



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/23/0984

Walden Hall , Cowfold Road, West Grinstead, West Sussex, RH13 8LY

DESCRIPTION:

Conversion of stable building to form 4no. self-contained holiday lets

RELEVANT PLANNING HISTORY:

DC/11/2505	Erection of detached stables/stores/games room (part retrospective)	Application Permitted on 01.02.2012
DC/12/0904	Minor material amendment to previous permission DC/11/2505 (Erection of detached stables/stores/games room (part retrospective)) to include revision to east and west elevations and addition of raised deck to east elevation	Application Permitted on 02.07.2012
DC/12/0603	Non material amendment to previous permission DC/11/2505 (Erection of detached stables/stores/games room (part retrospective)) to include revision to east and west elevation and addition of raised deck to east elevation	Application Refused on 12.04.2012

SITE AND SURROUNDS

The application site is a residential property and associated lands accessed along a private drive north off the A272 / Cowfold Road. The property, Walden Hall, includes a sizable 7-bed house located centrally on the land, a double garage and a converted stable building with two further bedrooms over, a swimming pool, tennis court and large gardens with areas of woodland and pasture fields. Parts of the wider site are designated as a local wildlife site (formerly SNCIs): Walden Close Meadows, and there is an ancient woodland to the north and north-west of the buildings.

Neighbouring residential properties are in excess of 200m from the application site.

The ground levels at the property slope upwards towards the north, with terraced areas for the swimming pool and patio, and with the existing stable building set partly into the ground along its north, east and west sides, allowing a decked area to the eastern side to be accessed from the upper level.

Whilst the main house is a half-timbered property with leaded windows and large Tudor-style brick chimneys, the detached double garage is a modest brick building with clay-tiled roof, and the rear stable building is clad in black horizontal weather-boarding. Solar panels also line the southern roof-slope and there are roof-lights along the north roof-slope of the stable building. The paved driveway leads into a larger area of paving and parking around the garage and outbuildings.

The application site itself comprises the detached stable block and the loft rooms only, which is situated to the north (behind) the detached double garage building. The stable building sits directly to the east of the swimming pool, with the main house situated some 10m to the SW of the building. The application building was permitted in early 2012, with the approved plans showing a plant store, 2 x stables, a tractor store / workshop with a loft games room, shower and WC. The loft space had direct access to the pool from the western side with no openings in the eastern gable end (DC/11/2505).

As part of an approved non-material amendment application (DC/12/0603 – April 2013), a glazed eastern gable-end opening was created leading to an area of decking. Approval of further non-material application (DC/12/0904 – July 2013) to extend the deck around the northern side of the building and create steps down to the parking area was implemented only insofar as the steps.

More recently, compliance investigations have taken place at the property in relation to the conversion of the stable building to form holiday lets prior to any associated planning consents having been sought (Feb 2023). The current planning application has been submitted to address the change of use and associated development. A site visit in February 2024 confirms the works are in the final stages to facilitate the proposed conversion.

DETAILED DESCRIPTION

The submitted DAS refers to the proposed works having started on site and nearing completion.

The application seeks permission for the conversion of the existing stable building and its loft room to form 4 self-contained holiday lets:

- 2x studios (Units 1 and 2)
- 1x 1-bed (Unit 1)
- 1x 3-bed (Unit 4)

The nature of the holiday lets and their size and configuration is stated to cater for extended families wishing to spend time together for occasions of holidays.

Units 1 and 2 would be the studio units served by an en-suite shower room and a small kitchenette, accessed by new patio doors in the southern elevation. Unit 3 would form the 1-bed unit with an en-suite bathroom and kitchenette / living room, also accessed by way of the new patio doors in the southern elevation.

Unit 4 would be set in the loft space, accessed by way of an external staircase along the western end of the building, with 3 bedrooms, a bathroom, living room and kitchen / dining room. Patio doors would lead from the unit onto the area of decking to the eastern side and a further set of folding / sliding doors would lead onto the smaller decked area at the western side.

The Water Neutrality Statement has been amended to refer to all water demand arising from the proposed holiday lets being met by way of an on-site borehole, situated on the applicant's land. Further details have been submitted to demonstrate the installation of the borehole and tested water quality.

