



Mark Folkes
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6 Church Street
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**Cheriton Cottage Handcross Road Plummers Plain West Sussex
Conversion of existing barn and stable buildings to form a single dwelling house with new
build linking element. Formation of new vehicular access onto Handcross Road.**

Your application DC/23/1624 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management



Mark Folkes
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Application Number: DC/23/1624

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: R Hare

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Conversion of existing barn and stable buildings to form a single dwelling house with new build linking element. Formation of new vehicular access onto Handcross Road.

Cheriton Cottage Handcross Road Plummers Plain West Sussex

to be carried out in accordance with Application No. DC/23/1624 submitted to the Council on 19/09/2023 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control
Date: 12/02/2024

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Tree plan		Tree Constraints Plan LAR2311-ARB-DRA-0101	12.02.2024
Supporting Docs		Hard and Soft Landscape GA (incl. Planting) LAR2311-LAN-DRA-1001	12.02.2024
Supporting Docs		Planting details LAR2311-LAN-DRA-6020	12.02.2024

Supporting Docs		Outline Landscape Specification LAR2311-LAN-SPE-0331	12.02.2024
Location & Block plan		2.02	31.08.2023
Elevation plan	Existing	1.02	19.09.2023
Layout plan	Proposed Visibility splays	2.03	31.08.2023
Details plan	Existing and Proposed entrances	2.04 A	19.09.2023
Elevation & Floor plan	Proposed	2.01 REV B	31.08.2023
Details plan	Drainage	1760/400	31.08.2023
Details plan	Topographical Survey	1.01	31.08.2023
Design & Access Statement		NONE	31.08.2023
Supporting Statement	Water Neutrality	NONE	31.08.2023
Details plan	Approved Construction Management Plan	2.02	31.08.2023
Supporting Statement	Approved Ecological Design Strategy	EDS_2_221010	31.08.2023
Layout plan	Approved Parking and Cycle	2.04	31.08.2023
Details plan	Approved Materials	2.05	31.08.2023
Supporting Docs	Approved Planning	DC/20/1734	31.08.2023
Supporting Statement	Approved Preliminary Road Assessment	UE0396	31.08.2023
Supporting Statement	Approved Structural Report	NONE	31.08.2023
Layout plan	Approved Visibility Splays	2.03 REV A	31.08.2023
Supporting Statement	Bat Survey	UE0396 0_201002	31.08.2023
Supporting Statement	Drainage survey	NONE	31.08.2023
Supporting Statement	Flood Map	NONE	31.08.2023
Supporting Statement	Planning	NONE	31.08.2023
Supporting Statement	Ecological Design Strategy	UE0396 2_221010	31.08.2023
Supporting Docs	Bat Mitigation Licence Return Form	WML-CL21	31.08.2023

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

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-commencement (Slab Level) Condition:** The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Statement,

by Folkes Architects, received 31/08/2023). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent for both the proposed dwellinghouse and the existing dwellinghouse shown within the red line boundary known as 'Cheriton Cottage'. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

4 **Pre-commencement (slab level) Condition:** A scheme giving full details of the rainwater harvesting system, including detailed design drawings and layout, shall be submitted to and approved in writing by the local planning authority. These details should include, but not necessarily be limited to, the following:

- i. Detail on the likely contaminants associated with the rainwater harvesting system,
- ii. Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
- iii. Detail on the proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.
- iv. Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
- v. Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit
- vi. Detail on the continuity of supply during dry periods extending beyond 35 days.
- vii. Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

5 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** The development hereby permitted shall not be occupied until a fast charge electric vehicle charging point for that unit has been installed on the site. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be first occupied unless and until provision for the storage of refuse/recycling has been made in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes AA, A, B, C, D, E, or F of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the protection of the countryside in accordance with Policies 26 and 33 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** No works for the implementation of the development hereby approved, including works of demolition, shall take place outside of 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

Reason: To safeguard the amenities of the occupiers of the neighbouring residential properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Roost Assessment (Urban Edge Environmental Consulting Ltd, July 2020) and the Bat Survey Report (Urban Edge Environmental Consulting Ltd, October 2020), the further ecology information (Urban Edge Environmental Consulting Ltd, October 2023) and Ecological Design Strategy (Urban

Edge Environmental Consulting Ltd, October 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development.**

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/23/1624

Cheriton Cottage, Handcross Road, Plummers Plain, West Sussex, RH13 6NX

DESCRIPTION:

Conversion of existing barn and stable buildings to form a single dwelling house with new build linking element. Formation of new vehicular access onto Handcross Road.

RELEVANT PLANNING HISTORY:

DC/20/1734	Conversion of existing barn and stable buildings to form a single dwellinghouse with a new build linking element. Creation of new vehicular access, provision of car parking and associated landscaping.	Application Permitted on 07.12.2020
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SITE AND SURROUNDS

The application site lies to the north east of Cheriton Cottage, a detached residential property located on the northern side of the B2110 Handcross Road which links Lower Beeding with Handcross. The site lies within the hamlet of Plummers Plain, an unclassified settlement in the HDPF with no Built Up Area Boundary. The site lies opposite the boundary of the High Weald Area of Outstanding Natural Beauty.

The site is set within 12 acres of land attached to Cheriton Cottage made up of residential gardens and paddocks and consist of a 1380 square metres parcel of land containing two brick built detached buildings- one stable block and one barn of similar scale, built around 1990 and hard standing and gravel areas.

To the south the site is screened from Handcross Road by well established hedgerows and young trees and is currently accessed via a long driveway that runs parallel with the highway and is shared with Cheriton Cottage.

DETAILED DESCRIPTION

The application seeks full planning permission for the conversion of the two buildings into a single dwelling house, with a proposed link being created between the two structures (28 square metres). The house would have four bedrooms in the current F shaped stables and a living/ dining kitchen open plan space in the easterly barn and a Gross Internal Area of 178 square metres. In addition to the new linking building, small extensions are proposed to the roof to increase the overhangs at the gable end to reduce water ingress to the structure, but no increase in ridge height. The building would be clad in sustainable timber cladding.

The internal layout would be designed to enable northerly views across the paddocks with new full height glazing and doors. Outside would consist of two private courtyards adjacent and between the buildings, a grassed garden area to the west and north and a gravelled driveway with space for a minimum for four vehicles.

A new access driveway is proposed from Handcross Road to the east of the site. water ingress to the structure, but no increase in ridge height. The building would be clad in sustainable timber cladding. The internal layout would be designed to enable northerly views across the paddocks with new full height glazing and doors. Outside would consist of two private courtyards adjacent and between the buildings, a grassed garden area to the west and north and a gravelled driveway with space for a minimum for four vehicles.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

Policy 24 - Strategic Policy: Environmental Protection

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 35 - Strategic Policy: Climate Change

Policy 36 - Strategic Policy: Appropriate Energy Use

Policy 37 - Sustainable Construction

Policy 38 - Strategic Policy: Flooding

Policy 40 – Sustainable Transport

Policy 41 – Parking

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 4.3 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Neighbourhood Plan:

Lower Beeding's Neighbourhood Plan has been prepared but has not yet been through Examination. It therefore holds limited weight at this time.

Planning Advice Notes:

Facilitating Appropriate Development

Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Environmental Health: Agricultural buildings can be subject to significant contamination risks arising from their use, construction and storage of machinery, equipment, fuels or other chemicals. Furthermore, there is a historical landfill filled in with unknown waste to the west of the site. Therefore recommend that the applicant submit a phase 1 preliminary risk assessment to help determine the history and conditions of the site including a site walkover survey to help identify the nature of the ground and any potential hazards.

[Subsequent consultation, re: water neutrality]

Further rainwater harvesting information has been submitted during the course of the application but is insufficient in detail to result in a positive recommendation of no objection. Rainwater harvesting details are therefore required as a pre-commencement condition]

OUTSIDE AGENCIES

WSCC Highways: The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Ecology Consultant:

Temporary holding objection given that the submitted Ecology reports are out of date.

[Subsequent consultation]

The further letter confirms that the site was registered with Natural England under the BMCL on 9 August 2023 (site registration 8574A) and that roof tiles were removed under ecological supervision and in accordance with the licence on 10 October 2023. Following the approve of condition 7 of pursuant of DC/20/1734 (DISC/23/0163).

Therefore, I am satisfied that appropriate measures have already been secured for bats and that the LPA can demonstrate compliance under the Conservation of Habitats and Species Regulations 2017 (as amended) based on this further information. Subject to relevant conditions.

Southern Water: Standing comment.

Natural England: No Objection

Subject to appropriate mitigations being secured by way of condition.

Parish Comments:

Neither objecting nor supporting the application.

Representations:

None received

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of

the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

Policy 26 of the HDPF seeks to protect the countryside from inappropriate development. Outside of a built-up area boundary any proposal must be essential to its countryside location, and in addition support the needs of agriculture or forestry, enable the extraction of minerals or the disposal of waste, provide for quiet informal recreational use or enable the sustainable development of rural areas. Development must protect the landscape quality of its setting and avoid an individual or cumulative significant increase in activity in the countryside.

