

PLANNING, DESIGN AND ACCESS STATEMENT INCLUDING HERITAGE

LEISURE FACILITY, TANK ROOM CONVERSION TO HOLIDAY LET AND CAR PORT

Application address

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

Description

Various ancillary structures to enhance the landscape and the quality of the accommodation offered at Lock House including a car port; Refurbishment of the existing outdoor pool with new screening 3m stone wall with glazed gym building and padel court.

Relevant planning History

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

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

Site and surroundings

Masterplan of site



The Car Port

The proposed car port 90 degrees to the newly consented cottage and acts to screen the garden of the cottage from Lock House as well as providing a car parking and electric vehicle charging facility for Lock House.

The leisure facility

The existing swimming pool on the raised lawns to the north west of the front door of Lock House will be screened off with a new stone wall behind which there will be a glazed pavilion housing a gym/ leisure suite and a padel court.

The tank room

The stone building which is open with a fallen fence to the rear which houses the oil tanks will be redeveloped as a further single bedroom holiday let unit.

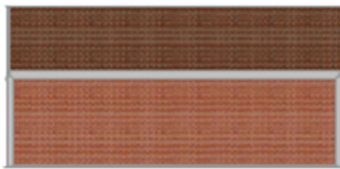
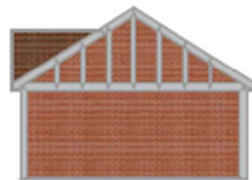
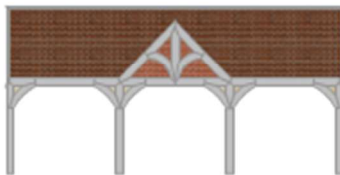
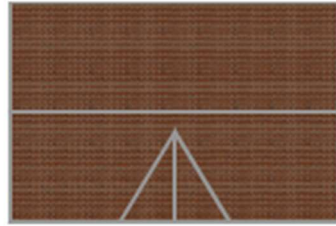
Design Statement for the new buildings

The car port

The car port has taken the lead from the 1940s Porte Cochere with its 200x200 Oak posts, with curved bracings corbels and oak soffit supporting a shallow pitched clay roof with gable ends and centre gable divided vertically with oak beams and infilled with imperial brickwork laid to a herringbone design.



The proposed building provides 3 car parking spaces with EV fast charging and the building is a car port without garage doors and is designed as a facsimilie copy of the Porte Cochere.



The leisure facility

The existing outside swimming pool and surround will be fully refurbished but provide a large pool with large amounts of sunbathing space surrounding.

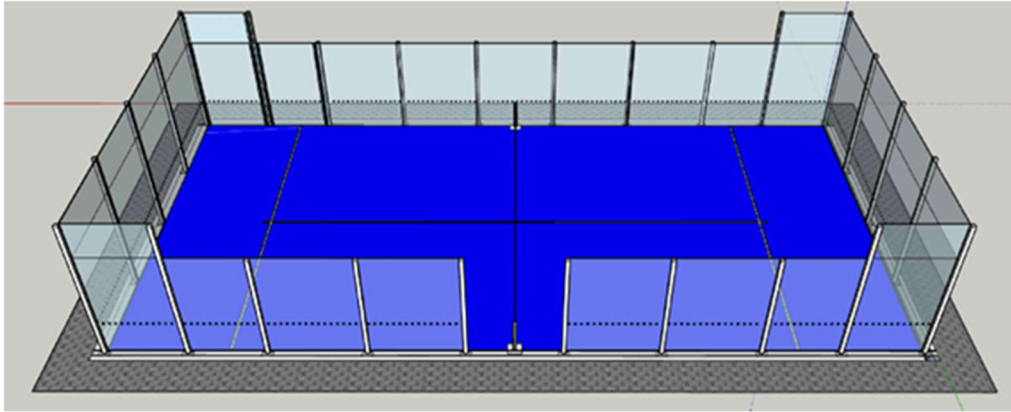
A new stone wall using stone to match the existing tank room and the perimeter walls of the drive will be built at a height of 3m from the tank house to the cottage with only a single hardwood gate cutting into this wall. This wall will give the appearance of a typical perimeter found in grand houses to segregate gardens or create walled gardens.