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 7 – Economic Growth

Policy 10 - Rural Economic Development

Policy 11 - Tourism and Cultural Facilities

Policy 24 - Strategic Policy: Environmental Protection

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 36 - Strategic Policy: Appropriate Energy Use

Policy 37 - Sustainable Construction

Policy 38 - Strategic Policy: Flooding

Policy 39 - Strategic Policy: Infrastructure Provision

Policy 40 - Sustainable Transport

Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Neighbourhood Plan:

The West Grinstead Neighbourhood Plan was formally Made on 23rd June 2021

Planning Advice Notes:

Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Economic Development: No Objection

Our Visitor Economy Strategy highlighted that for us to fulfil our aim of promoting Horsham District as 'hub and host' we must be able to provide a wider range of accommodation facilities. This proposal seeks to provide additional facilities for visitors to stay in (particularly visitors who seek 'short breaks and additional holidays').

From an Economic Development perspective, additional facilities within the District will build on our range of visitor accommodation, improve our offer to our catchment population and contribute towards attracting more tourism within the District. In turn, this will be a step towards increasing visitor spend within our local area.

The proposal builds on our visitor accommodation offer within the District and will be a positive contribution to both our visitor economy and our rural economy.

HDC Environmental Health:

More Information required – 18th January 2024 (following review of H2Ogeo Hydrogeological Appraisal, dated 12.12.23):

- noted that the following is stated in section 5 '*Water quality samples have been collected by the Client and analysed by a UKAS accredited laboratory (ALS)*'. The report however then jumps straight from this to proposed treatment without any commentary on the water quality results.
- Borehole proposals within HDC jurisdiction should be supported by a report, undertaken by a suitably competent and qualified consultant, containing the below information:

- Detail on the borehole drilled and installed on the site including geology, depth and where the response zone for the borehole is located.
 - Detail on the sampling of the borehole i.e. by who, when, competency of the sampler and whether the borehole purged to ensure the samples were representative.
 - A representative sample of groundwater obtained from the onsite borehole, presented by way of laboratory certificates, along with commentary on the sampling results and comparison to UK assessment criteria.
 - Detail, including a schematic, indicating how any proposed treatment will remove the contaminants identified as elevated by the sampling
- Whilst some information has been provided in the above-mentioned report, certain key elements have not been provided. We are of the view therefore that the application is currently insufficiently detailed to be determined.

Objection - 26th June 2023:

Submitted WNS proposed to use RWH for all water uses, including potable (drinking). RWH systems can be highly contaminated so to provide the LPA with sufficient confidence that RWH can be maintained and managed for the lifetime of the development, a detailed private water supply Management and Maintenance Plan will be needed. Details to be included area treatments type, sampling and testing regimes, failure safeguards, maintenance, cleaning and servicing, schematics showing supply and tank locations and 35+day drought capacity.

HDC Arboriculture: No Objection

No apparent additional uncontrolled access or pressure to further denude the woodland edge (Ancient Woodland block to the north)

HDC Landscape: No Objection

The change of use to holiday lets might give rise to additional activity in the countryside, the change is unlikely to be significant and to result in significant effects to the landscape character of the area of visual amenity.

OUTSIDE AGENCIES

Natural England: Advice

Provided your authority is confident that the proposed alternative water supply is sufficiently practically certain, we have no objections subject to the: delivery, management and maintenance of measures identified in the water neutrality statement to avoid water neutrality impacts on the Arun Valley designated sites.

WSCC Highways: Advice

The site is served by an existing vehicular access from Cowfold Road, and no alterations are proposed to this arrangement. The Transport Statement includes TRICs data, which suggests that the proposed development would generate ten vehicular movements during a 12-hour weekday period. Therefore, the LHA does not anticipate that the proposals would give rise to a significant material intensification of use of the existing access. In addition, the chances of vehicular conflict along the private access track are anticipated to be low.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access has been operating unsafely or that the proposals would exacerbate an existing safety concern.

Regarding parking, the plans demonstrate four parking spaces, with provision for at least two additional parking spaces if required. Considering the scale of the proposed development, the LHA considers the proposed parking provision to be sufficient. On-site turning appears achievable, allowing vehicles to exit the site in a forward gear.

In addition, the Transport Statement states that two cycle parking spaces will be provided per holiday let. This amount is considered suitable and will promote the use of sustainable transport methods. The site is situated in a rural location that lacks access to nearby services and amenities. In addition,

Cowfold Road lacks footways and is unlit in this location. As such, it is anticipated that visitors may have a reliance on the private car. Cycling is a viable option for confident cyclists.