Policy 10 of the HDPF, further, affords preferential support to the conversion of rural buildings to business and commercial use at first instance, though, would not necessarily preclude conversion to residential use subject to assessment on all other material grounds.

An application for a similar proposal has been permitted at the application site under DC/20/1734 for the conversion of the existing barn and stable buildings to form a single dwellinghouse with new build linking element. Creation of new vehicular access, provision of car parking and associated landscaping. The principle of a conversion in this location to a residential use has therefore been established.

The officer's report concluded that 'the modest scale of this proposed development, being the sympathetic conversion of an existing appropriately sited building, would not be expected to have a significant increase in the overall level of activity in the countryside and there is considered to be no harmful conflict with Policy 26 of the HDPF.'

Nothing has changed since the previous application in regards to the site circumstances which would result in a decision contrary to the above, with the buildings having been left vacant since this time such that the proposal is considered acceptable in principle subject to all other material considerations. Given the modest scale of the buildings and the location outside of the built up area boundary, with less transport links than those within built up areas, it is considered that the conversion of the buildings to commercial or business uses would not be viable such that the proposal is in accordance to policy 10.

Design and Appearance:

Policy 32 of the HDPF states that good design is a key element in sustainable development, and seeks to ensure that development promotes a high standard of urban design, architecture and landscape. Policy 33 of the HDPF states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

The current proposal closely reflects the design of the previous application approved under DC/20/1734 in terms of siting, scale, materials and access. The alterations over the previous application include the removal of three windows on the southern elevation, the removal of two x three panel doors on the elevation labelled Section AA and the removal of the door and fenestration on the eastern elevation. The current application has added a small outbuilding in timber to be used as a cycle store. The changes since the previous application would not be considered to have increased the scale or prominence of the development from the streetscene and would retain the rural appearance of the application site such that it would appear to positively reflect the character of the area.

There are no objections to the proposal due to design, siting, scale or character.

Amenity Impacts:

Policy 33(2) of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The current proposal under consideration would retain the siting of the previously approved scheme and would not result in an increase in height or additional views over and above that already approved. Given the significant separation distances between the application site and the nearest neighbouring dwellings, the resultant relationship with the neighbouring properties would not result in unacceptable harm to the amenities or sensitivities of neighbouring properties or land, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Highways Impacts:

Policy 40 of the HDPF supports proposals which provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods, whilst Policy 41 requires adequate parking facilities within developments.

This application seeks to introduce a new access for this site, which is considered by West Sussex Highways Department as not resulting in any highways safety concerns with the application, subject to relevant conditions.

Ecology:

Since the initial holding objection received from Ecology, further information has been submitted with a bat license that demonstrates that after the previous permission was granted works were undertaken within the loft spaces of the buildings on site such that the site would be unsuitable as a potential bat roost. The follow up consultation response would appear therefore to address the concern of the Ecology officer such that the local authority can conclude with reasonable certainty that the site would be unsuitable for bat roosts in accordance to its duties s.40 NERC Act 2006.

Overall therefore, there are no objections to the proposal.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The application seeks planning permission for Conversion of existing barn and stable buildings to form a single dwelling house with new build linking element. Formation of new vehicular access onto Handcross Road.

The submitted strategy indicates an existing baseline water demand of nil. For a four bedroom occupancy of 2.86 people with a water consumption of 125 l/p/d the overall usage would be 357.5 l/d. Through water efficient fixtures and fittings for which they have provided figures, the overall usage would be able to be reduced to 297.44 l/p (appendix C refers). With re-use of water the proposed per day would be 217.93 (appendix D confirms). Rainwater harvesting figures have been included to demonstrate that 73.21l/d can be collected for non-potable uses to provide a figure of 144.72 l/d.

The remaining 144.72 l/d will be offset from the Cheriton house shown in the blue line boundary. The existing usage (evidenced through water bills) is 816 l/d. Retrofitting can reduce this down to 661.80 l/d (appendix F) which saves 154.20 l/d from the existing house to account for the proposed usage of 144.72 l/d with a surplus of 9.48l/d. The proposal is therefore water neutral.

Subject to the water strategy as proposed within the Water Neutrality Statement, along with conditions, the development is considered to be water neutral. As such, there is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

The Council's Environmental Health team have been consulted during the course of the application and have recommended approval subject to appropriate conditions in regards to rainwater harvesting. A preliminary contamination report has since been submitted with no further requests for condition from Environmental Health. A regulatory condition will be attached to this report requiring a remediation strategy if any form of ground contamination is found within the site during the course of the development.

Conclusions:

The principle of development is acceptable at this location and would not result in an unacceptable form of development in terms of design, harm to neighbouring properties, character of the surrounding countryside location, ecology or Water Neutrality. The proposal is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide (zone 1)	179m2	151m2	16m2
		Total Gain	46m2
		Total Demolition	0m2

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

- Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-commencement (slab level) Condition:** The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (Water Neutrality Statement, by Folkes Architects, received 31/08/2023). No dwelling hereby permitted shall be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for that dwelling has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent for both the proposed dwellinghouse and the existing dwellinghouse shown within the red line boundary known as 'Cheriton Cottage'. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 4 **Pre-commencement (slab level) Condition:** A scheme giving full details of the rainwater harvesting system, including detailed design drawings and layout, shall be submitted to and approved in writing by the local planning authority. These details should include, but not necessarily be limited to, the following:
- i. Detail on the likely contaminants associated with the rainwater harvesting system,
 - ii. Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
 - iii. Detail on the proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.
 - iv. Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
 - v. Details, including a plan or schematic, showing the supply – storage tanks, treatment etc, and means to record the total water consumption of each unit
 - vi. Detail on the continuity of supply during dry periods extending beyond 35 days.
 - vii. Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

- 5 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** The development hereby permitted shall not be occupied until a fast charge electric vehicle charging point for that unit has been installed on the site. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be first occupied unless and until provision for the storage of refuse/recycling has been made in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes AA, A, B, C, D, E, or F of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the protection of the countryside in accordance with Policies 26 and 33 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** No works for the implementation of the development hereby approved, including works of demolition, shall take place outside of 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

Reason: To safeguard the amenities of the occupiers of the neighbouring residential properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Roost Assessment (Urban Edge Environmental Consulting Ltd, July 2020) and the Bat Survey Report (Urban Edge Environmental Consulting Ltd, October 2020), the further ecology information (Urban Edge Environmental Consulting Ltd, October 2023) and Ecological Design Strategy (Urban Edge Environmental Consulting Ltd, October 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/23/1624

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		2.02	31.08.2023
Elevation plan	Existing	1.02	19.09.2023
Layout plan	Proposed Visibility splays	2.03	31.08.2023
Details plan	Existing and Proposed entrances	2.04 A	19.09.2023
Elevation & Floor plan	Proposed	2.01 REV C	10.11.2023
Details plan	Drainage	1760/400	31.08.2023
Details plan	Topographical Survey	1.01	31.08.2023
Design & Access Statement		NONE	31.08.2023
Supporting Statement	Water Neutrality	NONE	31.08.2023
Details plan	Approved Construction Management Plan	2.02	31.08.2023
Supporting Statement	Approved Ecological Design Strategy	EDS_2_221010	31.08.2023
Layout plan	Approved Parking and Cycle	2.04	31.08.2023
Details plan	Approved Materials	2.05	31.08.2023
Supporting Docs	Approved Planning	DC/20/1734	31.08.2023
Supporting Statement	Approved Preliminary Roodt Assessment	UE0396	31.08.2023
Supporting Statement	Approved Structural Report	NONE	31.08.2023
Layout plan	Approved Visability Splays	2.03 REV A	31.08.2023
Supporting Statement	Bat Survey	UE0396 0_201002	31.08.2023
Supporting Statement	Drainage survey	NONE	31.08.2023
Supporting Statement	Flood Map	NONE	31.08.2023
Supporting Statement	Planning	NONE	31.08.2023
Supporting Statement	Ecological Design Strategy	UE0396 2_221010	31.08.2023

Supporting Docs	Bat Mitigation Licence Retrun Form	WML-CL21	31.08.2023
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DELEGATED

Case Officer sign/initial Hannah Darley Date: 12/02/2024

Authorising Officer sign/initial RHERMITAGE Date: 12.02.2024

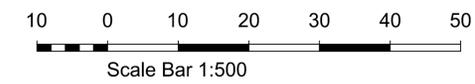
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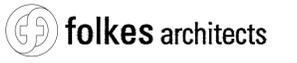
Location Plan Scale 1:1250 @ A1



Block Plan Scale 1:500 @ A1



REV	DATE	BY	AMENDMENT



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 West Sussex
 RH20 4LA
 T: 01903 898629
 info@folkesarchitects.co.uk