To the far side / swimming pool side of this new wall there will be a glazed pavilion building with flat roof set 300mm below the height of the stone wall and a full glazed elevation onto the pool. This building will accommodate a large gym, sauna, changing room, table tennis and American Pool room for residents to use.

Between the swimming pool and the mature 6m high hedge a padel court will be installed. This has become a very popular sport in the UK and will be a big sell to attract residents to the estate.



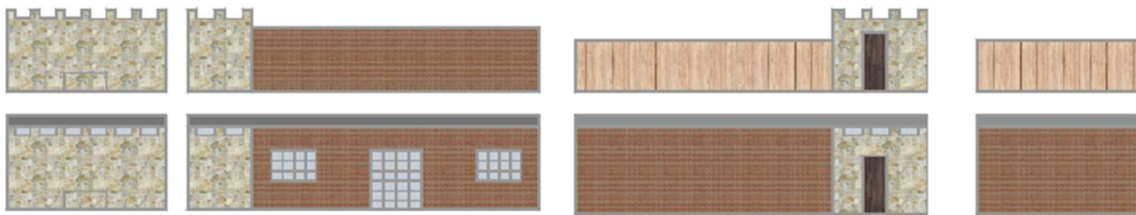
The Padel court has a carpet surface softening the bounce of balls. The walls are clear glass up to 3m high with some wire fencing around the centre/net section.



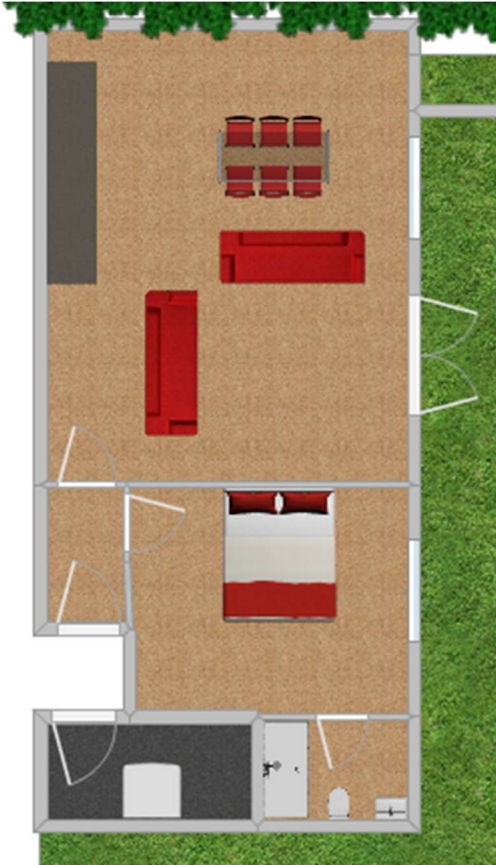
The tank room as a holiday let

The oil tanks are no longer required because of the air source heat pumps.

The existing building which encloses these tanks has a stone façade to the drive (north) and this returns by about 3m either return. To the field side east elevation the tanks are enclosed by a failing close boarded fence and to the west by a brick wall. The fence will be replaced with a brick wall to match the other elevation. The building will have a new flat roof and this will sit on top of the turrets and the apertures will be glazed.



The room created will be fitted out as a 1 bedroom luxury holiday let unit as shown below



The Materials

The selection of materials has also evolved beyond the simplicity of the consented scheme and the previous proposal.

