

AUGUST 2025

Borde Hill Stables

*Planning Amendment
Supporting Statement*



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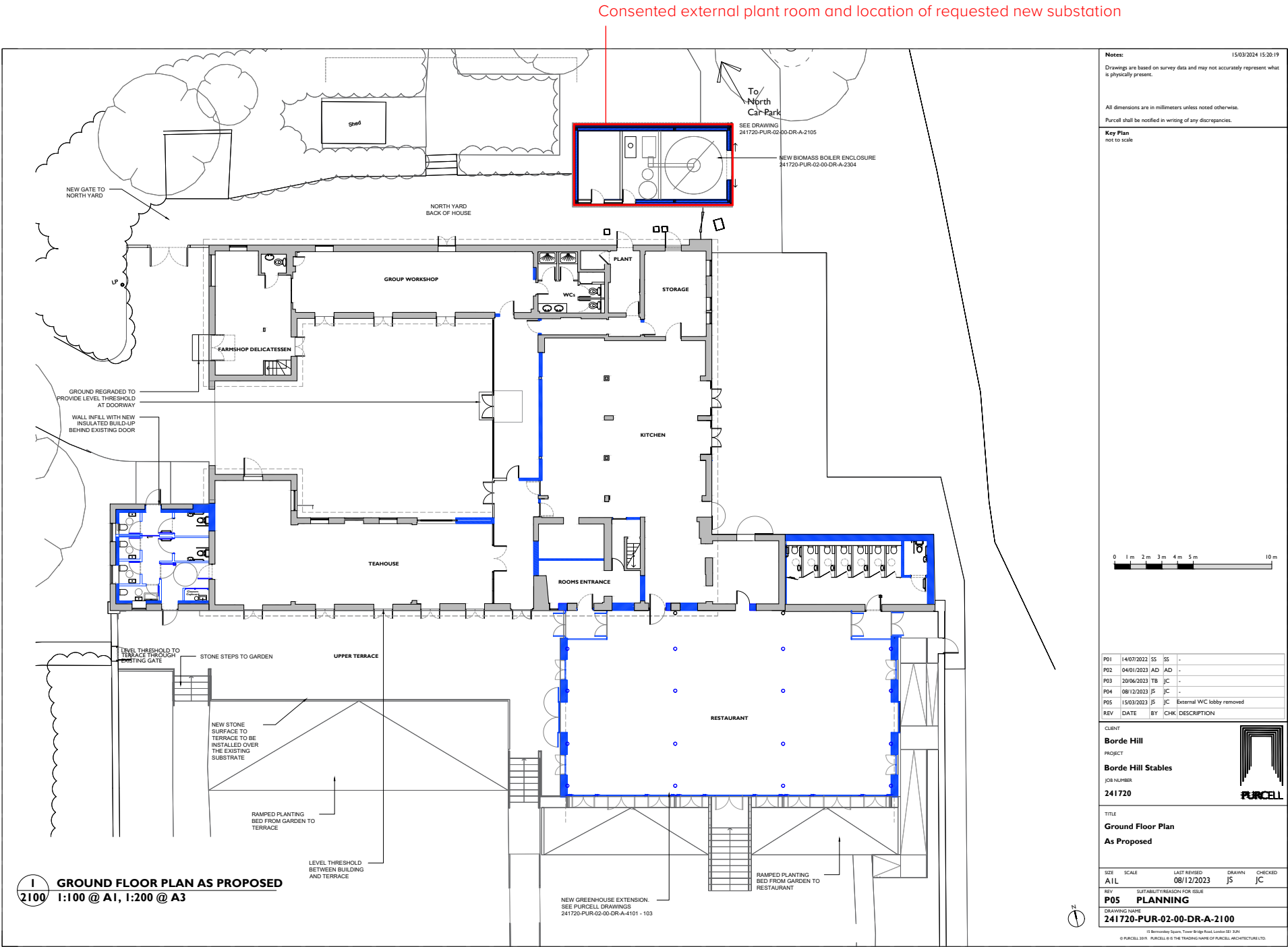
Introduction