CLIENT
Ramanjit Hare

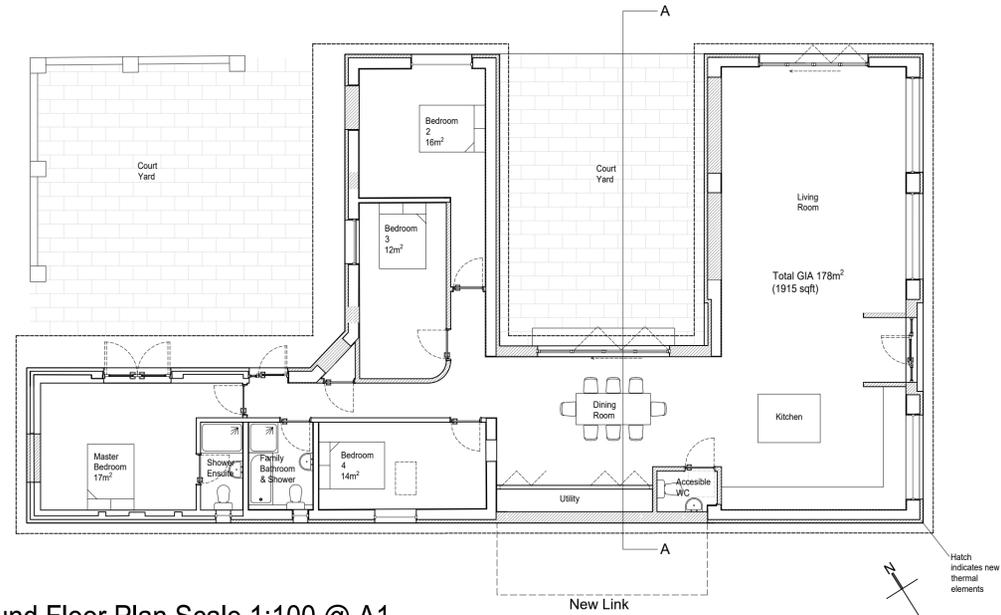
JOB TITLE
**Barn Conversion at
 Cheriton Cottage
 Handcross
 West Sussex
 RH13 6NX**

DRAWING TITLE
Location and Block Plan

DATE	SCALE	DRAWN BY	RF
July 2020	Various		
		CHECKED BY	EC

JOB NO.	DRAWING NO.	REVISION
20029	2.02	

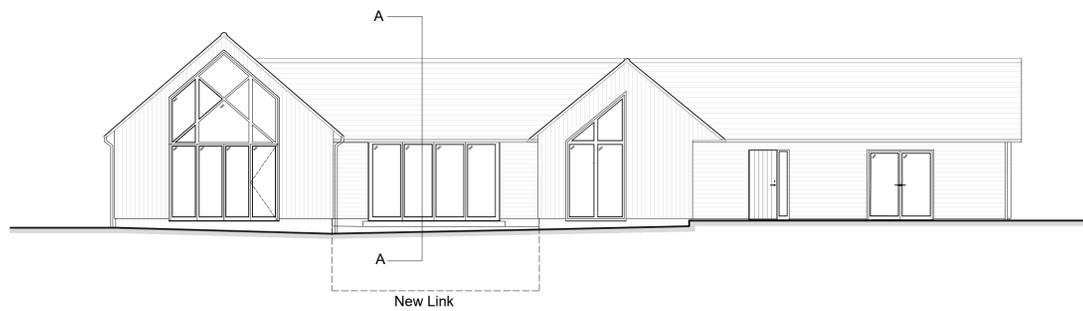
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Ground Floor Plan Scale 1:100 @ A1



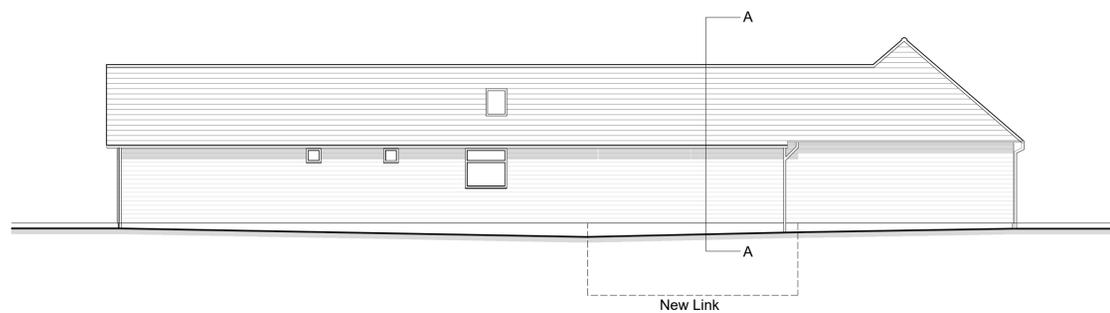
Section AA Scale 1:100 @ A1



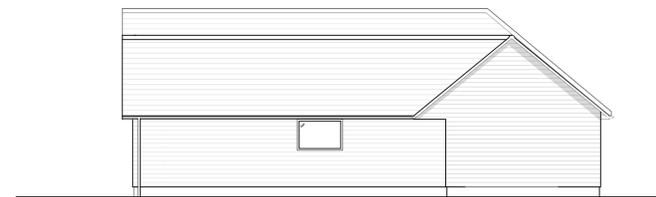
North Elevation (front) Plan Scale 1:100 @ A1



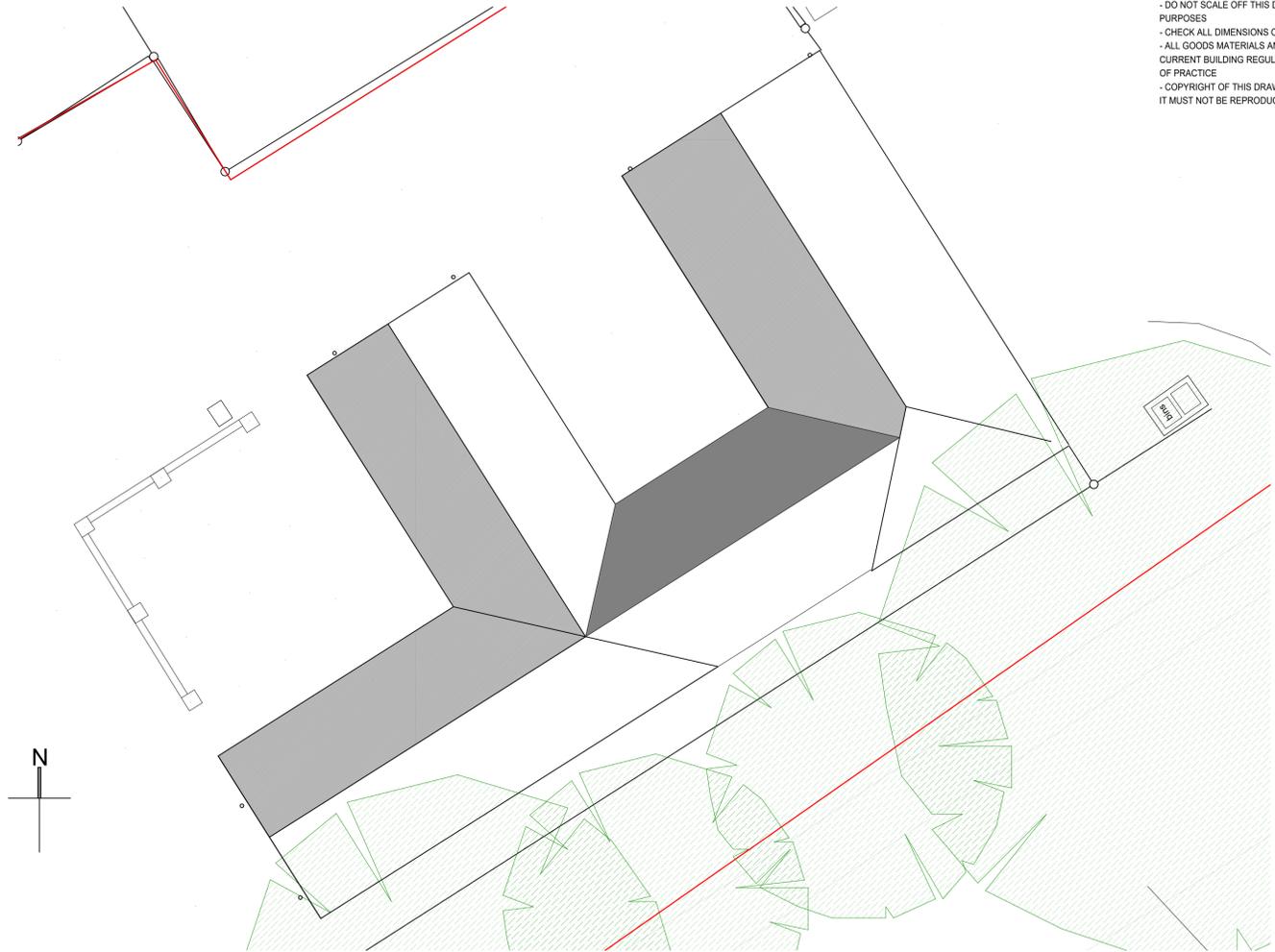
East Elevation (side) Plan Scale 1:100 @ A1



