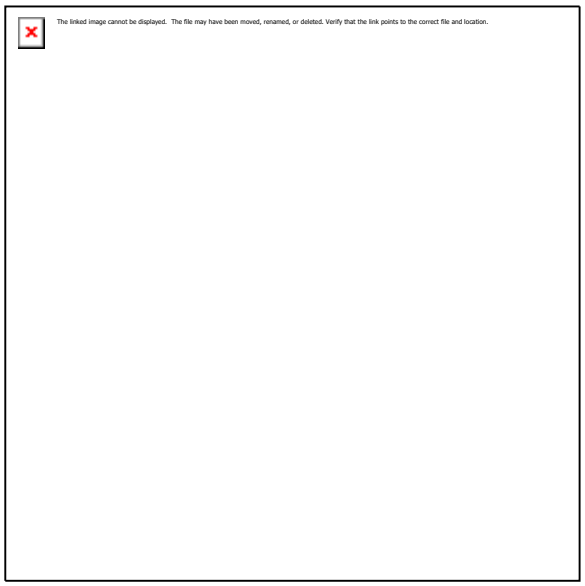
On behalf of: Furnace Lake Coarse Fishery

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Retrospective planning commission for the continued use of Plantation Lake for commercial fishing

Furnace House Guildford Road Slinfold Horsham

to be carried out in accordance with Application No. DC/08/2184 (as modified by the under-mentioned conditions, if any) submitted to the Council on , and subject to compliance with the plans/documents and conditions specified hereunder.



HEAD OF DEVELOPMENT Date: 11/12/2008

Paper certified as sustainable by an independent global forest certification organisation

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2 There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters whether direct or via soakaways.

Reason: To prevent pollution of surface water.

3 At no time shall more than 20 anglers fish the Plantation Lake at any one time and no more than 92 across the whole site at any one time unless otherwise agreed in writing by the Local Planning Authority.

Reason: To control the level of use of the site in the interests of the rural character of the area and to comply with policy DC1 of the Horsham District Local Development Framework: General Development Control Policies (2007).

This decision is based on the following submitted plans/documents:

Location and Site Plan Drwg no. ENC 08092008-3F4-Plant Received 16 October 08
Design and Access Statement Received 16 October 08
Design and Access Statement - Appendices Received 16 October 08

Note to Applicant:
In making this decision the Council has had regard to the following policy(ies) from the West Sussex Structure Plan/Local Development Framework Core Strategy/Local Development Framework General Development Control Policies:

CP1 CP3 CP13 CP15 CP19 DC1 DC2 DC3 DC9 DC25 DC39 DC40 LOC2 NE8 CH1 DEV1 DEV3 DEV4

REASONS FOR GRANTING PLANNING PERMISSION:

1 The proposal would not be obtrusive in the landscape or harmful to the visual quality of the area.

N.B. DETAILS OF THE PLANNING APPEAL PROCESS CAN BE FOUND AT:
www.planningportal.gov.uk OR www.planning-inspectorate.gov.uk

Paper certified as sustainable by an independent global forest certification organisation

Furnace Estate Planning History

Lake	Planning Permission Ref	Condition	Notes
A - Furnace Lake	RW73/99	40	
B – Roman Lake	RW/73/99	20	
C – Kiln Lake	RW/50/02	12	
D – Specimen Lake	RW/24/98		
E – Furnace Pond	RW/33/96	20	
F – Plantation Lake	DC/08/2184	20	This consent also imposed a cap of 92 across the whole site