Drawing inspiration from Lock House itself, the proposal incorporates:

- A stone wall matching the walls to the tank house and the drive perimeter walls
- Imperial brickwork in a herringbone pattern between oak timber on the car port to match the porte cochere
- Curtain wall glazing to the leisure suite pavilion to create transparency to the stone wall behind

Principle of the proposed use for the leisure suite

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

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

3.6.3. Holiday cottage letting agencies reported strong demand for large 'super cottages' that are accessible to the London market for family and friend get togethers and celebration weekends, and a general shortage of suitable properties to satisfy this

market. They also reported strong demand for holiday cottage complexes with leisure and for luxury, 5 star and boutique self-catering properties, and a shortage of wheelchair-accessible properties. All of the letting agencies that we spoke to are looking for additional properties in and around Horsham District and in the South Downs National Park.

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

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

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

The proposal is considered to be an appropriate scale and design for its countryside location. The applicant seeks to provide a quiet retreat experience where guests can connect with nature and explore the countryside using the extensive public right of way network surrounding the site. A rural environment for this type of provision is essential in line with policy 26. The proposal is also considered to perform the three roles of sustainability as defined by the NPPF. In respect of the social pillar of sustainable development, the nature focused approach to the proposal helps visitors to develop a greater appreciation of the natural environment and its wildlife and habits. The applicant's educational access provides the opportunity to engage with the general public and inform all age groups about countryside stewardship. In terms of the environmental pillar of sustainable development, the proposal will provide revenue for the Lock estate with its listed building. With regard to the economic pillar, the proposal will create a business that will generate income streams throughout the year. The proposal will also directly benefit other local businesses as guests will spend money in the local area.

Horsham District Council's Economic Development Officer was supportive of DC/25/ and stated

The proposal is well aligned with the objectives of the Enterprising Horsham Visitor Economy Strategy, particularly in supporting sustainable growth within the District's visitor economy.

The Strategy recognises Horsham District's strong appeal to visitors seeking short breaks and additional holidays, it highlights the importance of broadening and strengthening the local accommodation offer to capture and retain this market. To remain competitive and maximise economic benefit, it is essential that the District provides a diverse range of high-quality accommodation options (including larger family and group-style accommodation, which appears to be particularly limited within the District) that meet evolving visitor expectations.

This proposal would positively contribute to the District's visitor accommodation stock by addressing the currently limited supply of holiday lets in the local area. In doing so, it would enhance the overall visitor offer, support greater choice and flexibility for our catchment population, and help extend visitor stays.

From an economic development perspective, the scheme is supported. The proposal would incrementally strengthen our accommodation base, contribute to attracting and retaining visitors within the District, and support increased visitor expenditure. This, in turn, would generate wider economic benefits, representing a positive contribution to both the visitor economy and the rural economy in line with the aspirations of the Enterprising Horsham Visitor Economy Strategy.

Local visitor attractions

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

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

Relevant planning policies

The National Planning Policy Framework (NPPF) Horsham District Planning Framework (2015): Policy 1 - Strategic Policy: Sustainable Development Policy 2 - Strategic Policy: Strategic Development Policy 3 - Strategic Policy: Development Hierarchy Policy 7 - Strategic Policy: Economic Growth Policy 10 - Rural Economic Development Policy 11 - Tourism and Cultural Facilities Policy 25 - Strategic Policy: The Natural Environment and Landscape Character Policy 26 - Strategic Policy: Countryside Protection Policy 31 - Green Infrastructure and Biodiversity Policy 32 - Strategic Policy: The Quality of New Development Policy 33 - Development Principles Policy 35 - Strategic Policy: Climate Change

Planning assessment

Principle of Development:

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

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

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

Policy 28 of the HDPF states that outside the defined built up areas, house extensions, replacement dwellings and ancillary accommodation will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling.

Policy 32 of the HDPF states that high quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will

be expected to: 1. Provide an attractive, functional, accessible, safe and adaptable environment; 2. Complement locally distinctive characters and heritage of the district; 3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit; 4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and 5. Help secure a framework of high quality open spaces which meets the identified needs of the community.

Policy 34 of the HDPF states that The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to: 1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record; 2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements; 3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques; 4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas; 5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials; 6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset; 7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and 8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.

