From: Rainier, Peter <Peter.Rainier@dmhstallard.com>
Sent: 07 October 2026 17:10:52 UTC+01:00
To: "Daniel.Holmes" <Daniel.Holmes@horsham.gov.uk>
Cc: "Da Silva, Lisa" <Lisa.DaSilva@dmhstallard.com>; "Gaj Gaj (gaj@ashtonhousehaywardsheath.co.uk)" <gaj@ashtonhousehaywardsheath.co.uk>
Subject: RE: DC/26/0347 [DMHS-DMS.FID8263379]
Attachments: Wimblehurst Hotel Profit trends.xlsx

Hi Daniel,

See my comments within your email below.

Kind regards,

Peter

Peter Rainie | Principal Director of Planning | Tel: 01293 60516 |
r 0
For and on behalf of DMH Stallard LLP
Origin One, 108 High Stree , Crawley, West Sussex, RH10 1BD
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DMH Stallard

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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Sent: 01 October 2026 10:38
To: Rainier, Peter <Peter.Rainier@dmhstallard.com>
Subject: RE: DC/26/0347 [DMHS-DMS.FID8263379]

PLEASE EXERCISE CAUTION - This message originated outside your firm.

Dear Peter,
Just as a follow up to my previous email, the Council remains concerned that there is limited objective evidence available to demonstrate the loss of the existing commercial

use. Whilst your comments regarding the trading history of the hotel, the impact of competing accommodation, and the intention to redevelop the site for an expanded nursing home operation are noted, these points are currently unsupported by any independent evidence. Please see attached profit/loss for the Hotel over recent years. As can be seen the results showing a varying picture, with recent profits enabled by the move to a halfway house type of accommodation, which brought anti-social behaviour issues for local residents.
Grants assisted with the financial situation. The owners being on-site operators of the hotel also resulted in reduced costs, but after trying many options they finally sold, but we have no evidence of the marketing, as the neighbouring Care Home operator was the obvious and likely best placed purchaser.

As previously advised, the application proposes the loss of an established commercial use and officers are therefore required to robustly assess whether this aspect of the proposal is acceptable in planning terms. It doesn't. The 'loss' is only temporary, until the Care Home application (to be submitted this week) is considered and hopefully supported/implemented. The application is for a temporary period only, if the Care Home is not permitted/implemented the use would revert to that of a Hotel for planning purposes and further evidence of need could be required at that stage if another application was made. It is also important to weigh in the planning balance the overriding need for housing and the policies of the 2026 NPPF, particularly S3 and 4 and HO7 and 9. In order for the application to be determined, we would welcome any documentary evidence available to support the statements made regarding the operation and viability of the hotel. This could include, for example:

• Details of any previous marketing or sales particulars; as above - not available
• Information relating to the previous sale of the property; as above
• Correspondence from a commercial agent regarding demand for the premises; as above
• Any information relating to occupancy levels, trading performance, or the reasons for the cessation of the hotel use. as above

To be clear on the extent of the information required, whilst a formal marketing exercise is not necessarily being requested, some independent evidence would assist officers in assessing the acceptability of the proposal and addressing concerns relating to the loss of the existing use. The reality is that small family run Hotels such as this no longer survive, given the national brands available in the town centre and next to the Station.

Given the need to receive and review any further information before a final recommendation can be made, I would be grateful if you could confirm your agreement to an extension of time until 22 October 2026 to allow the application to be fully considered.

I look forward to hearing from you.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190

Email: Daniel.Holmes@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Daniel.Holmes
Sent: 22 September 2026 12:27
To: Rainier, Peter <Peter.Rainier@dmhstallard.com>
Subject: RE: DC/26/0347 [DMHS-DMS.FID8263379]

Dear Peter,
I apologize for the continued delay in responding to this and thank you for your responses provided thus far. However, the Council's concern relates to the evidential basis for the conclusions reached. Whilst your comments regarding the trading history of the hotel are noted, no independent evidence has been submitted to substantiate these points. If available, the Council would welcome any marketing particulars, sales particulars, details of previous marketing exercises, or correspondence from a commercial agent confirming the marketing history and demand for the premises.

Are you able to provide this?

Kind regards,

Daniel Holmes

Senior Planning Officer



Telephone: 01403 215190

Email: Daniel.Holmes@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Rainier, Peter <Peter.Rainier@dmhstallard.com>
Sent: 06 August 2026 10:47
To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Cc: Gaj Gaj (gaj@ashtonhousehaywardsheath.co.uk) <gaj@ashtonhousehaywardsheath.co.uk>; jo@ecotecture.co.uk; Abigail Tonking <abigail@ecotecture.co.uk>
Subject: RE: DC/26/0347 [DMHS-DMS.FID8263379]

Hi Daniel,

Please see responses below in purple.