South Elevation (rear) Plan Scale 1:100 @ A1



East Elevation (side) Plan Scale 1:100 @ A1



Roof Plan Scale 1:100 @ A1



REV	DATE	BY	AMENDMENT
B	17.01.23	RF	Rev to glazing
A	13.01.23	RF	Reduced glazing, cladding orientation

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Ramanjit Hare

JOB TITLE
Barn Conversion at Cheriton Cottage Handcross West Sussex RH13 6NX

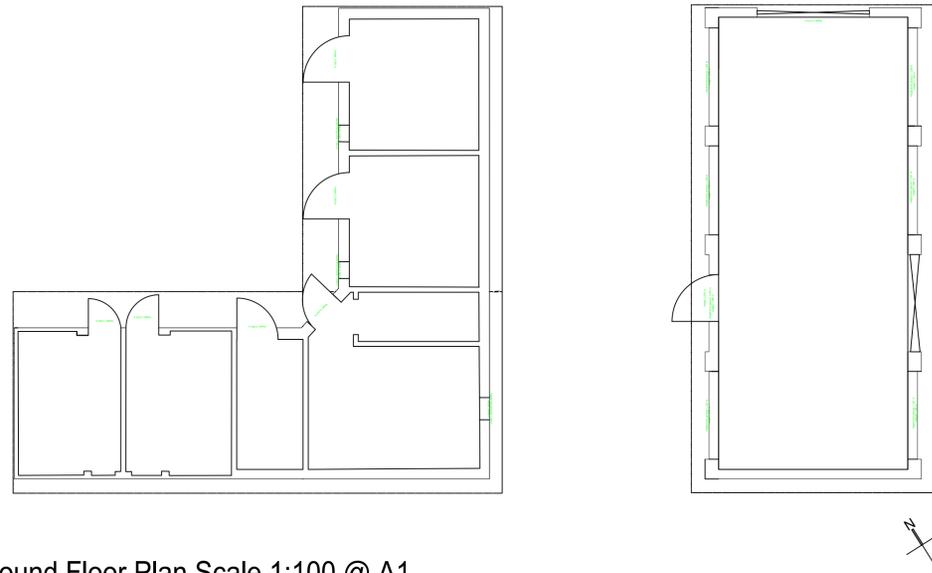
DRAWING TITLE
Floor Plans & Elevations As Proposed Planning Issue Only Preliminary

DATE	SCALE	DRAWN BY	RF
Jan 23	1:100 @ A1		
		CHECKED BY	EC

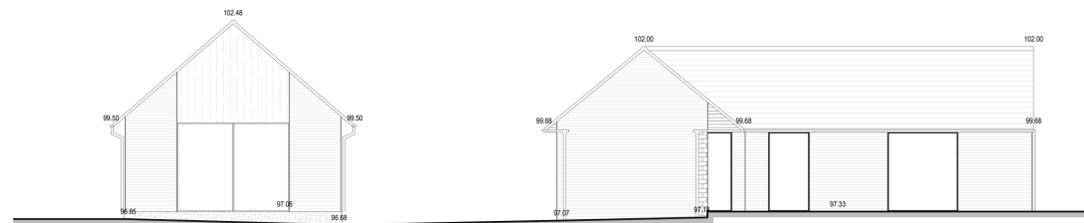
JOB NO.	DRAWING NO.	REVISION
22063	2.01	B

NOTES

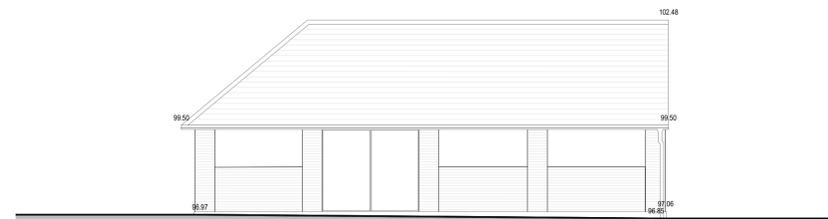
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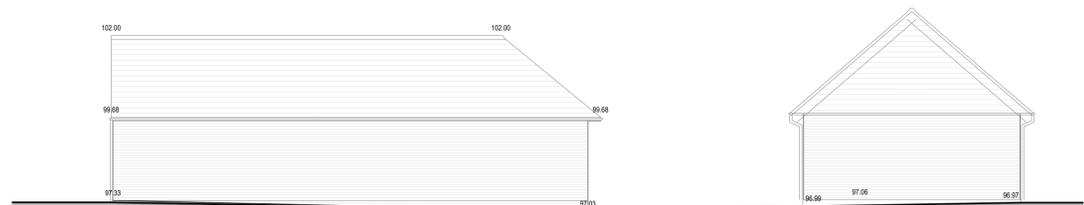
Ground Floor Plan Scale 1:100 @ A1



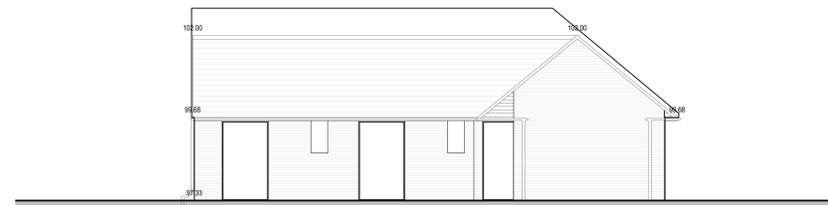
North Elevation (front) Plan Scale 1:100 @ A1



East Elevation (side) Plan Scale 1:100 @ A1



South Elevation (rear) Plan Scale 1:100 @ A1



East Elevation (side) Plan Scale 1:100 @ A1



REV	DATE	BY	AMENDMENT

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CLIENT
Ramanjit Hare

JOB TITLE
**Barn Conversion at
 Cheriton Cottage
 Handcross
 West Sussex
 RH13 6NX**

DRAWING TITLE
Floor Plans & Elevations As Existing

DATE July 2020	SCALE 1:100 @ A1	DRAWN BY RF
		CHECKED BY EC

JOB NO. 20029	DRAWING NO. 1.02	REVISION
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Mr Tim Rodway
Rodway Planning Consultancy Limited
293 Upper Shoreham Road
Shoreham by Sea
BN43 5QA
West Sussex

**Cheriton Cottage Handcross Road Plummers Plain Horsham
Conversion of existing barn and stable buildings to form a single dwellinghouse with a new
build linking element. Creation of new vehicular access, provision of car parking and
associated landscaping.**

Your application DC/20/1734 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions

Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)

If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,

Barbara Childs
Director of Place



Mr Tim Rodway
Rodway Planning Consultancy Limited
293 Upper Shoreham Road
Shoreham by Sea
BN43 5QA
West Sussex

Application Number: DC/20/1734

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Miss Ramanjit Hare

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Conversion of existing barn and stable buildings to form a single dwellinghouse with a new build linking element. Creation of new vehicular access, provision of car parking and associated landscaping.

Cheriton Cottage Handcross Road Plummers Plain Horsham

to be carried out in accordance with Application No. DC/20/1734 submitted to the Council on 11/09/2020 and subject to compliance with the plans/documents and conditions specified hereunder.

Barbara Childs
Director of Place

Date: 07/12/2020

- Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		2.02	02.11.2020
Elevation & Floor plan	Existing side, floor and roof	1.02	11.09.2020
Elevation & Floor plan	Proposed ground floor, section, roof and elevations	2.01	11.09.2020
Design & Access Statement		NONE	11.09.2020
Supporting Statement	Planning Statement	NONE	11.09.2020

Supporting Statement	Environment Agency - Flood Map	NONE	11.09.2020
Supporting Statement	Topographical Survey	NONE	11.09.2020
Supporting Statement	Structural Survey	NONE	11.09.2020
Supporting Statement	Preliminary Roost Assessment	NONE	11.09.2020
Details plan	PARKING	2.04	02.11.2020
Details plan	VISIBILITY SPLAYS	2.03	02.11.2020

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

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface disposal has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and complies with the current Building Regulations as well as Policy 38 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: As this matter is fundamental to avoid undue congestion of the site and subsequent obstruction to access and in accordance with policy 41 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the proposed building(s) have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement Condition:** No development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage across the development. The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

7 **Pre-Commencement Condition:** The development shall not in in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- b) a method statement supplied by an individual registered to use a Bat Mitigation Class Licence for Bats and confirmation of the site registration; or
- c) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

8 **Pre-Commencement Condition:** No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

9 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The development shall thereafter be carried out in accordance with the approved details. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 10 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- A written outline soft specification, including ground preparation, cultivation and other operations associated with plant and grass establishment
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 11 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, visibility splays of 2.4x 164 metres for the access serving the development shall be provided in accordance with details (including details of any planting to be removed) which have been submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, details of the vehicular access shall have been submitted to and approved by the Local Planning Authority in writing. No building shall be first occupied until the approved parking, turning and access facilities necessary to serve it have been fully implemented. The parking turning and access facilities shall thereafter be retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 13 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 14 **Pre-Occupation Condition:** No dwelling shall be first occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 15 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the approved details prior to the first occupation of the dwelling. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

- 16 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 17 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Roost Assessment (Urban Edge Environmental Consulting Ltd, July 2020) and the Bat Survey Report (Urban Edge Environmental Consulting Ltd, October 2020). This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

- 18 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes A, B, C, D, or E of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and Countryside Protection in accordance with Policies 26 and 33 of the Horsham District Planning Framework (2015).

