

Minerals Resource Assessment



Hollyrood House, Ardingly Road, Lindfield, RH16 2QY

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1. Introduction

- 1.1. This Minerals Statement is submitted in conjunction with a planning application for the conversion of the existing buildings from a Class C2 (residential institution) use to a Class C3 (dwellinghouse) use to provide 3 no. 1-bed flats, 14 no. 2-bed flats, and 2 no. 3-bed two storey dwellings (and retaining Holy Rood Cottage as a 3-bed dwelling), together with 37 no. car parking spaces, private and communal amenity spaces, landscaping, bin and cycle stores.
- 1.2. The statement is written in a manner appropriate to the scale and nature of the development and its very limited potential to have any impact on ground conditions and minerals, given that the proposal is mostly a change of use of existing buildings and land that does not involve any significant ground works.

2. The Site and its Location

- 2.1. Hollyrood House is a former care home located on the eastern side of the B2028 Ardingly Road, to the north of its junction with Park Lane, and approximately 1 mile north of Lindfield village centre.



Figure 1 - Aerial photographs and plans

- 2.2. The grounds of the former care home extend to 3.44 acres with the buildings providing approximately 1780 sq.m of floorspace in Class C2 (residential institution) use. The property has been vacant since 2022.
- 2.3. Formerly the Convent of the Holy Rood, the original Hollyrood House was built in the 1930's in the central part of the site. It has been extended and altered with a series of extensions, outbuildings and structures that now engulf and surround the original building. The main building comprises a part two-storey, part three-storey building of brick construction with a pitched, tiled roof. The substantial extensions to the north and east of the original building are somewhat monolithic in their appearance, being functional to their institutional use rather than aesthetic.
- 2.4. In 1998, the property was granted planning permission for use as a residential institution (Use Class C2) and it was last used as a care home for adults with learning disabilities and autistic spectrum conditions. It is now vacant. However, at the time of its closure the main building of "Hollyrood House" provided 19 residents bedrooms, 3 kitchens, 3 living rooms and 3 dining rooms, and a staff flat.
- 2.5. There are also additional buildings within the grounds, beyond the main building. "Oakwood" is a two-storey, L-shaped building dating from circa 2000. It is located to the north of the main house and is of brick construction with a pitched, tiled roof. It comprises four bedrooms, a kitchen, several day rooms, a sensory therapy room and a workshop.
- 2.6. The "Day Service Centre" is located to the east of the main house. It is a single storey brick building formerly used as a communal hobby room. To the rear of the building is a studio flat with a bedroom/living room with a kitchenette and shower room.
- 2.7. "Holy Rood Cottage" is also within the site, on its eastern boundary to Park Lane. It is a two storey building with a residential dwelling (Class C3) use. It is of brick construction with a pitched tiled roof, and is of a traditional 1930's cottage style.
- 2.8. The main access to the site is off the Ardingly Road, with a vehicular driveway leading to a parking forecourt in front of the main entrance. An internal access drive continues in an east-west direction alongside the north of the main building leading to another vehicular access and egress onto Park Lane. Various hardsurfaced areas throughout the site allow for the manouvering and parking of approximately 30 vehicles.
- 2.9. The buildings are set in a mature landscaped setting, within which there are outbuildings, structures and hardsurfaces associated with the former uses. Land levels within the site are undulating, with a noticeable slope down from the southern elevation of the building, and a gradual slope down either side of buildings to the east and west. Land levels rise to the north of the site.
- 2.10. Ardingly Road and Park Lane are two-way roads, with no pavements. Bus stops in each direction are located immediately adjacent to the Ardingly Road entrance.
- 2.11. The site is not within a Conservation Area or Article 4 area. It is not a Listed Building and there are no Listed Buildings in close proximity that would be affected by the proposal. Tree

Preservation Order LR/01/TPO/00 protects a number of trees along the south-eastern boundary of the Park Lane frontage. The site is within the High Weald Area of Outstanding Natural Beauty and within the Ashdown Forest SPA/SAC 7km buffer zone.

- 2.12. According to the British Geological Survey (BGS) the site is situated approximately 48m AOD on underlying geology comprising Head clay, silt, sand and gravel, Lower Tunbridge Wells sand and Wadhurst Clay Formation.