Kind regards,

Peter

Peter Rainier | Principal Director of Planning | Tel: 01293 605160 |

For and on behalf of DMH Stallard LLP
Origin One, 108 High Street , Crawley , West Sussex , RH10 1BD



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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Sent: 29 July 2026 09:33
To: Rainier, Peter <Peter.Rainier@dmhstallard.com>
Cc: Gaj Gaj (gaj@ashtonhousehaywardsheath.co.uk) <gaj@ashtonhousehaywardsheath.co.uk>; jo@ecotecture.co.uk; Abigail Tonking <abigail@ecotecture.co.uk>
Subject: RE: DC/26/0347 [DMHS-DMS.FID8263379]

PLEASE EXERCISE CAUTION - This message originated outside your firm.

Dear Peter,
The wider team have reviewed the application and require further information to justify the proposed loss of the existing hotel use. Whilst Policy 11 does not specifically address the retention of tourism accommodation, the premises constitute a commercial use and regard must be had to Policy 9 of the Horsham District Planning Framework.

As you know Policy 9 states;

Policy 9
Employment Development
1. Redevelopment in the Key Employment Areas must not result in the overall loss of employment floorspace. Proposals for alternative uses within the Key Employment Areas will be allowed where it can be demonstrated that the sequential approach has been applied to the redevelopment of the site, and the proposals support their integrity and function as centres of employment. – **The site is not in a key employment area and so this part of the policy is not relevant.**
2. Redevelopment of employment sites and premises outside Key Employment Areas, must demonstrate that the site/premises is no longer needed and/or viable for employment use. **The supporting text to the policy states; This policy seeks to balance the need to ensure protection of valued employment and commercial sites to ensure there are sufficient local employment opportunities to meet the needs of the District, whilst enabling sites which are no longer economically viable to be considered for other appropriate uses. The site cannot be described as an employment site, it was run for many years by a family employing a very limited number of staff. The proposed use assists in facilitating the employment of local staff at neighbouring nursing homes and is only for a temporary period.**
5.12 This policy requires that a sequential approach be applied for development proposals within identified Key Employment Areas which are identified on the Policies Map. The sequential approach being: employment based redevelopment in the first instance; mixed-use or other employment creating use redevelopment in the second instance; and lastly alternative non-employment use based redevelopment. **The site is not in a key employment area and so this part of the policy is not relevant.**
5.13 This policy also seeks to ensure that there is flexibility in accommodating business needs in terms of commercial floorspace and allows for the development of small

businesses which are playing an increasingly important part in creating a sustainable local economy. **Apply flexibility – this is a short term use which assists in facilitating the employment of local staff at neighbouring nursing homes and is only for a temporary period.**

3. In the case of relocation from a Key Employment Area or other employment areas within a built-up area boundary, the proposal must demonstrate that the sequential approach has been applied, and that development will be in a suitable new location and will resolve any existing issues arising from badly sited uses. In addition an acceptable future use of the vacated site must be secured. **The site is not in a key employment area and so this part of the policy is not relevant.**

4. Expansion of existing employment sites and premises within the built-up area boundary will be supported where the business requirements cannot be met within the existing site/premises, through acceptable on-site expansion or intensification; and that relocation to existing stock is not preferable. **This part of the policy is not relevant**

5. Provision of small, start-up and move-on business units will be supported to enable them to reach their fullest potential. ***This part of the policy is not relevant***

Given the above we not agree that policy 9 is relevant. Notwithstanding the above, please responses below.

In particular, the Council would welcome evidence demonstrating:

- why the existing hotel use is no longer commercially viable; The Wimblehurst hotel did very well until 2011/2012 when the Travel lodge opened in Horsham town centre in a better location and music cheaper rates thus the trading went downhill completely. The previous owners tried to sell the business for over 10 years and used it as a half way house for people released from prisons but a police event in the summer of 2025 with the inhabitants was the final straw and they sold the business to Ashtonleigh Homes ltd who own the nursing home next door and plan to convert and extend the building for Nursing Home use. A positive pre-application meeting has taken place and the planning application will be lodged this summer, with a view to starting the development next year. The intended HMO use is therefore short term and an employment generating use 9much greater than the former Hotel will be established shortly.
- whether alternative commercial uses have been explored; a Nursing Home use is intended to be established as soon as possible – subject to planning permission.
- whether the property has been marketed for continued hotel or other commercial uses; and see above – no interest/demand.
- if no marketing exercise has been undertaken, a statement from a suitably qualified commercial agent regarding the viability and market demand for the premises. This is a unnecessary and unjustifiable request given the above