The LHA does not consider that this proposal would 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.

WSCC Fire & Rescue Service: Comment

The nearest fire hydrant to this site is 250 metres away, 75 metres further than the 175 metres distance required for a domestic premises. Any alternatives proposed would need to conform to Approved Document – B (AD-B) Volume 1 - 2019 edition: B5 section 14.

Evidence is also required to show suitable access and turning facility for a fire appliance meets with the requirements of AD-B Volume 1 B5 section 13.

Parish Comments: Objection

The water neutrality offsetting arrangements stated in the report are yet to be approved by Natural England and tied up in a legal arrangement. Evidence that the offsetting can be met should be evidenced with actual data.

Representations:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

It is noted that the proposal does not seek an increase in the built footprint of structures on this site, with the proposal forming a conversion of an existing out-building closely associated to the main dwelling and the detached garage, as originally permitted in 2012 (under DC/11/2505).

Policy 7 of the Horsham District Planning Framework (2015) (HDPF) seeks to achieve sustainable economic growth for Horsham District to 2031. Criterion 6 of the policy states that this will be achieved by 'promotion of the District as an attractive place to stay and visit to increase the value of the tourism economy'.

Policy 10 of the HDPF more specifically relates to the economic development of rural enterprises, or the development of businesses in a rural location, stating that any development should be appropriate to the countryside location, and in the case of countryside-based enterprises and activities must contribute to the wider rural economy and/or promote recreation and the enjoyment of the countryside. In doing so, development should either:

- Be contained wherever possible within existing converted buildings, and/or within existing boundaries of the site, or;
- Result in substantial environmental improvement and reduce the impact on the countryside where new or replacement buildings are involved.

Policy 11 of the HDPF seeks to encourage measures which promote and enhance local cultural facilities. Any development should be of a scale and type appropriate to its location, and should increase the range, or improve the quality of accommodation, attraction of experiences for tourists, day visitors, business visitors, and residents in the District. Criterion 4 of the policy states that support will be given to proposals which develop the opportunities associated with rural diversification and rural development initiatives, where they benefit the local economy.

In this instance the application falls outside of the existing Built-Up Area and lies within the Countryside. Policy 26 of the Horsham District Planning Framework (2015) would be relevant and requires development outside the Built-Up Area boundaries to be essential to its countryside location in order to protect the rural character and undeveloped nature of the countryside against inappropriate development. In addition, it must meet one of the following criteria:

1. Support the needs of agriculture or forestry;
2. Enable the extraction of minerals or the disposal of waste;
3. Provide for quiet informal recreational use; or
4. Enable the sustainable development of rural areas.

Furthermore, this policy requires that development be of a scale that is appropriate to its countryside character and location and should 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.

Paragraph 88 of the NPPF states that planning 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 development which respect the character of the countryside; and the retention and development of accessible local services and community facilities.

Paragraph 89 of the NPPF continues that planning decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

The Council aims to take a proactive stance to encourage local tourism within the District and the proposal would make a modest contribution toward the provision of visitor accommodation within the District. There is likely to be a demand for this type of accommodation in this location. The Council's Visitor Study (2016) identified a strong demand for this type of accommodation with supply not able to meet demand during spring and summer weekends, albeit this document is now over 7 years old.

The Council acknowledges that there is an ongoing need to enhance the rural economy. This proposal is considered to promote quiet informal recreation and enjoyment of the countryside by being located within easy distance of PRoW allowing access and enjoyment of the surrounding countryside. The nearest Public Footpath (1822) runs to the west across the applicant's wider land holding, which connects a much wider PROW network, including the Downslink walking and cycling route, thus providing opportunity for walks through the countryside.

Officers note that the application building lies some 250m east of the PRoW_Footpath 1822, accessible across the applicant's wider land ownership. From this point, it is around an 8minute walk to access the Downslink, with the walk being an easy and pleasant journey around field margins and tracks with easily identifiable PRoW sign posts and maintained field gates and styles. The site is further linked to a substantial PRoW beyond it's boundaries. Accessibility from the application site to the extensive PRoW network is therefore considered to accord with the aims of policy 35, where developments which can mitigate and reduce the need to travel by car are encouraged. Furthermore, the pretext to HDPF policy 11 considers the Downs Link to constitute a local tourism and cultural facility, and therefore, the ability to provide an easily accessible walking route to the Downs Link accords with the provisions of this policy allowing occupiers to enjoy the local countryside.

