

MID SUSSEX DISTRICT COUNCIL

SUSTAINABILITY STATEMENT

APP REF: DM/25/2970 : Use of Holiday Let as Dwellinghouse (Unrestricted Occupancy)

Land East of Tyler House, Cross Colewood Lane, Bolney, Haywards Heath RH17 5RX (Central Grid Reference
TQ254238 E:525430 N:123804)



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INTRODUCTION

1. This sustainability statement has been prepared by Stage Planning Conditions (UK) Ltd and serves to support a full planning application for a single unrestricted family residence (Use Class C3) in place of a holiday let (Use Class C3) on Land East of Tyler House, Cross Colewood Lane, Bolney, Haywards Heath RH17 5RX (Central Grid Reference TQ254238 E:525430 N:123804).
2. This statement provides a description of the Site. In turn, it discusses the proposal and the design approach to the proposed scheme before providing an overview of relevant planning policy. Finally, the statement sets out the planning case in support of the proposal.
3. This statement should be read in conjunction with the submitted plans, drawings, and reports, including:
 - **Drawing 2019/021/06 Location and Block Plan**
 - **Drawing Ref: 2019/021/04 Proposed Elevations**
 - **Drawing Ref:2019/021/03 Proposed Site and Floor Plans**
 - **Proposed Materials Schedule**
 - **Proposed Drainage Plan**
 - **Drainage BR**
 - **Tree Report**
 - **Decision Notice DM/21/4091**
 - **Transport Advisory Note May 2024**
 - **Appeal Decision 3298314 Benjamin Webb BA(Hons) MA, MA MSc PGDip(UD) MRTPI IHBC 14.9.22**
 - **Appeal Decision 3315904 J White BA (Hons) MA MRTPI 4.9.23**

SITE CONTEXT

Location

4. The site is previously developed land located at Central Grid Reference TQ254238 E:525430 N:123804 on the southern side of Cross Colewood Lane, Bolney, Haywards Heath RH17 5RX ('the Site'). The Site is within a cluster of dwellings in the locality and some 750m from the village of Bolney and key local services. The Site is currently vacant, previously occupied by substantial buildings accommodating an indoor swimming pool and an indoor squash court.

Description

5. The Site slopes gently away from the highway in a southerly direction, sitting below road level and behind a mature hedge line screening views into the Site. The Site is bounded to the north by Cross Colewood Lane, to the south by woodland and to the east and west by neighbouring residences.

6. The Site does not fall to be considered within a Conservation Area, the Green Belt or an Area of Outstanding Natural Beauty ('AONB') and is identified within Flood Zone 1 (lowest likelihood of flooding).

THE PROPOSAL

7. The proposal is one for Use of Holiday Let (Use Class C3) to use as Dwellinghouse (Unrestricted Occupancy) (Use Class C3). The principle of residential development in the location has been established by the approval under DM/21/4091 (and before that by approval under DM/19/4236). The change implies no change to the location, size or scale of the building approved under App Ref: DM/21/4091 all of which have previously been deemed acceptable.

REASONS FOR APPLICATION

8. In this case the Site is a brownfield site located within a cluster of dwellinghouses some 750m from the village of Bolney and all key services. It is not 'isolated' for purposes of paragraph 84 of the Framework.
9. The development approved under App Refs: DM/21/4091 and before that DM/19/4236 is Use Class C3, as is the proposed use, albeit that the former occupation is limited by condition.
10. The proposal implies no changes to the size or scale of the C3 unit, both of which were deemed appropriate upon application.
11. In the subject circumstances, the change to use as an (unrestricted) dwellinghouse will not be 'material' for purposes of *Moore v SSCLG [2012] EWCA Civ 1202*; the dwelling when occupied as a home by a family v persons holidaying would still be occupation by a single household.
12. The change to use as a dwellinghouse (absent the restriction to holiday let) will, as a matter of course, accommodate 'home working' (recognised in the Neighbourhood Plan in 2016 and significantly more prevalent now), so that the same 'employment' will support the rural economy in terms of both employment and productivity and in terms of trade and 'spend' in the locale by residents, much as it would from visitors.
13. The sustainability of the site (when viewed in terms of traffic movements) will be no greater as a residence than as a holiday let.¹

¹ See e.g. appeal decisions 3298314 and 3315904

14. The new Use Class announced in the Ministerial Statement 19.2.24 (a material consideration for planning purposes and decision making) will enable changes between C3 short term lets to C3 dwelling houses and vice versa, so that the constraint in issue (Condition 8 to DM/214091 restriction to Holiday let) is otiose.

SUSTAINABILITY

Mid Sussex Policy DP39: Sustainable Design and Construction

15. The Strategic Objective under Policy DM39 is :

1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change.

16. Policy DM39 observes that all development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;
- Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;
- Use renewable sources of energy;
- Maximise efficient use of resources, including minimising waste and maximising recycling/re-use of materials through both construction and occupation;
- Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;
- Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience

Natural Lighting and Ventilation

17. The proposal optimises use of natural light and ventilation through dual aspect fenestration (ground floor) and roof lights.

18. Materials to be used in the development will be sourced locally wherever possible.

Insulation & Construction

19. Insulation values of the various elements of structure will exceed the current national building regulation standards.
20. Construction is to be to an airtight standard. Windows and external door frames are to be of a quality to prevent unhelpful air leakage, thus reducing heat loss.
21. Timber windows and door frames are to be used with an energy rating B.
22. Salvaged and reclaimed materials will be used in the construction where appropriate – see Materials.

Energy

23. A mains pressure fed heating and hot water systems is to be installed in conjunction with a class A rated condensing gas boiler.
24. The ground floor is to be heated by an under floor wet system. The upper floor will be heated by conventional radiators.
25. Heating of the property is to be zoned and is also to be load compensated thereby ensuring that heating is provided in the most efficiently in the areas required.
26. White goods incorporated into the kitchen will be at least class A rated.

Water

27. Water use will be in accordance with Policy DP42.
28. Generally sanitary ware will be of low consumption design with duel flush wc's and spray taps where suitable. External clothes drying facilities are to be provided to reduce the reliance on the use of tumble dryers.
29. Rainwater harvesting will be incorporated into the proposed scheme to enable the efficient and sustainable use of water for recycling washing machines, dishwashers, toilet cisterns.

Recycling

30. Recycling storage facilities will be incorporated in the kitchen area design to enable efficient recycling of materials.

Drainage

31. Drainage will be as approved under App Ref: DM/23/2052 approved 5.10.23.

CONCLUSIONS

32. The proposal accords in all respects with the provisions of Mid Sussex Local Plan Policy DM39 Sustainable Design and Construction.