The Council would also welcome any further evidence demonstrating the operational need for staff accommodation in connection with the care facilities and the extent to which this supports the continued delivery of care services. Having staff Accommodation next door or behind Ashtonleigh and Ashton Grange nursing home respectively helps with the supply of 24 nursing care and if any staff sickness or shortage happen there are staff literally next door to cover and the owner is able to give subsidised rent to staff making it more attractive and affordable to work when all other costs are going up

I would be grateful if you could provide me with any of this information.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190

Email: Daniel.Holmes@horsham.gov.uk

Horsham District Council

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Rainier, Peter <Peter.Rainier@dmhstallard.com>
Sent: 23 July 2026 12:17
To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Cc: Gaj Gaj (gaj@ashtonhousehaywardsheath.co.uk) <gaj@ashtonhousehaywardsheath.co.uk>; jo@ecotecture.co.uk; Abigail Tonking <abigail@ecotecture.co.uk>
Subject: RE: DC/26/0347 [DMHS-DMS.FID8263379]

Thanks Daniel – EOT is agreed.

Peter Rainier | Principal Director of Planning | Tel: 01293 605160 |

For and on behalf of DMH Stallard LLP
Origin One, 108 High Street , Crawley , West Sussex , RH10 1BD

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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Sent: 23 July 2026 12:13
To: Rainier, Peter <Peter.Rainier@dmhstallard.com>
Cc: Gaj Gaj (gaj@ashtonhousehaywardsheath.co.uk) <gaj@ashtonhousehaywardsheath.co.uk>; jo@ecotecture.co.uk; Abigail Tonking <abigail@ecotecture.co.uk>
Subject: RE: DC/26/0347 [DMHS-DMS.FID8263379]

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Dear Peter,
I have now received the HDC EH Officer comments and have completed my assessment with a recommendation to approve. I have sent to Senior Management for review and is subject to their agreement of my assessment. Please could you confirm that you are able to agree to a final extension of time until 30.07.26 to allow this process to take place.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190

Email: Daniel.Holmes@horsham.gov.uk

Horsham District Council

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Rainier, Peter <Peter.Rainier@dmhstallard.com>
Sent: 25 June 2026 11:42
To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Cc: Gaj Gaj (gaj@ashtonhousehaywardsheath.co.uk) <gaj@ashtonhousehaywardsheath.co.uk>; jo@ecotecture.co.uk; Abigail Tonking <abigail@ecotecture.co.uk>
Subject: RE: DC/26/0347 [DMHS-DMS.FID8263379]

Hi Daniel,

Thanks for the email.

Yes, I will drop you a response with the plans in a couple of days. Will this be a delegated decision?

Kind regards,

Peter

Peter Rainier | Principal Director of Planning | Tel: 01293 605160 |

For and on behalf of DMH Stallard LLP
Origin One, 108 High Street , Crawley , West Sussex , RH10 1BD

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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Sent: 25 June 2026 11:13
To: Rainier, Peter <Peter.Rainier@dmhstallard.com>
Cc: Gaj Gaj (gaj@ashtonhousehaywardsheath.co.uk) <gaj@ashtonhousehaywardsheath.co.uk>; jo@ecotecture.co.uk; Abigail Tonking <abigail@ecotecture.co.uk>
Subject: RE: DC/26/0347 [DMHS-DMS.FID8263379]

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Dear Peter,
Whilst I wait for the additional plans, I note the objection from the Parish Council. Do you wish to respond to this?

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190

Email: Daniel.Holmes@horsham.gov.uk



Horsham District Council

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Rainier, Peter <Peter.Rainier@dmhstallard.com>
Sent: 18 June 2026 16:38
To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Cc: Gaj Gaj (gaj@ashtonhousehaywardsheath.co.uk) <gaj@ashtonhousehaywardsheath.co.uk>; jo@ecotecture.co.uk; Abigail Tonking <abigail@ecotecture.co.uk>
Subject: RE: DC/26/0347 [DMHS-DMS.FID8263379]

Hi Daniel,

Please find attached a Fire Safety report, considering the proposed HMO use, undertaken in May 2026.

I will send over the plans asap.

I agree the suggested EOT.