The proposal would provide a 4x holiday lets, their size and scale limiting the number of occupants, with only 11 bedspaces shown across the 4 units. This limits the number of people (to 11) on the site at one time to a maximum of up to 4 households, and there is unlikely to be more than 4 cars on the site at one time in addition to those of the applicant's household.

Considering these numbers and due to the current sizable nature of the host property and potential occupancy levels, the proposal would not be expected to have a significant increase in the overall level of activity in the countryside and as such there is considered to be no harmful conflict with Policy 26 of the HDPF.

Commented [N1]: corrected

For these reasons this proposal is considered in accordance with HDPF policies 10, 11 and 26 and the wider scope of the NPPF, thus the principle of development is accepted. Furthermore, the proposal is considered to maintain the settlement pattern and avoid coalescence with other settlements, and would not adversely impact on its character.

Design and Appearance:

Policy 25 of the HDPF states that the natural environment and landscape character of the district, including landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. Policies 32 and 33 of the HDPF seek to ensure high quality and inclusive design for all development in the District and ensure that it will complement locally distinctive characters and heritage; that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings; is locally distinctive in character; respects the character of the surrounding area; and uses high standards of building materials and finishes.

In this instance, it is recognised that the conversion would take place within an existing structure that has been on site since 2011, and so would not represent any further building within the countryside. Alterations are proposed to insert windows and doors into the front elevation in place of the stable doors, enlarge the windows to the east and west elevation, and to enlarge the side terrace, however these alterations would all be in keeping with the building.

Therefore, the proposal is considered to lead to a neutral impact on the character and setting of the open countryside, in accordance with HDPF policies 25, 32 and 33.

Trees and Landscaping:

Policy 25 of the HDPF relates to the Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. The policy sets out that the Council will support development proposals which:

1. *Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.*
2. *Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.*
3. *Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.*

Policy HDPF 31 expects development proposals to maintain and enhance Green Infrastructure networks, and looks to secure new opportunities for compensatory or mitigatory measures in the event that any Green Infrastructure is lost. Chapter 15 of the NPPF also recognises the intrinsic character and beauty of the countryside and seeks to improve landscapes, biodiversity net gains.

The Council's Arboricultural Officer notes the block of ancient woodland to the north of the site, with some within the applicant's land ownership. The proposal would not lead to any further encroachment

of the woodland or denuding of the woodland edge, as the conversion takes place within an existing building on the site, removed from the designated woodland.

Policy 33 of the HDPF presumes in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.

Overall, it is therefore considered that the proposal would not lead to any adverse and detrimentally harm to the landscape character of the area, and no arboricultural constraints or concerns are raised. Accordingly, the proposal would comply with Policies 25, 26, 31 and 33 of the HDPF.

Amenity Impacts:

Policy 33 of the HDPF seeks to ensure that proposed development does not result in unacceptable harm to the amenities of nearby occupiers/users of land, in terms of privacy, the receipt of natural light and/or disturbance.

The structure, owing to its location and relationship to adjacent residential properties being in excess of 200m, would not lead to any adverse impact on the residential amenities thereof. The holiday lets would remain closely associated with the host dwelling and the applicant's residential amenities. Therefore, given this proximity, it is considered that an element of control would remain over the holiday lets from the applicant's property.

Therefore, it is considered that the proposal would be in accordance with Policy 33 of the HDPF.

Highways Impacts:

Policy 40 of the HDPF supports proposals which provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods, whilst Policy 41 requires adequate parking facilities within developments. Chapter 9 of the National Planning Policy Framework sets out that 'development should only be refused on transport grounds if there would be an unacceptable impact on highway safety grounds, or the residual cumulative impacts on the road network would be severe'.

The proposal would utilise an existing and established access serving the property Walden Hall, off the A272 / Cowfold Road. Whilst no changes are proposed to the bell-mouth access itself, additional parking and turning spaces would be created along the private access drive.

With the above in mind, Officers are satisfied that the proposal would not result in adverse harm to the safe use and operation of the public highway, in accordance with Policies 40 and 41 of the HDPF.

Climate change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change.

Although no specific measures are included in the proposal for the conversion, the proposed Water Neutrality Mitigation measures seek to use flow restrictors, low-flow fittings and a water re-using system to harvest rainwater for re-use, as well as retrofitting the main house Walden Hall with efficient fittings.