This document has been prepared to support proposals to amend planning permission DM/23/3210 (Variation of condition no. 2 relating to planning application DM/23/0421 - to amend the approved plans to include revisions to the design of the extension, increased soft landscaping and reduction in hard landscaping, and modest increase in size of the external plant room (Amended plans received 21 March 2024)) to amend the external plant room to the north of the stables to accommodate a UKPN substation in lieu of the biomass boiler and battery storage.

This amendment to the consented scheme is required to enable the required power supply to be provided for the approved use as a restaurant with a commercial kitchen. The kitchen has been designed with sustainability in mind and therefore relies on fully electric cooking equipment. It has been confirmed by UKPN that the existing electricity supply to the Stables and the surrounding part of the Estate is not adequate and needs to be upgraded. Without any other viable power solution available a new substation is required to serve the site.

It has not been possible to ascertain whether a freestanding GRP substation on the site is permitted under permitted development rights, without applying for a Lawful Development Certificate (LDC). The applicant is therefore submitting this separate application alongside the LDC, seeking permission to house the substation in a previously consented building should the concurrent LDC application be deemed not valid.

The concurrent applications are required as the applicant requires power on by December 2025 to commission the building ahead of opening the new restaurant in Spring 2026.



Consented Ground Floor Plan - DM/23/3210

Citing & Location

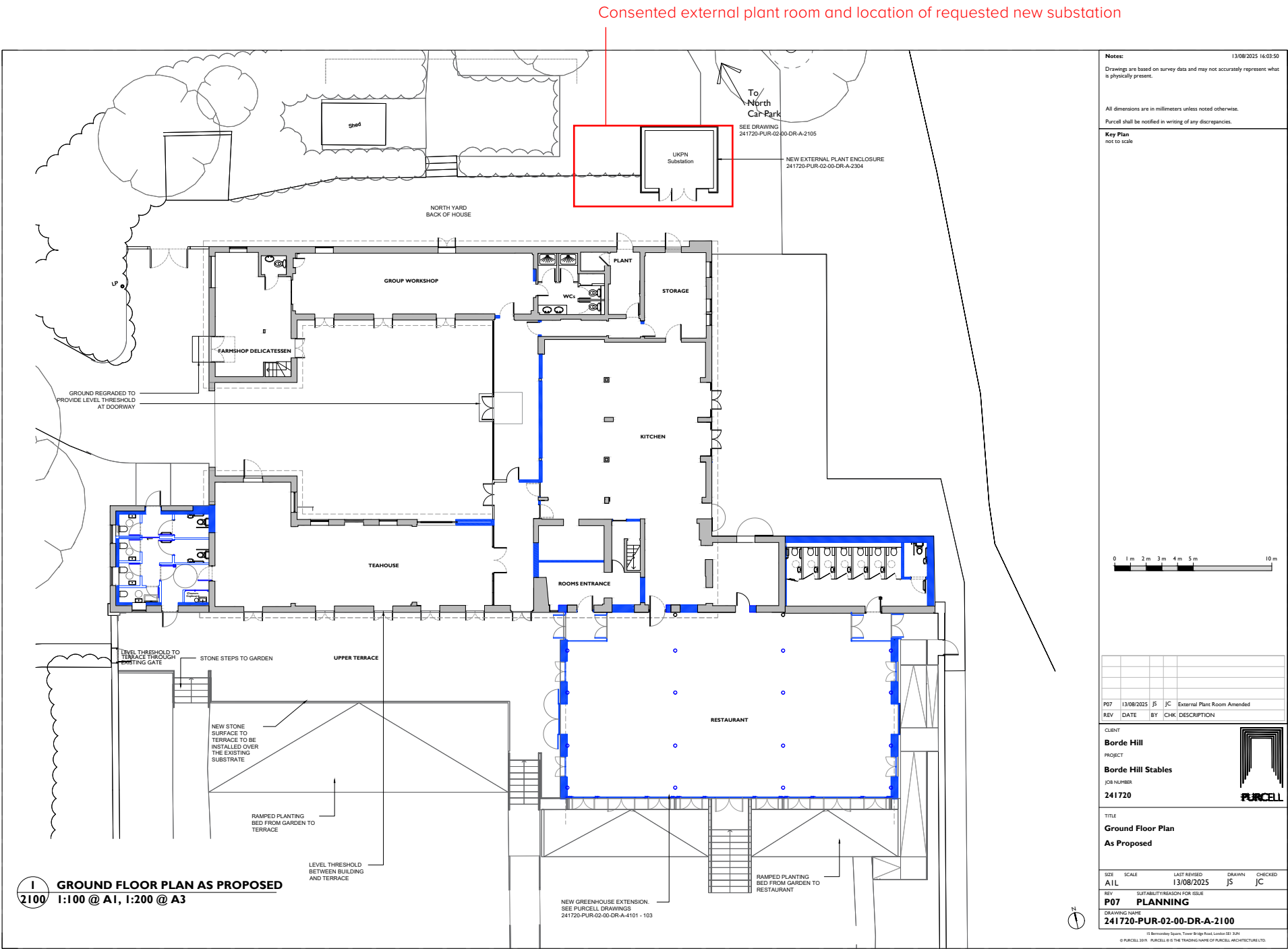
Since the application was approved in Jan 2024, the Energy Strategy has been adapted to suit the specific needs of the development.