Note to Applicant

The Local Highways Authority (LHA) advises the applicant that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee the permission of a Vehicle Crossover (VCO) licence.

Please see the following link on details pertaining to the licence application process:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Note to Applicant

The applicant is advised that it is an offence both to intentionally or recklessly destroy a bat roost, regardless of whether the bat is in the roost at the time of inspection. All trees should therefore be thoroughly checked for the existence of bat roosts prior to any works taking place. If in doubt, the applicant is advised to contact the Bat Conservation Trust at Quadrant House, 250 Kennington Lane, London, SE11 5RD, Tel: 0345 1300 228, email: enquiries@bats.org.uk, <http://www.bats.org.uk/>.

Note to Applicant

Please note that Southern Water require a formal application for connection to the water supply in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire (tel: 0330 303 0119) or www.southernwater.co.uk .

Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development.**

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email daniel.raymond@horsham.gov.uk or phone 01403 733144.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/20/1734

Cheriton Cottage, Handcross Road, Plummers Plain, Horsham, West Sussex, RH13 6NX

DESCRIPTION:

Conversion of existing barn and stable buildings to form a single dwellinghouse with a new build linking element. Creation of new vehicular access, provision of car parking and associated landscaping.

RELEVANT PLANNING HISTORY:

LB/18/02	Conversion of stables and barn into 1 residential unit	Application Refused on 21.05.2002
LB/13/95	Erection of barn	Application Permitted on 05.09.1995
LB/7/94	Single & 2-storey extensions	Application Permitted on 26.04.1994
LB/9/93	Erection of stables & store and construction of access road	Application Permitted on 21.05.1993
LB/8/93	Erection of brick gate posts for new entrance	Application Permitted on 21.05.1993
LB/31/91	Change of use to residential, closure of existing vehicular access & creation of new	Application Permitted on 27.01.1992
LB/66/81	Extension and garage	Application Permitted on 23.02.1982
LB/43/86	2 storey extension	Application Permitted on 18.09.1986

SITE AND SURROUNDS

The application site lies to the north East of Cheriton Cottage, a detached residential property located on the northern side of the B2110 Handcross Road which links Lower Beeding with Handcross. The site lies within the hamlet of Plummers Plain, an unclassified settlement in the HDPF with no Built Up Area Boundary. The site lies opposite the boundary of the High Weald Area of Outstanding Natural Beauty.

The site is set within 12 acres of land attached to Cheriton Cottage made up of residential gardens and paddocks and consist of a 1380 square metres parcel of land containing two brick built detached buildings- one stable block and one barn of similar scale, built around 1990 and hard standing and gravel areas.

To the south the site is screened from Handcross Road by well established hedgerows and young trees and is currently accessed via a long driveway that runs parallel with the highway and is shared with Cheriton Cottage.

DETAILED DESCRIPTION

The application seeks full planning permission for the conversion of the two buildings into a single dwelling house, with a proposed link being created between the two structures (28 square metres). The house would have four bedrooms in the current L shaped stables and a living/ dining kitchen open plan space in the easterly barn and a Gross Internal Area of 178 square metres. In addition to the new linking building, small extensions are proposed to the roof to increase the overhangs at the gable end to reduce

water ingress to the structure, but no increase in ridge height. The building would be clad in sustainable timber cladding.

The internal layout would be designed to enable northerly views across the paddocks with new full height glazing and doors. Outside would consist of two private courtyards adjacent and between the buildings, a grassed garden area to the west and north and a gravelled driveway with space for a minimum for four vehicles.

A new access driveway is proposed from Handcross Road to the east of the site.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

Policy 24 - Strategic Policy: Environmental Protection

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 35 - Strategic Policy: Climate Change

Policy 36 - Strategic Policy: Appropriate Energy Use

Policy 37 - Sustainable Construction

Policy 38 - Strategic Policy: Flooding

Policy 40 - Sustainable Transport

Policy 41 - Parking

Neighbourhood Plan:

Lower Beeding's Neighbourhood Plan has been prepared but has not yet been through Examination. It therefore holds limited weight at this time.

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Environmental Health: Agricultural buildings can be subject to significant contamination risks arising from their use, construction and storage of machinery, equipment, fuels or other chemicals. Furthermore, there is a historical landfill filled in with unknown waste to the west of the site. Therefore recommend that the applicant submit a phase 1 preliminary risk assessment to help determine the history and conditions of the site including a site walkover survey to help identify the nature of the ground and any potential hazards.

OUTSIDE AGENCIES

WSCC Highways: The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Ecology Consultant: The mitigation measures identified in the Preliminary Roost Assessment (Urban Edge Environmental Consulting Ltd, July 2020) and the Bat Survey Report (Urban Edge Environmental Consulting Ltd, October 2020) should be secured and implemented in full. This is necessary to conserve and enhance protected and Priority Species. As mentioned in the Bat Survey Report (Urban Edge Environmental Consulting Ltd, October 2020), this will require a European Protected Species (EPS) mitigation licence for the works to proceed.

The proposed reasonable biodiversity enhancements, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 170d of the National Planning Policy Framework 2019, are supported.

Southern Water: Requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Parish Comments:

The Parish Council objected to the application on the following grounds: -

- The change of use from stables to residential use is refused as it was previously.
- The same vehicular access should be utilised.
- This looks like it is the creation of a new building with separate access.
- The application is outside the BUAB.
- It does not comply HDC policy on infill.
- It is not considered on the LB Neighbourhood Plan

Representations:

None received

HUMAN RIGHTS

Article 8 (right to respect of a private and family life) and Article 1 of The First Protocol (protection of property) of the Human Rights Act 1998 are relevant to the application. Consideration of human rights is an integral part of the planning assessment set out below.

PLANNING ASSESSMENT

Principle of Development:

Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development in the main settlements. The site is situated outside of any of the defined settlement as categorised under Policy 3 of the HDPF, and therefore is considered to be in a countryside location in policy terms.

As the application falls outside of the existing Built-Up Area and lies within the Countryside. Policy 26 of the Horsham District Planning Framework (2015) would be relevant and requires development outside the Built-Up Area boundaries to be essential to its countryside location in order to protect the rural character and undeveloped nature of the countryside against inappropriate development. In addition, it must meet one of the following criteria:

1. Support the needs of agriculture or forestry;
2. Enable the extraction of minerals or the disposal of waste;
3. Provide for quiet informal recreational use; or
4. Enable the sustainable development of rural areas.

Furthermore, this policy requires that development be of a scale that is appropriate to its countryside character and location and should not lead either individually or cumulatively to a significant increase in

the overall level of activity in the countryside and protects and/or conserves, and/or enhances the key features and characteristics of the landscape character area.

Policy 10 concludes that proposals for the conversion of rural buildings to business and commercial uses will be considered favourably over residential in the first instance. In this case the applicants have explained that the existing agricultural and stables use of the application buildings is no longer sustainable given the cramped nature of the site and the limited associated land (just 12 acres), and the location, access arrangements and condition of the buildings not suited to any agricultural use for any other land (which would be outside of the applicants ownership in any case). Further, the use of the buildings for alternative commercial uses, such as a workshop, storage or offices, is unlikely to be viable due to the level of conversion works that would be required.

Paragraph 79 of the NPPF does not impose a blanket restriction on development outside defined settlements. It states that it should be avoided unless one or more of four circumstances apply. One of these is 'the development would re-use redundant or disused buildings and enhance its immediate setting'. These buildings have been vacant and disused for over twenty years and are not required for their intended purpose (there is a small barn in the paddocks for animal shelter and feed). Therefore this circumstance is considered to apply here and the proposal therefore complies with paragraph 79 of the Framework. It should also be noted that the site is located in close proximity to existing dwellings and is not totally isolated. The site is located around 500 metres from Lower Beeding, defined as a 'Smaller Village' in the HDPF and emerging Local Plan, with some employment but limited local services. While any occupation of the unit would likely be dependent upon private vehicles the site is well connected to Public Rights of Way and there is a bus stop nearby giving easy access to Lower Beeding, Horsham and Haywards Heath.