Subject to these conditions the application will suitably reduce the impact of the development on climate change in accordance with local and national policy.

Water Neutrality:

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 result in a greater level of water abstraction than the site presently generates. Natural England therefore require that the proposal demonstrates water neutrality or that it should be delayed awaiting an area-wide water neutrality strategy.

The submitted Water Neutrality strategy for this site has been revised during the course of the application, with the landowner / applicant having sunk a test borehole at the site towards the end of 2023 (October), which has since undergone various stages of flushing and testing to establish a viable supply of water. The submitted hydrogeological report calculates the borehole capable of abstracting up to 10,000 l/d, and is not functionally linked to the Arun Valley. Water samples have been collected and have been assessed by a UKAS accredited laboratory with an outline strategy for ensuring compliant water quality presented.

The calculated water demand arising from the proposed holiday lets, amounting to a total occupancy level of 6.43, is **503.34 l/d**, which has been adjusted to the facilities set out to be provided within the holiday lets compared to a standard residential property. Furthermore, the calculated water demand is based on a 365-day occupancy of each of the units, which is unlikely to be the case with holiday accommodation often subject to off-peak periods of vacancy. The anticipated capacity of the borehole vastly exceeds this limited daily demand.

It is noted that the Council's Environmental Health officer has requested further details of the water sampling, including the mineral content of the sampled water. In this instance it is considered that this can be managed by way of a series of conditions to ensure the water is demonstrated to be of a compliant potable standard with an appropriate maintenance regime in place.

An Appropriate Assessment has been undertaken and consulted upon with Natural England, who are satisfied with the proposed measures providing they can be secured.

Officers therefore consider that the strategy to demonstrate water neutrality through the incorporation of on-site measures, are capable of achieving water neutrality. Provided these measures are secured in perpetuity, there would be certainty that the proposal would not contribute further to the existing adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. Accordingly, the proposal would not be contrary to policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017, and permission could therefore be granted.

Other Matters:

Fire and Rescue

The County Fire and Rescue Officer has assessed the scheme and notes that there are no nearby fire hydrants to serve the property in the event of a fire. Furthermore, there is no evidence provided that the site can accommodate the on-site turning circle of a fire tender.

The nearest fire hydrant to this site is 250 metres away, 75 metres further than the 175 metres distance required for a domestic premises. Any alternatives proposed would need to conform to Approved Document – B (AD-B) Volume 1 - 2019 edition: B5 section 14.

Evidence is also required to show suitable access and turning facility for a fire appliance meets with the requirements of AD-B Volume 1 B5 section 13.

Para 114 of the NPPF required developments to allow for the efficient delivery of goods, and access by service and emergency vehicles. HDPF policy 40 also requires safe and suitable access for all vehicles.

The applicant has engaged separately with the Fire and Rescue Officer (FRO) to resolve the concerns and has provided officers with the associated e-mail trail. The plan showing a fire tender tracked path within the site has been provided to officers as well as the FRO. Furthermore, the FRO accepts the use of the private swimming pool as an alternative water supply on the site, and also that the use of a sprinkler system can be used to mitigate increased distances to a fire hydrant.

Officers are therefore satisfied that alternatives exist for this site, and that the conversion would be subject to passing the required Building Regulations. In planning terms, the site can provide access and turning space for a fire tender, thus satisfying HDPF policy 40 and para 114 of the NPPF.

Conclusions:

The proposed conversion of the existing out-building to the main property, Walden Hall, which has already been in use for ancillary residential purposes, is considered to provide for quiet informal recreational use and tourist accommodation within the district, with direct accessible links to surrounding PROW including the Downslink forming an important material consideration in favour of the location of this proposal. The siting and design of the existing building is suited for conversion and lies within the main cluster of buildings and functions that remain ancillary to the main house, including the use of the main vehicular access and parking area for the house.

The proposal would not raise any material effects on neighbouring residential properties on account of the separating distances involved. Furthermore, the proposal is capable of achieving a water neutral position on account of the private borehole that has been installed on site.

The proposal is therefore considered to be in accordance with local and national planning policies, and is recommended for approval subject to the conditions shown.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
Residential	159.1	159.1	0
		Total Gain	0
		Total Demolition	00

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

- 1 Plans list

- 2 **Regulatory (Time) Condition:** 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.