During the technical design stage, the design for a biomass boiler system was further developed but ultimately opted against as small heating loads and large distances would lead to the system operating in an inefficient manner. It has been concluded that it is more efficient to retain and enhance the existing gas boiler network on the site as opposed to introducing a new biomass boiler.

The location of the consented biomass boiler to the North of the site works well as a location for the substation as it is not located near any front of house spaces and is shielded from the car park by vegetation.

Given the requirement for a new substation to service the development, the battery storage is no longer required due to the higher capacity of the network. The full extent of the external plant room can therefore be re-purposed and used as the location for the substation. A revised energy statement has been submitted as part of this application which demonstrates the development’s compliance with the following local planning policy and statutory guidance:

- Building Regulations Part L 2021 Volume 2: Buildings other than dwellings
- Mid Sussex District Plan 2014-2031
- CIBSE Technical Manuals and Guide

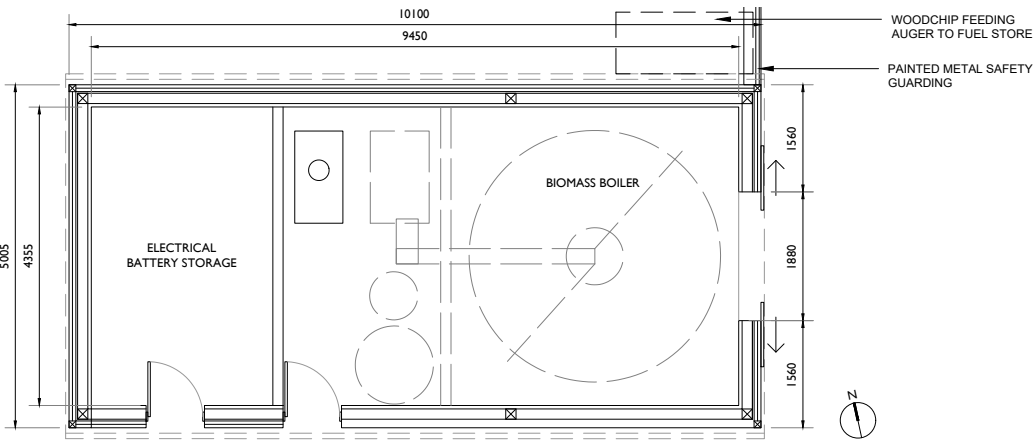


Amended Ground Floor Plan

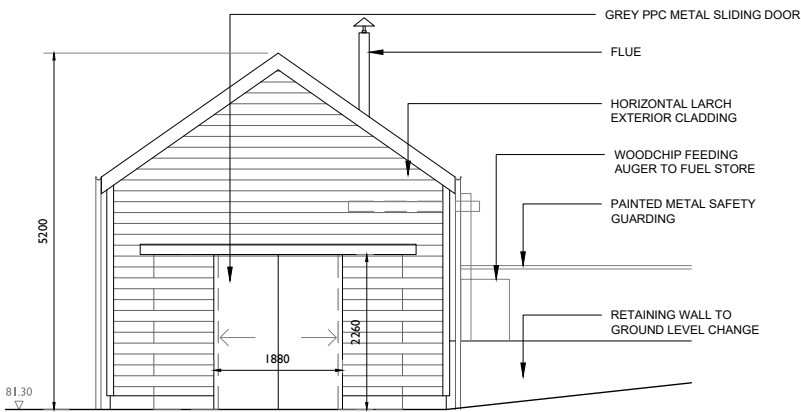
Design & Materiality

To minimise any additional impact on the Registered Park and Garden, the consented design has been matched where possible to minimise change. The footprint of the external plant room will be reduced by 40% when compared to the consented scheme to 4.95m wide by 4.25m deep. The requirement for a blast proof roof for safety reasons has resulted in a minimal concrete flat roof design. The height of the walls has been reduced to 3.25m, and therefore the resulting form is substantially less than the approved massing.

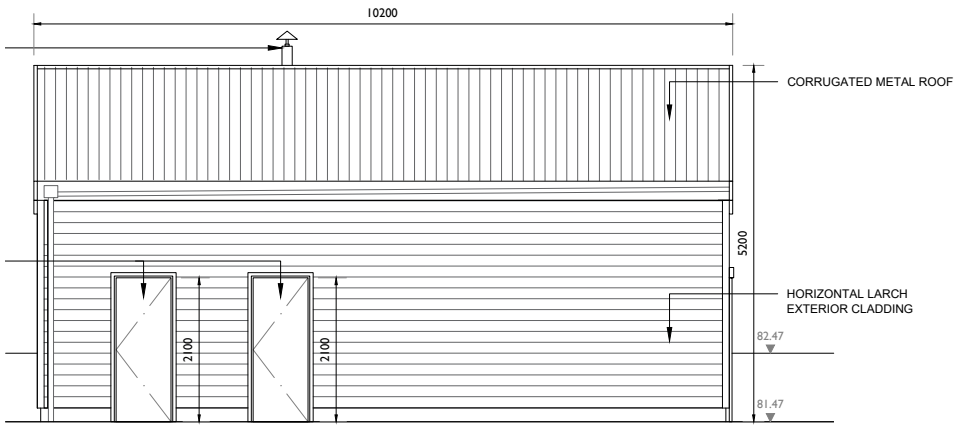
The brick walls and concrete retaining structure will remain clad in natural larch to blend the plant room in with the trees and match the WC block elevation. Grey painted metal doors and louvres will provide secure access to the enclosure and ventilation to the equipment inside. The exposed edge of the concrete roof has been reduced to 200mm, and will blend in with the cladding once the large has silvered over time.