The modest scale of this proposed development, being the sympathetic conversion of an existing appropriately sited building, would not be expected to have a significant increase in the overall level of activity in the countryside and there is considered to be no harmful conflict with Policy 26 of the HDPF. A structural survey has been submitted alongside the application that confirms that both buildings are considered to be structurally sound and are capable of being converted to provide habitable dwellings (including the removal of internal stable walls with no impact on the structural soundness). The buildings have been vacant for a long time (although well maintained) and the proposal represents a suitable conversion without substantial additional construction and can provide the level of accommodation required by the applicant without involving significant extensions and alterations to the exterior of the building- just the linking building to the centre of the site, fenestration changes and small eaves amendments.

For the reasons set out above the principle of the sympathetic conversion of these two buildings to a residential property is considered acceptable, subject to all other material considerations.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Paragraph 127 of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible.

The external alterations to the building include the proposed link between the two properties, at the same ridge height as the existing buildings, new glazed doors and windows to the northern elevation including

floor to ceiling glazing to these gable ends and new vertical clad timber externally throughout. The southern elevation faces the road, although is well screened by mature hedgerows and will remain largely unglazed with small openings for ventilation to the bathrooms and utility room. The existing building forms will be retained, with only a modest linking extension of 28 sqm being added. All external changes are of a minor nature and do not materially impact upon the original form of the buildings, most notably these involve the addition and replacement of new doors and windows, with new external timber cladding to the elevations. The internal arrangement of the buildings will also alter, with the removal of the internal stable walls and the insertion of alternative walls to create the desired layout. It is considered that the existing form and character of the buildings will remain, albeit with a modern interpretation of the more traditional and utilitarian appearance of the buildings.

The property will have a defined residential curtilage within the immediately vicinity of the site. A condition should be attached to any planning permission requiring details of landscaping and fencing details to ensure they are characteristic of this rural setting.

The proposed dwelling is therefore considered to be of a scale, design, and appearance that would appropriately reflect the character and appearance of the rural locality, and are considered to relate sympathetically to the built form and context of the wider locality. The proposal is therefore considered to accord with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015)

Amenity Impacts:

Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.

The proposed dwelling would be positioned around 80 metres from Hilcrest Farm to the east and 90 metres to Cheriton Cottage. Given the separation distance and the relationship between the proposal and the neighbouring properties it is considered that the proposal would not result in unacceptable harm to the amenities or sensitivities of neighbouring properties or land, in accordance with Policy 33 of the Horsham District Planning Framework (2015)

Highways Impacts:

Policy 40 of the HDPF supports proposals which provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods, whilst Policy 41 requires adequate parking facilities within developments. Chapter 9 of the National Planning Policy Framework sets out that 'development should only be refused on transport grounds if there would be an unacceptable impact on highway safety grounds, or the residual cumulative impacts on the road network would be severe'.

This application seeks to introduce a new access for this site, which is considered by West Sussex Highways Department to be an improvement on the existing access. There are no highways safety concerns with the application. It is considered that the proposed parking area would provide sufficient parking for the property with appropriate conditions recommended to secure necessary measures.

Ecology:

The Council's Ecologists have reviewed the Preliminary Roost Assessment (Urban Edge Environmental Consulting Ltd, July 2020) and the Bat Survey Report (Urban Edge Environmental Consulting Ltd, October 2020) supplied by the applicant, relating to the likely impacts of development on designated sites, protected & Priority habitats and species, particularly bats and identification of proportionate mitigation. They are satisfied that there is sufficient ecological information available for determination. Planning conditions are recommended in relation to recommendations in the ecological appraisal, submission of a licence for bats prior to commencement, biodiversity enhancement strategy and wildlife sensitive lighting.

Climate change:

Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- One electric vehicle charging points
- Cycle storage facilities
- Opportunities for biodiversity gain including bird feeders and bird boxes and the creation of a pond off-site (not the subject of this application)
- Dedicated refuse and recycling storage capacity
- Improved energy performance to meet/above Part L, including energy efficient compliance

In addition to these measures conditions are attached to secure the following:

- Water consumption limited to 110litres per person per day
- Requirement to provide full fibre broadband site connectivity
- Biodiversity mitigation and enhancement

Subject to these conditions the application will suitable reduce the impact of the development on climate change in accordance with local and national policy.

Conclusions:

The principle of development is acceptable at this location and is considered to be acceptable. In conclusion the proposal has been considered within the context of the NPPF and the presumption in favour of sustainable development, and Local Policies set out within the Horsham District Planning Framework (2015). The proposal would not lead to an acceptable form of development and would not lead to material harm in terms of its impact on the residential amenities of neighbouring properties and the character of the surrounding countryside location.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development. At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District wide residential	179	0	179
		Total Gain	179
		Total Demolition	

Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface disposal has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and complies with the current Building Regulations as well as Policy 38 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: As this matter is fundamental to avoid undue congestion of the site and subsequent obstruction to access and in accordance with policy 41 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the proposed building(s) have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement Condition:** No development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage across the development. The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 7 **Pre-Commencement Condition:** The development shall not in in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- b) a method statement supplied by an individual registered to use a Bat Mitigation Class Licence for Bats and confirmation of the site registration; or
- c) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998

8 **Pre-Commencement Condition:** No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

9 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The development shall thereafter be carried out in accordance with the approved details. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

10 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- A written outline soft specification, including ground preparation, cultivation and other operations associated with plant and grass establishment
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, visibility splays of 2.4x 164 metres for the access serving the development shall be provided in accordance with details (including details of any planting to be removed) which have been submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

12 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, details of the vehicular access shall have been submitted to and approved by the Local Planning Authority in writing. No building shall be first occupied until the approved parking, turning and access facilities necessary to serve it have been fully implemented. The parking turning and access facilities shall thereafter be retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

13 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

14 **Pre-Occupation Condition:** No dwelling shall be first occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification

shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 15 **Pre-Occupation Condition:** The dwelling hereby permitted shall not be occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the approved details prior to the first occupation of the dwelling. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

- 16 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 17 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Roost Assessment (Urban Edge Environmental Consulting Ltd, July 2020) and the Bat Survey Report (Urban Edge Environmental Consulting Ltd, October 2020). This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

- 18 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes A, B, C, D, or E of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and Countryside Protection in accordance with Policies 26 and 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

The Local Highways Authority (LHA) advises the applicant that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site

access works on the public highway. The granting of planning permission does not guarantee the permission of a Vehicle Crossover (VCO) licence.

Please see the following link on details pertaining to the licence application process:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

NOTE TO APPLICANT

The applicant is advised that it is an offence both to intentionally or recklessly destroy a bat roost, regardless of whether the bat is in the roost at the time of inspection. All trees should therefore be thoroughly checked for the existence of bat roosts prior to any works taking place. If in doubt, the applicant is advised to contact the Bat Conservation Trust at Quadrant House, 250 Kennington Lane, London, SE11 5RD, Tel: 0345 1300 228, email: enquiries@bats.org.uk, <http://www.bats.org.uk/>.

NOTE TO APPLICANT

Please note that Southern Water require a formal application for connection to the water supply in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire (tel: 0330 303 0119) or www.southernwater.co.uk.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/20/1734

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan		2.02	02.11.2020
Elevation & Floor plan	Existing side, floor and roof	1.02	11.09.2020
Elevation & Floor plan	Proposed ground floor, section, roof and elevations	2.01	11.09.2020
Design & Access Statement		NONE	11.09.2020
Supporting Statement	Planning Statement	NONE	11.09.2020
Supporting Statement	Environment Agency - Flood Map	NONE	11.09.2020
Supporting Statement	Topographical Survey	NONE	11.09.2020
Supporting Statement	Structural Survey	NONE	11.09.2020
Supporting Statement	Preliminary Roost Assessment	NONE	11.09.2020
Details plan	PARKING	2.04	02.11.2020
Details plan	VISIBILITY SPLAYS	2.03	02.11.2020

DELEGATED

Case Officer sign/initial Kate Turner Date: 19.11.20

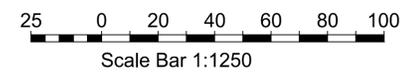
Authorising Officer sign/initial _____ Date: _____

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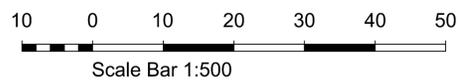
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Location Plan Scale 1:1250 @ A1