- 3 **Pre-occupation Condition:** No part of the development hereby permitted shall be brought into first use until evidence that water from the borehole has been sampled by a person who has undertaken the DWI certification of persons scheme for sampling private water supplies and analysed by a laboratory that is accredited to the ISO 17025 Drinking Water Testing Specification and the findings submitted to the Local Planning Authority. In the event the samples show that any of the parameters are above the prescribed concentrations or values, as detailed in Schedule 1 of the Private Water Supplies (England) Regulations 2016, a mitigation scheme shall be submitted to and have been approved in writing by the Local Planning Authority prior to first use of the development that demonstrates how the water will be treated to meet the requirements of Schedule 1 of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent). The mitigation scheme shall then be implemented in full prior to first occupation/use of the development and shall be retained and maintained at all times thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 4 **Pre-Occupation Condition:** No part of the development hereby permitted shall be brought into first use until a management and maintenance plan for the borehole, pump and treatment plant has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:

- The location of the borehole(s) and associated infrastructure.
- The sampling regime and parameters etc, recognising that the sampling will need to be undertaken a DWI certified sampler and analysed by a UKAS accredited lab.
- Detail on how any failure of any samples will be investigated and managed.
- Details, including a plan or schematic, showing the supply – storage tanks, treatment etc, and means to record the total water consumption of each unit
- Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used.
- Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of use.
- The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into use.
- Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.
- Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local authority.

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval of the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 5 **Pre-Occupation Condition:** No part of the development hereby permitted shall be brought into first use until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be brought into first use until the cycle parking facilities serving it have been provided within a garage, out-building, dedicated cycle store or garden, for use of the holiday lets. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 7 **Pre-occupation Condition:** No part of the development hereby permitted shall be brought into first use until evidence has been submitted to and been approved in writing by the Local Planning Authority that water taken from the tap within the dwelling(s) meets the requirements of Schedule 1 'Prescribed concentrations or values' of the Private Water Supplies (England) Regulations 2016.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 8 **Pre-occupation Condition:** Prior to first use of the borehole system, details of the Source Protection Zone for the borehole shall be provided to the Local Planning Authority and Environment Agency, alongside evidence that all landowners within the Source Protection Zone have been notified of the borehole and their responsibilities to avoid contamination of the borehole supply.

Reason: To ensure the quality of water is maintained and the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 9 **Pre-occupation Condition:** No part of the development hereby permitted shall be brought into first use until a plan has been submitted to and approved by the Council to show how the site will access the Public Rights of Way network from the applicant's wider land ownership, facilitating sustainable access and how prospective guests will be made aware of the available routes.

Reason: To ensure that the development is accessible by and integrated with the local public rights of way network in accordance with Policies 35 and 40 of the Horsham District Planning Framework (2015).

- 10 **Regulatory condition:** No part of the development hereby permitted shall be connected to or draw supply from the mains water supply except for emergency purposes in the event of a temporary failure of the borehole system. Where a temporary failure has occurred, the occupiers shall immediately undertake the contingency measures set out in the management and maintenance plan agreed under condition 4 until such time as the system is fully

operational. The occupiers of each dwelling shall keep an ongoing record of all water taken from the mains supply and hold written evidence to explain why it was necessary as an exceptional measure to take water from the mains supply.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 11 Regulatory Condition:** The holiday-let accommodation hereby permitted shall only be occupied/operated as holiday accommodation and shall not be occupied by an individual, family or group for more than 4 consecutive weeks in any 8 week period commencing with the first day of letting or by an individual, family or group for more than 4 weeks in any 26 week period commencing with the date of the first letting to their individual family or group.

The accommodation shall at all times be managed and supervised by Walden Hall. The owners / operators shall maintain an up-to-date register of the names of all owners / occupiers of the accommodation on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority upon request.

Reason: To maintain the availability of the site as short-term holiday tourist accommodation, and to ensure the permitted use does not give rise to an over-intensive use of the site and maintains a satisfactory relationship with the host dwelling, in accordance with Policies 10, 11 and 26 and 33 of the Horsham District Planning Framework (2015).

- 12 Regulatory Condition:** No new external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/23/0984

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan		P-LC1	09.05.2023
Floor plan	Existing	P-EX1	09.05.2023
Elevation plan	Existing	P-EX2	09.05.2023
Floor plan	Proposed	P-PR1	09.05.2023
Elevation plan	Proposed	P-PR2	09.05.2023
Design & Access Statement		NONE	09.05.2023

