Objection to DC/23/2066: Downlands, Sandy Lane, Henfield BN5 9UX; Removal of Conditions 12 and 13 Relating to Occupation

The Campaign to Protect Rural Henfield (CPRH) represents the views of local residents who are striving to protect and enhance the rural environment of our village. We support development that meets local needs and aligns with the local and district planning strategies. **We wish to object to the current proposal.**

Two previous applications, DC/15/2597 and DC/18/1866, to build permanent dwellings at this location were refused by HDC and dismissed at appeal. The more recent, Appeal Ref: APP/Z3825/W/19/3219927, makes very clear the grounds for these refusals, stating that "*the proposal is not in a suitable location for a new dwelling having regard to local and national planning policy for the delivery of housing*."

Subsequent approval for the conversion of the stable buildings to accommodation (DC/20/0743) was on the basis that it would be used only for holiday accommodation which would support the local economy and have minimal impact on the area. Paragraph 6.2.8 of the report to Committee states:

"*The proposed conversion and linking of the two barns to provide a 3-bed holiday let is considered to provide for quiet and informal recreation that allows and promotes recreation in and enjoyment of the countryside. The holiday let will bring tourists to an area well served by public footpaths and with easy access to nearby Henfield, where a small economic benefit will be felt*."

Planning permission was expressly granted on the condition that the accommodation would only be used as a holiday let, not as a permanent residence. Indeed, the owner received an EU grant for that purpose. Specifically, Regulatory Conditions 12 and 13 of the planning permission state:

12 Regulatory Condition: The residential accommodation hereby permitted shall, when occupied as holiday accommodation be managed in accordance with the following:

i) The accommodation shall be occupied for holiday and short-term let purposes only;

ii) The accommodation shall not be occupied as a person's sole, or main place of residence;

iii) The accommodation shall not be occupied by any one person for a period exceeding 28 days in any calendar year;

iv) The accommodation shall at all times be managed and supervised by Rushmear House;

v) 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 in accordance with Policies 10, 11 and 26 of the Horsham District Planning Framework (2015).

13 Regulatory Condition: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or reenacting

that Order) no development falling within Classes A, B, C or D of Part 1 of Schedule 2 of the Order shall take place to the holiday let accommodation hereby permitted without

express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to preserve the historic character of the site in accordance with Policies 33 and 34 of the Horsham District Planning Framework (2015).

The current proposal under DC/23/2066 was submitted in response to Enforcement Notice EN/23/0396 which alleged that the accommodation was being used as a sole/main residence in breach of condition 12 of DC/20/0743. The Enforcement Notice has been closed on account of this application.

To remove the conditions imposed under DC/20/0743 and convert the 'tourist' accommodation to 'permanent' accommodation is directly at odds with the reasons that planning permission was granted. It would lose the benefits that holiday let accommodation brings for tourism and would recreate the harms prevented by the previous decisions to refuse permanent development at this location. CPRH therefore objects strongly to the removal of these conditions.