Block Plan Scale 1:500 @ A1



REV	DATE	BY	AMENDMENT

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CLIENT
Ramanjit Hare

JOB TITLE
**Barn Conversion at
Cheriton Cottage
Handcross
West Sussex
RH13 6NX**

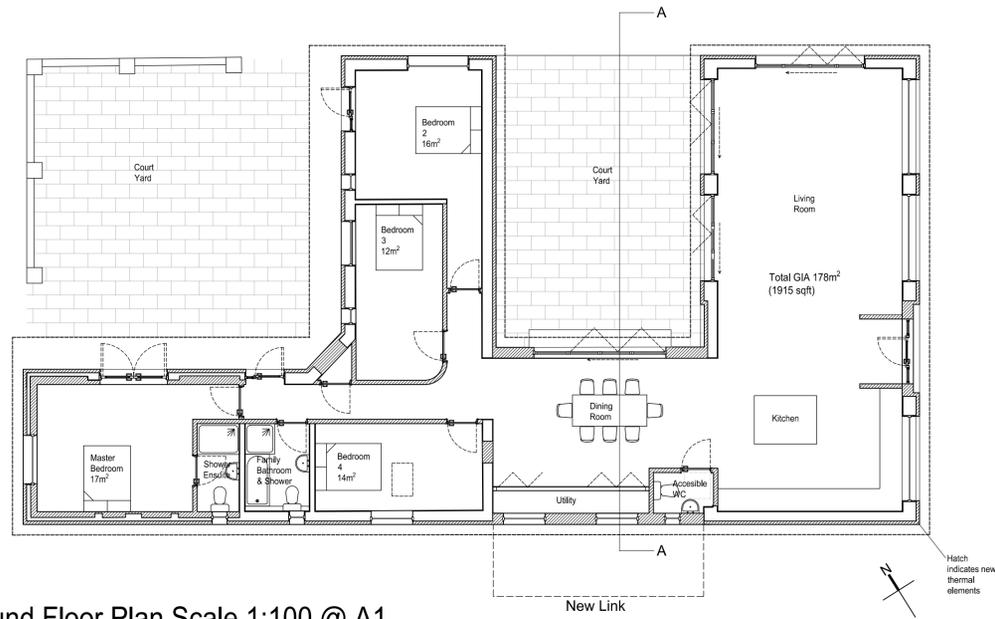
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Location and Block Plan

DATE July 2020	SCALE Various	DRAWN BY RF
		CHECKED BY EC

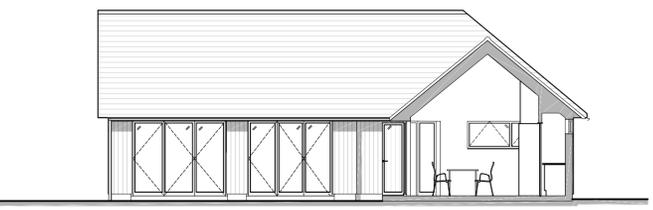
JOB NO. 20029	DRAWING NO. 2.02	REVISION
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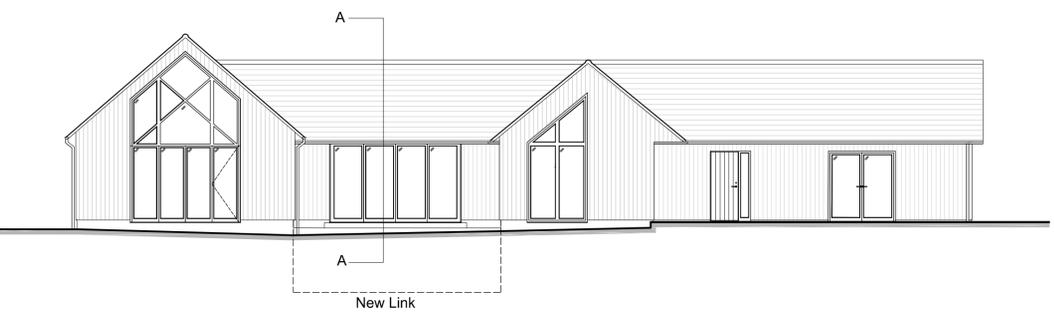
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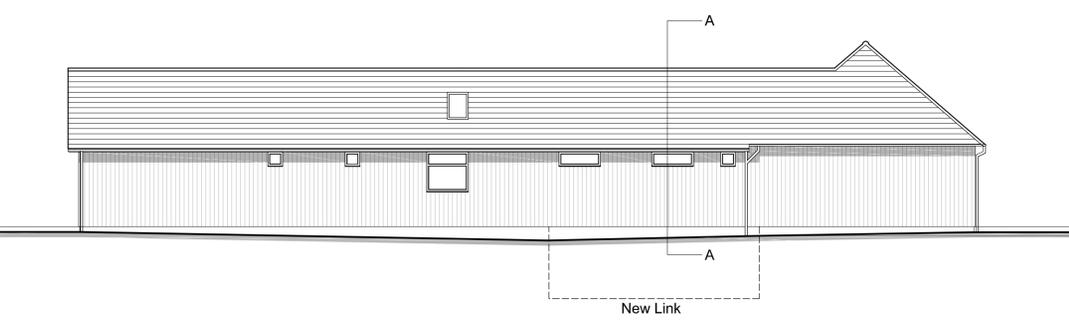
Ground Floor Plan Scale 1:100 @ A1



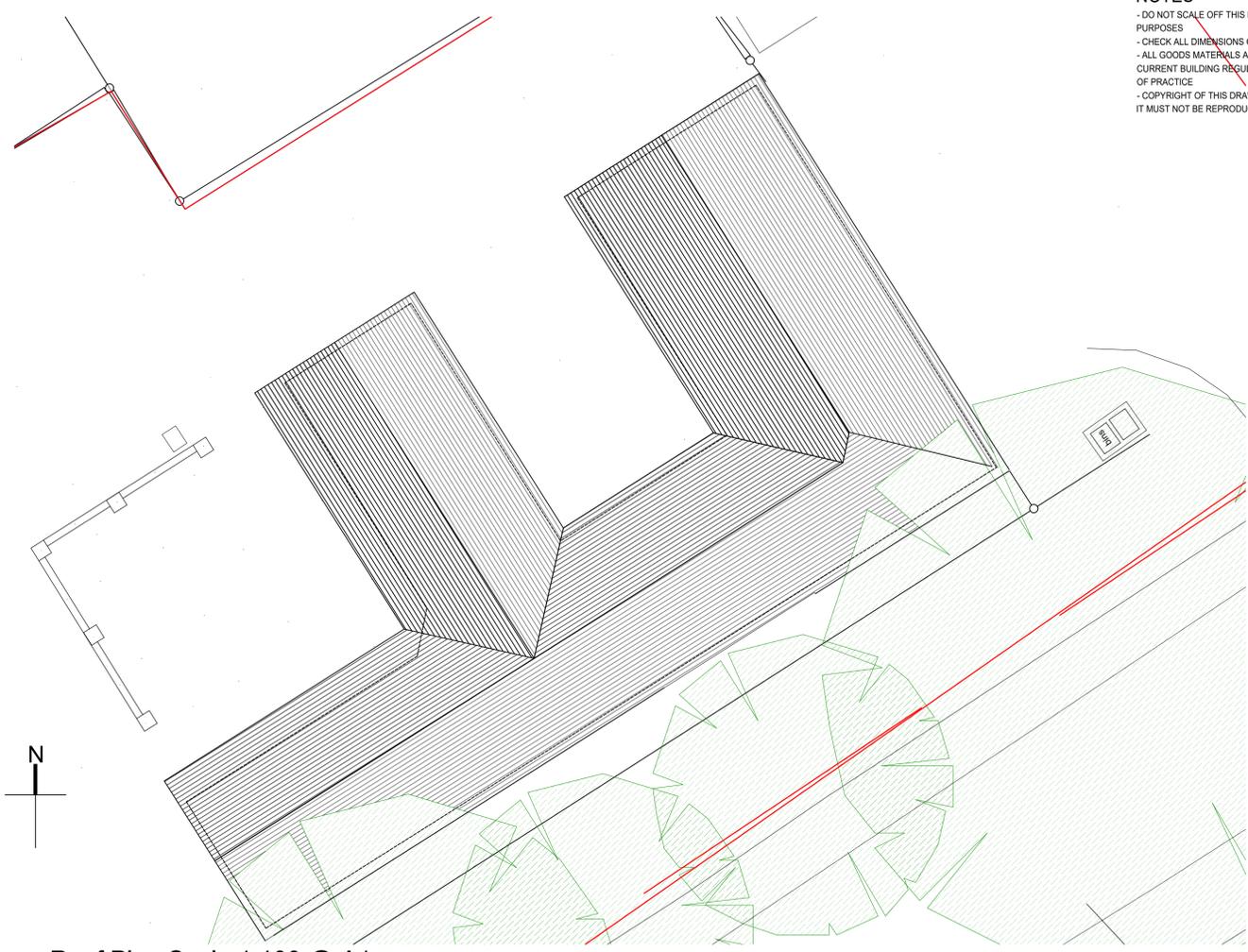
Section AA Scale 1:100 @ A1



North Elevation (front) Plan Scale 1:100 @ A1



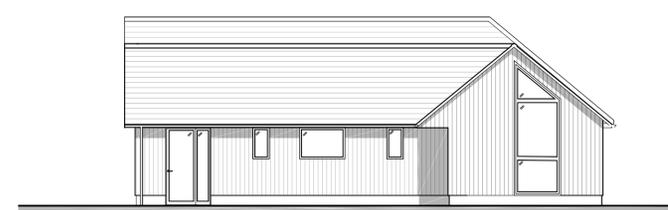
South Elevation (rear) Plan Scale 1:100 @ A1



Roof Plan Scale 1:100 @ A1



East Elevation (side) Plan Scale 1:100 @ A1



East Elevation (side) Plan Scale 1:100 @ A1

Materials

Existing Roof tiles to be retained and mixed with tile stock to match existing.
 Exterior to be thermally insulated and clad in vertical timber.
 Glazing to be of Powder coated Aluminium Frames with double glazed sealed units and openers.

