
Sustainability Assessment – Mulberry House – Glamping Pod Site -

**Consolidation of Two Existing Holiday Cabins into One Residential Dwelling -
Mid Sussex District Council**

1. Introduction

This Sustainability Assessment supports a planning application for the **conversion and physical connection of two existing holiday let cabins to form a single residential dwelling** within a rural setting.

The proposal makes efficient use of existing buildings and infrastructure already established on the site, while introducing a range of sustainable and low-carbon measures. The development seeks to minimise environmental impact, reduce energy and water consumption, and enhance the long-term sustainability of the site in accordance with the policies of the **Mid Sussex District Plan 2014–2031**.

2. Policy Context

This proposal has been developed with regard to the following key policies within the Mid Sussex District Plan:

- **DP1 – Sustainable Development**
- **DP39 – Sustainable Design and Construction**
- **DP42 – Water Infrastructure and Flood Risk**
- **DP44 – Rights of Way and Countryside Access** (landscape sensitivity)
- **DP37 – Green Infrastructure and Biodiversity**
- **DP16 / DP17** (as applicable) – Rural housing and countryside considerations

The scheme aligns with these policies by prioritising reuse of existing development, incorporating renewable energy, reducing resource consumption, and respecting the rural character of the area.

3. Efficient Use of Energy

The proposed dwelling has been carefully designed to improve energy efficiency while remaining visually appropriate within its countryside setting.

Renewable Energy

- **Photovoltaic (PV) panels** will be installed to provide on-site renewable electricity.
- Panels will be positioned discreetly to minimise visual impact in the rural landscape, in line with Policy **DP39**.

Heating and Hot Water

- An **air source heat pump** will provide space heating and hot water.
- This low-carbon technology significantly reduces emissions compared to traditional fossil-fuel systems and aligns with **DP1** and **DP39**.

Building Fabric

- As part of the works to join the two cabins, thermal upgrades will be undertaken where required.
- Improved insulation to walls, roof and floors will enhance energy efficiency.

Lighting and Appliances

- Energy-efficient LED lighting will be installed throughout.
 - High-efficiency appliances will further reduce electricity demand.
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4. Sustainable Construction and Materials

- The proposal prioritises the **reuse and adaptation of existing buildings**, avoiding unnecessary new development in the countryside.
- New materials required to physically connect the cabins will be **sourced locally wherever possible**, reducing transport emissions and supporting local suppliers.
- Natural, durable materials will be selected to sit comfortably within the rural environment and ensure longevity.

This approach supports Policies **DP1** and **DP39** through reduced embodied carbon and sensitive rural design.

5. Green Infrastructure and Roof Design

- A **sedum (green) roof** is proposed, which will:
 - Improve insulation and thermal efficiency
 - Slow surface water run-off
 - Encourage biodiversity
 - Reduce visual impact when viewed from surrounding rural viewpoints

The sedum roof will help the dwelling blend into its countryside setting and positively contribute to **Policy DP37 (Green Infrastructure and Biodiversity)**.

6. Water Efficiency

The proposal incorporates a range of water-saving measures in line with **Policy DP42**:

- Low-flow taps and showers
- Dual-flush WCs
- Water-efficient appliances

In addition:

- **Rainwater butts** will be installed to collect water for garden and landscape use, reducing reliance on mains supply.
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7. Drainage and Foul Sewage

Foul Drainage

- The site benefits from an **existing sewage treatment plant**, approved and installed under previous planning consent.
- The proposed residential use falls within the capacity of the existing system.
- No additional foul drainage infrastructure is required.

Surface Water Drainage

- Existing surface water drainage arrangements will be retained.
- The sedum roof and permeable landscaped areas will assist in managing run-off.
- The proposal will not increase surface water discharge from the site.

These measures fully comply with **Policy DP42**.

8. Sustainable Transport

- **Electric vehicle charging points** will be installed to encourage low-emission travel.
- This provision supports **Policy DP1** and reflects national and local ambitions for reduced car-related emissions, even in rural locations where private vehicles are often necessary.

9. Biodiversity and Landscaping

- Existing landscaping will be retained wherever possible.
- Additional planting will use **native and wildlife-friendly species**, reinforcing the rural character of the site.
- Soft landscaping and the sedum roof together contribute to enhanced biodiversity in accordance with **Policy DP37**.

10. Waste and Resource Efficiency

- Construction waste will be minimised through careful project management and reuse of materials where feasible.
- Any unavoidable waste will be recycled or disposed of responsibly.
- Adequate provision will be made for household waste and recycling storage.

11. Conclusion

The proposed conversion and amalgamation of two existing holiday cabins into a single dwelling represents a sustainable and sensitive form of development within a rural setting.

By reusing existing structures, improving energy efficiency, introducing renewable energy technologies, and enhancing green infrastructure, the proposal aligns with the principles of sustainable development set out in **Policies DP1, DP39, DP37 and DP42** of the Mid Sussex District Plan.

The development will reduce environmental impact while respecting the character and appearance of the countryside, making it an appropriate and well-considered proposal.

The proposal represents a net improvement over the existing holiday use in terms of sustainability and long-term land stewardship.