The proposed car port and summer house extension provide ancillary accommodation and are both contained within the curtilage of House 2a in accordance with Policy 28. Both buildings have been sensitively designed to not harm the heritage asset and have been designed reflecting the local distinctive vernacular building forms and assist in securing the viable and sustainable future of the heritage asset.

The proposed leisure facility is not appreciated in the setting of the listed building Lock House or the neighbouring listed building Grants Farmhouse. Accordingly generates no harm to either. The proposed leisure facility is compliant with Policy 11 of the HDPF encourages measures which promote tourism and requires, amongst other matters, that development be of a scale and type appropriate to the location. The proposal would make a modest contribution toward the provision of visitor accommodation within the District providing 'super' cottage accommodation whose availability is limited within the District, and the proximity of the site to the footpath network in particular the Downs Link and access to the South Downs may create a demand for the accommodation from tourists. It is considered that the proposal would align with Policy 11. The site is well located for access to the Public Right of Ways, The Downs Link and the South Downs National Park. The proposed use, the minimal effect on the countryside setting due to screening and the scale of the accommodation, would not be expected to result in a significant increase in the level of activity in the countryside. The site has an established vehicular access and a suitable parking area.

For the reasons outlined, the proposal is considered to accord with Policies 7, 10, 11, 26, 28 and 34 of the HDPF. Design and Appearance: Policies 25, 32 and 33 of the HDPF promote development that is of a high quality design, which is sympathetic to the character and distinctiveness of the site and surroundings. The landscape character of the area should be protected, conserved and enhanced, with proposals contributing to a sense of place through appropriate scale, massing and appearance. Amenity Impacts: Policy 33(2) of the HDPF states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties. The proposal has no effect on neighbouring properties. The proposals are therefore considered to be acceptable on amenity grounds, in accordance with HDPF Policy 33(2). Policy 41 of the HDPF promotes development that provides safe and adequate access, suitable for all users. The proposal would not alter access arrangements at the site. The proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal. It is therefore considered with no impact upon the function and safety of the highway network, in accordance with Policy 41 of the Horsham District Planning Framework (2015).

Effect on setting of the listed building

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

- Car port
- Tank room conversion
- Leisure suite and padel court

Relevant Considerations

Proximity of the development to the asset	All the proposals are in close proximity to the asset but are designed to compliment the asset
Proximity in relation to topography and watercourses	All the proposals are slightly higher than the ground floor of Lock house sitting on the raised ground to the north.
Position of development in relation to key views	Key views to the listed building Lock House are from the south and west. These proposals so not effect key views. These proposals sit in an area completely screened from views of Lock House by virtue of the trees/ hedging. In terms of views from Lock House the proposals improve these views hiding the swimming pool.
Orientation of the development	The proposals are orientated to the north.
Prominence, dominance and conspicuousness	The proposals are not prominent, dominant or conspicuous.
Competition with or distraction from the asset	The proposed development will not compete with the listed building in scale, mass, extent or use. The proposed development complements the use of the listed building Lock House.
Dimensions, scale, massing, proportions	The dimensions, scale, massing and proportions of the proposed development are limited.

Visual permeability	There is limited visual permeability between the proposals and the asset.
Materials and design	Materials and design reinforce the palette of materials used on Lock House and the 1900s design.
Diurnal or seasonal change	No particular issues are anticipated in respect of diurnal or seasonal change.
Change to built surroundings and spaces	Limited change occurs to built surroundings
Change to general character	The change to the general character of the setting will be very small

In accordance with the assessment the proposed development has no impact or generates no harm to the setting of the listed building. Accordingly, no harm to the listed building is created by these proposals.

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

Conclusion

The car port, leisure facility and conversion of the tank room to a holiday let cause no harm to the listed building but assist in securing the viable and sustainable future of the listed building. In terms of the leisure suite and tank room holiday let it enhances the accommodation offered at the site providing a valuable tourist facility attracting economic benefits for the local area.