REV	DATE	BY	AMENDMENT

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 info@folkesarchitects.co.uk

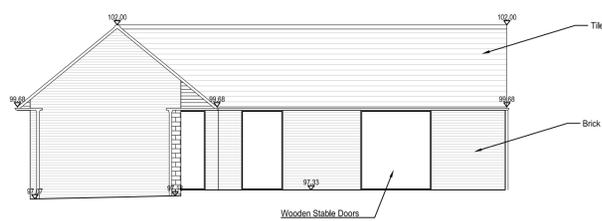
CLIENT
Ramanjit Hare

JOB TITLE
**Barn Conversion at
 Cheriton Cottage
 Handcross
 West Sussex
 RH13 6NX**

DRAWING TITLE
Floor Plans & Elevations As Proposed

DATE	SCALE	DRAWN BY	RF
July 2020	1:100 @ A1	CHECKED BY	EC

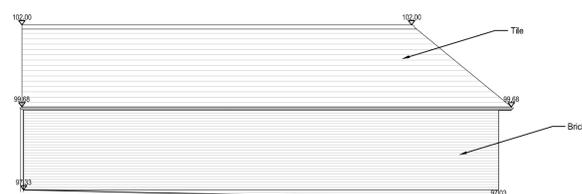
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20029	2.01	



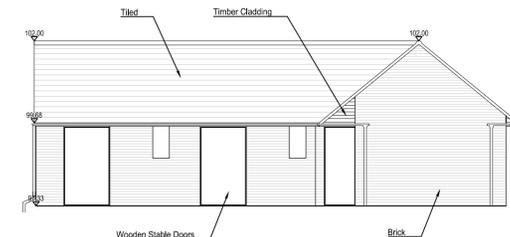
North Elevation



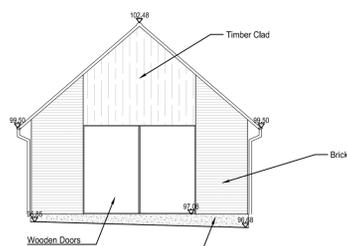
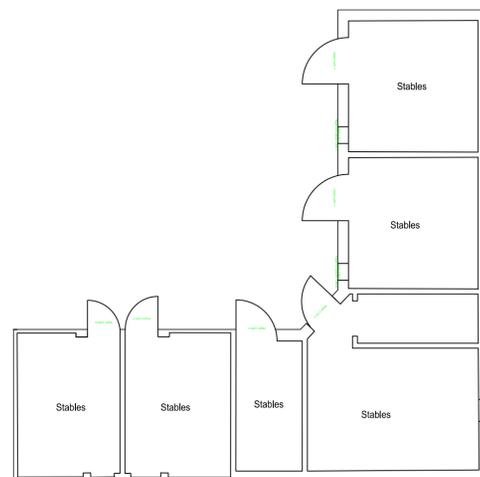
East Elevation



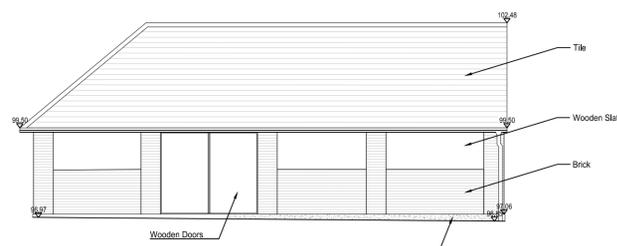
South Elevation



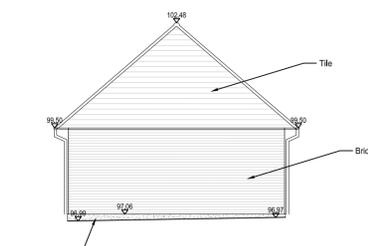
West Elevation



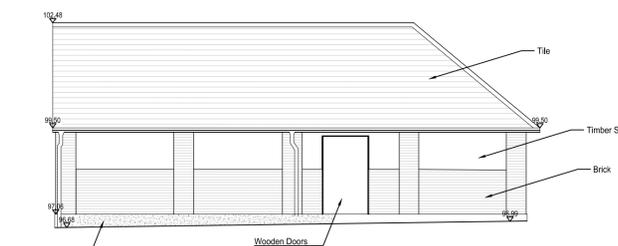
North Elevation



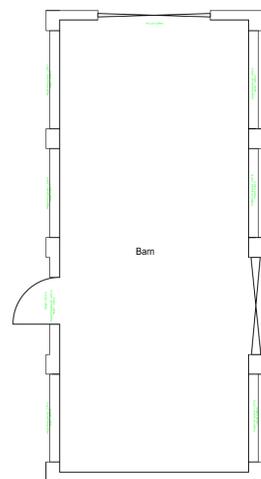
East Elevation



South Elevation



West Elevation



NOTES

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LEGEND		
BANKING	RETAINING WALL	
BUSHES & HEDGES	FENCE	
MARSH	WALL	
TREES	BUILDING	
NOTE: SPREADS AND HEIGHTS ARE INDICATED ONLY	OPEN SIDED BUILDING	
GATES	GLASS ROOFED	
	OVERHEAD WIRES	
ABBREVIATIONS (WHERE APPLICABLE)		
AV	MANHOLE	MH
BE	MARKER	MB
BB	NOTICE BOARD	NB
B	NAME PLATE	NP
BTB	OVERHEAD WIRES	OHW
BTM	PARKING METER	PM
BTM	RIDGE LEVEL	RL
BS	ROAD SIGN	RS
BS	RETAINING WALL	RTW
BS	SLURICE VALVE	SV
BS	STOP COCK	SC
BS	SPOT LEVEL	SL
BS	STRUCTURAL SLAB LEVEL	SSL
BS	STATION	STN
BS	TELEGRAPH POLE	TP
BS	TELEPHONE CALL BOX	TBC
BS	TOP OF KERB	TK
BS	TURNSTILE	TS
BS	TRAFFIC LIGHT	TL
BS	TOP OF WALL	TW
BS	UNDERGROUND	UG
BS	UNABLE TO LIFT	UTL
BS	UNABLE TO SURVEY	UTS
BS	VENT PIPE	VP
BS	WATER LEVEL	WL
BS	WATER METER	WM
BS	WASH OUT	WO
BS	WASTE PIPE	WP
BS	WATER VALVE	WV
BUILDING		
AH	WINDOW CILL LEVEL	WCL
AH	WINDOW HEAD LEVEL	WHL
AH	SKYLIGHT	SL
ASH	SOIL AND VENT PIPE	SVP
ASL	THRESHOLD LEVEL	THL
BE	WASH BASIN	WB
BH	WATER TANK	WT
FENCES		
BWF	BARRIED WIRE FENCE	BWF
CBF	CORRUGATED IRON FENCE	CBF
CLF	CLOSE BOARD FENCE	CLF
CLF	CHAIN LINK FENCE	CLF
CPF	CHESTNUT PALING FENCE	CPF
FPF	FENCE POST	FPF
IRF	INTERWOVEN FENCE	IRF
IRF	IRON RAILING FENCE	IRF
ILF	LARCH LAF FENCE	ILF
MLF	MISCELLANEOUS FENCING	MLF
PF	PALSAD FENCE	PF
PCF	POST AND RAIL FENCE	PCF
PF	POST AND WIRE	PF
PWF	TUBULAR STEEL RAIL	PWF
WVF	WIRE MESH FENCE	WVF
(Concrete Post/Steel Post/Timber Post) (CPS/SP/TP)		

REV	DATE	BY	AMENDMENT

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CLIENT
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JOB TITLE
Barn Conversion at Cheriton Cottage Handcross West Sussex RH13 6NX

DRAWING TITLE
Floor Plans & Elevations As Existing

DATE	SCALE	DRAWN BY
May 2020	1:200 @ A1	ZN
		CHECKED BY EC

JOB NO.	DRAWING NO.	REVISION
20029	1.02	