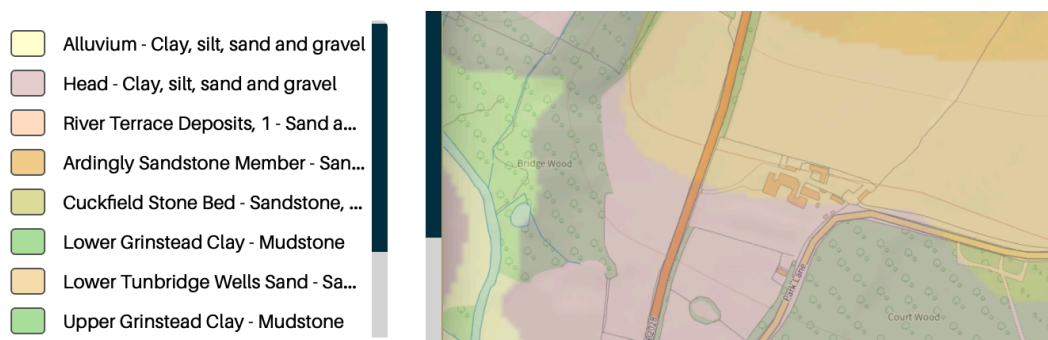


Figure 2 - BGS Geology Viewer Map Extract

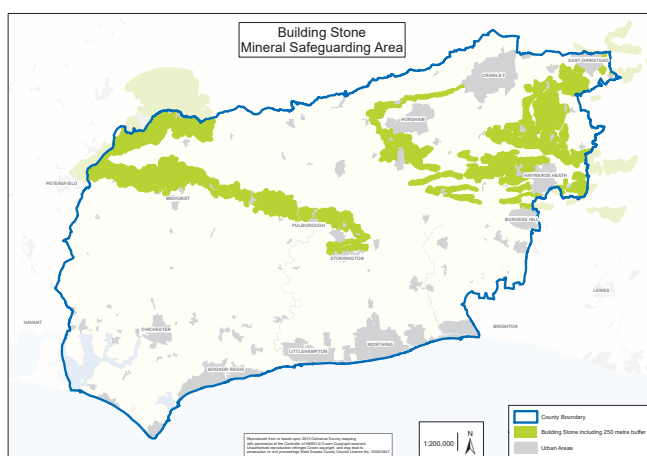
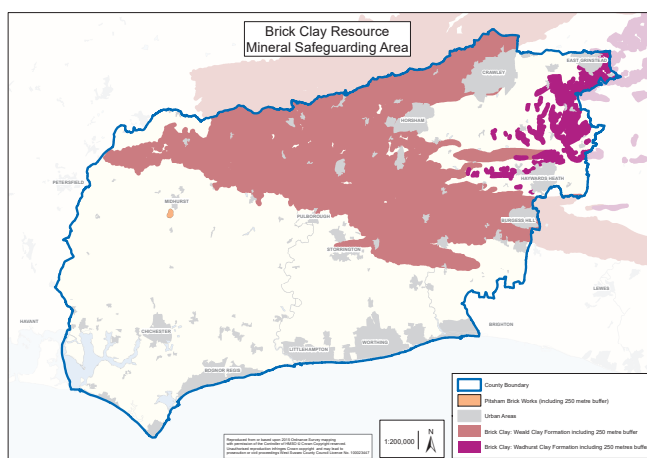
3. The Proposal

- 3.1. The application seeks planning permission for the removal of outbuildings and alterations to the existing buildings and hardsurfaces to allow for a change of use from Class C2 (residential institution) use to a Class C3 (dwellinghouse) use to provide 3 no.1-bed flats, 14 no. 2-bed flats, and 2 no. 3-bed two storey dwellings (and retaining Holy Rood Cottage as a 3-bed dwelling), together with 37 no. car parking spaces, private and communal amenity spaces, landscaping, bin and cycle stores.
- 3.2. Details are shown on the accompanying drawings and supporting documentation.
- 3.3. The proposal will achieve an overall reduction in the built form through the removal of outbuildings, structures and hard surfaces around the outer parts of the site. It includes the provision of modest alterations to the existing buildings, by means of a first floor extension on the flat roof of the northern wing of the building, and the incorporation of a pitched roof on the flat roof of the south-eastern wing.
- 3.4. The two existing pedestrian and vehicular access points will be retained to Ardingly Road and Park Lane, and the parking arrangements will be re-configured to provide 37 marked car parking spaces around the retained buildings within the central part of the site.
- 3.5. The proposal affords protection to the outer parts of the site to protect and enhance its countryside location, and to support the implementation of sustainable drainage measures and biodiversity net gain.

4. Minerals Policy

4.1. The 2018 West Sussex Joint Minerals Local Plan (MLP) seeks to safeguard minerals. MLP Policy M9 states:

- a) Existing minerals extraction sites will be safeguarded against non-mineral development that prejudices their ability to supply minerals in the manner associated with the permitted activities.
- b) Soft sand (including potential silica sand), sharp sand and gravel, brick-making clay, building stone resources and chalk reserves are safeguarded against sterilisation. Proposals for non-mineral development within the Minerals Safeguarded Areas (as shown on maps in Appendix E) will not be permitted unless:
 - (i) Mineral sterilisation will not occur; or
 - (ii) it is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or
 - (iii) the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible.