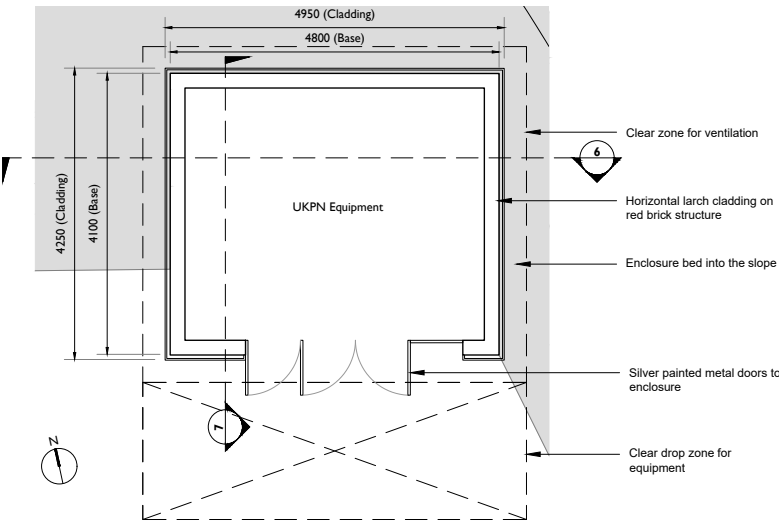
Approved Plan - DM/23/3210



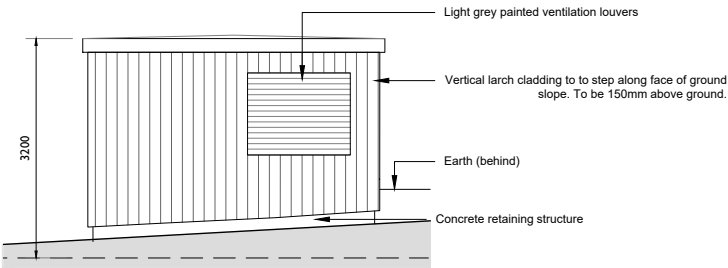
Approved East Elevation - DM/23/3210



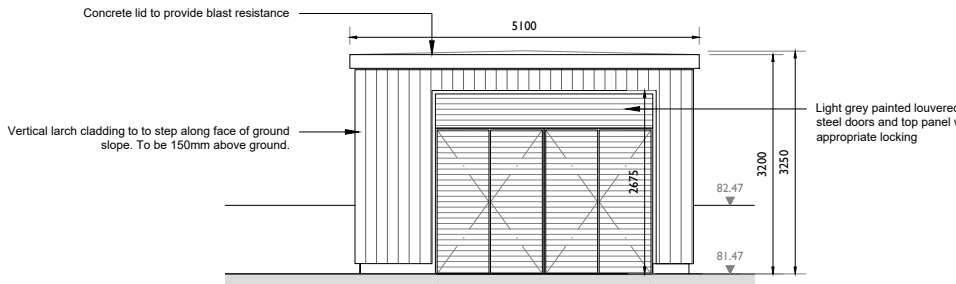
Approved South Elevation - DM/23/3210



Amended Plan



Amended East Elevation



Amended South Elevation

Summary

The proposals set out in this document and accompanying documentation represent the only viable solution to providing power for the approved kitchen use. The proposals represent a reduced mass of the external plant room whilst complying with the relevant environmental policies.

It is proposed to amend the following condition of DM/23/3210 with the drawings listed in the schedule:

Condition 2 - Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading “Plans Referred to in Consideration of this Application”.

Reason: For the avoidance of doubt and in the interest of proper planning



Image of existing location

Drawing / Document Number	Drawing Name	Approved Revision	New Revision
241720-PUR-02-00-DR-A-2100	Ground Floor Plan As Proposed	P05	P07
241720-PUR-02-ZZ-DR-A-2304	Biomass Boiler Enclosure As Proposed	P04	Drawing to be removed from the permission
241720-PUR-02-ZZ-DR-A-2305	External Plant Room As Proposed	No previous revision	P02
J5114-E-RP-0001	Energy Statement	00	04

Schedule of documents to be amended within permission DM/23/3210

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A team of experienced consultants from Purcell jointly contributed to the completion of this Report.

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Date	Revision	Issue
12/08/25	-	-