

The Barns, Alder Moor Farm, Heckfield – Additional Information

Foul Sewage/Surface Water and Utilities Assessment

There is no mains sewer serving the site or nearby. The site has the benefit of an existing septic tank which has capacity to serve the new building and the existing buildings, including the dwelling on the site. The new building is to accommodate the staff who were previously located in the smaller barn and the smaller barn will accommodate the beauty business that is currently run from the house. For these reasons the proposals will not increase the amount of foul sewerage entering the septic tank.

The surface water from the new building drains to soakaways on the site.

The site has an electricity supply to the site and there has been no requirement to upgrade this for the new building.

There is no mains gas supply to the site and there is no requirement for gas to serve the new building.

Economic Statement

The new larger office building (building C) has recently been completed and occupied by staff employed by the applicant's business who have moved from the adjacent smaller office. The new building provides improved space/working environment for staff employed in the existing business on the site.

The applicant's business Tigerlike is an events company which administers and delivers corporate events and VIP concierge services globally. The business has been established for in excess of 25 years and employs 7 staff and the applicant, who owns the business, lives in the adjacent dwelling. The business uses local services and has been operating from the site since 1996.

The business does not intend to increase the number of staff employed on the site in the short term, although the increased floor space would allow for some modest growth in the future.

The proposal meets the requirement of policy ED3 of the Local Plan as it will ensure the continued sustainability of the business operating from the building. The proposal is also supported by national policy set out in the NPPF. It also satisfies policy ED1 in that there is an overriding need for the development in this location to improve working conditions and to give the business flexibility in the future. This conclusion is supported by the pre-application response given by the Council in December 2021.

The same applies to the use of building B by the applicant's daughter who has since qualifying and leaving college, been operating her own beauty business from the applicant's home. This business has up to four clients a day visiting the site (2 hour booking slots). The number of visitors to the site has not changed and there are no plans to intensify/expand the use. Moving the business from the home to building B has improved the working environment and experience of customers. It has also



allowed a wider range of treatments to be offered to clients. The applicant's daughter's business is successful and the new studio space will allow her business to thrive.