Kind regards,

Peter

Peter Rainier | Principal Director of Planning | Tel: 01293 605160 |

For and on behalf of DMH Stallard LLP
Origin One, 108 High Street , Crawley , West Sussex , RH10 1BD

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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Sent: 16 June 2026 16:34
To: Rainier, Peter <Peter.Rainier@dmhstallard.com>
Subject: RE: DC/26/0347 [DMHS-DMS.FID8263379]

PLEASE EXERCISE CAUTION - This message originated outside your firm.

Dear Peter,
Comments from the Council’s Environmental Health department as follows:

The agent has not provided the information that was previously requested. The additional plans submitted do not show the fire safety information requested. The Fire Risk Assessment that has been submitted was completed on the 20th April 2022 when the building was occupied as a hotel, it has not been reviewed and updated for its current use as a house in multiple occupation. Comments cannot be provided due to the lack of information. Further information must be submitted as detailed in previous consultation document dated the 11th May 2026

Are you able to provide the information requested?
Please could you also agree to an extension of time until 3 weeks from todays date to allow for this matter to be resolved (07/07/2026).

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190

Email: Daniel.Holmes@horsham.gov.uk

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Rainier, Peter <Peter.Rainier@dmhstallard.com>
Sent: 28 May 2026 12:24
To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Subject: RE: DC/26/0347 [DMHS-DMS.FID8263379]

Hi Daniel,

Please find enclosed my responses to the EHO questions:

- Maximum number of occupants will be one person per room - 14 occupants total
- The basement will be used as plant and storage, as it is currently
- Floor area (with floor to ceiling height of 1.5m or above) of bedrooms 11 - 14, as labelled on the plans:
    - Bedroom 11 - 8.37 msq
    - Bedroom 12 - 9.89 msq
    - Bedroom 13 - 11.53 msq
    - Bedroom 14 - 10.17 msq
- Use of the ground floor rooms that are not bedrooms has been labelled on plan (kitchen, living room, dining etc.)
- Dining facilities have been shown on the ground floor plan, with 14 dining spaces provided
- Two kitchens have been labelled on the ground floor plan, providing the required minimum one sink and cooker per 4 occupants

Latest Fire Safety documents enclosed – currently the subject of an updated with the owner's fire consultant.

I have not enclosed a plan showing all fire/heat/ smoke detectors etc. but consider that this is a matter best dealt with via other legislation or if necessary, via a condition. However, let me know if you disagree and one can be produced.
Kind regards,

Peter

Peter Rainier | Principal Director of Planning | Tel: 01293 605160 |

For and on behalf of DMH Stallard LLP
Origin One, 108 High Street , Crawley , West Sussex , RH10 1BD

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From: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Sent: 28 May 2026 11:38
To: Rainier, Peter <Peter.Rainier@dmhstallard.com>
Subject: RE: DC/26/0347

PLEASE EXERCISE CAUTION - This message originated outside your firm.

Dear Peter,
Following the Council EH Officer comments I wondered if you might be able to provide a timescale on the additional information required. Please could you send an update on this?

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190

Horsham District Council

Email: Daniel.Holmes@horsham.gov.uk

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Daniel.Holmes
Sent: 11 May 2026 13:53
To: Rainier, Peter <Peter.Rainier@dmhstallard.com>
Subject: RE: DC/26/0347

Dear Peter,
As previously noted, attaching the Council EH Officer Comments.

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190

Email: Daniel.Holmes@horsham.gov.uk

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Daniel.Holmes
Sent: 11 May 2026 10:39
To: 'Rainier, Peter' <Peter.Rainier@dmhstallard.com>
Subject: RE: DC/26/0347

Dear Peter,
Apologies for the slow response on this one. I was discussing with the Council's Environmental Health department and they will be providing a formal response shortly. They will require additional information regarding the number of people being housed as there were concerns regarding the number of kitchens / parking etc.

I will send across the formal response when it comes in. We can then discuss the potential extension of time required in order for you to provide the information.

Kind regards,

Daniel Holmes

Senior Planning Officer

Telephone: 01403 215190

Email: Daniel.Holmes@horsham.gov.uk



Horsham District Council

Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Rainier, Peter <Peter.Rainier@dmhstallard.com>
Sent: 08 May 2026 15:00
To: Daniel.Holmes <Daniel.Holmes@horsham.gov.uk>
Subject: DC/26/0347
Importance: High

Hi Daniel,

This application appears to have gone past the determination date – could you give me an update?

Thanks,

Peter

Peter Rainier | Principal Director of Planning | Tel: 01293 605160 |

For and on behalf of DMH Stallard LLP
Origin One, 108 High Street , Crawley , West Sussex , RH10 1BD

DMH Stallard

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