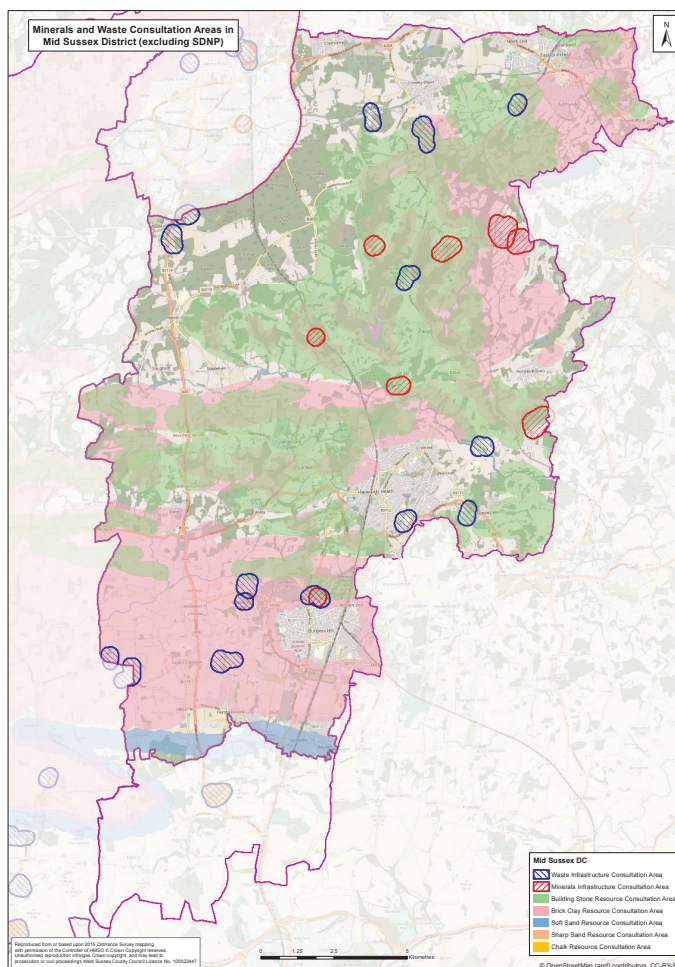


Figure 2 - MLP Appendix E Maps relevant to the site

- 4.2. The West Sussex Minerals and Waste Safeguarding Guidance (March 2020) considers the approach to safeguarding minerals responses and minerals and waste infrastructure. The site appears to fall in the general vicinity of areas safeguarded for brick clay (wadhurst clay formation) and building stone, as indicated in the MLP Appendix E safeguarding maps.
- 4.3. Table 1 within the Mineral Safeguarding Guidance details the thresholds as to whether consultation is required with the Minerals Planning Authority (MPA) in relation to proposals for non-mineral development within Mineral Consultation Areas (MCA's) that have been defined based on the safeguarded areas. Table 1 confirms the exceptions applicable to proposals for non-mineral developments that fall above the thresholds where consultation with the MPA is not required. This includes *"applications for development and extensions to existing buildings within the curtilage of existing development (residential and commercial)"*. The application site therefore falls within this exception, and consultation with the MPA is not required.

5. The Impact of this Development on Minerals

- 5.1. This proposal relates to the conversion of existing buildings and land from a residential care home to residential dwellings. It involves internal alterations to the existing buildings, a limited rooftop extension, the removal of periphery sheds and outbuildings, and alterations to the existing hard surfaces to allow for a re-arrangement of the car parking within the site.
- 5.2. Table 1 of the Minerals Safeguarding Guidance confirms that an **exception** applies to proposals for non-mineral development that fall above the thresholds set out in Table 1 where applications for development and extensions to existing buildings are within the curtilage of existing development (residential and commercial).
- 5.3. This development is within the curtilage of existing development and therefore an exception. It comprises primarily the change of use of the existing buildings and there is no increase in building footprint across the site. Groundworks will be limited to the removal of some of the existing hard surfaces and some outbuildings, and their replacement with soft and hard landscaping following sustainable drainage principles. There will be no excavations or groundworks below surface level other than for the landscaping and utility provision.
- 5.4. Given the presence of the existing buildings and the existing use of the site as a residential care home, the proposal will not lead to sterilisation of building stone or brick clay resources even if they did exist. The "sterilisation" of any mineral resource has in effect already occurred by the presence of buildings on this site since the 1930's. Even if economically viable mineral resources are present, there is simply no prospect for extraction. Nor would it be appropriate or practicable to extract any minerals given the environmental and nature conservation interests that it would adversely affect.

6. Conclusion

- 6.1. This Minerals Resource Statement is commensurate with the scale and nature of the proposed development. There will be no adverse impact arising with regard to safeguarding minerals arising from the change of use of the buildings and land to prevent the grant of planning permission.

end.