

Planning Statement

Planning application regarding the
**Conversion of a 2 storey barn and 2 bays of a portal frame agricultural
barn to a dwelling with associated alterations, garden and parking**

at

**Muntham Home Farm, Barns Green, Horsham,
West Sussex RH13 0NH**

on behalf of

Mr. Durwin Banks

January 2026



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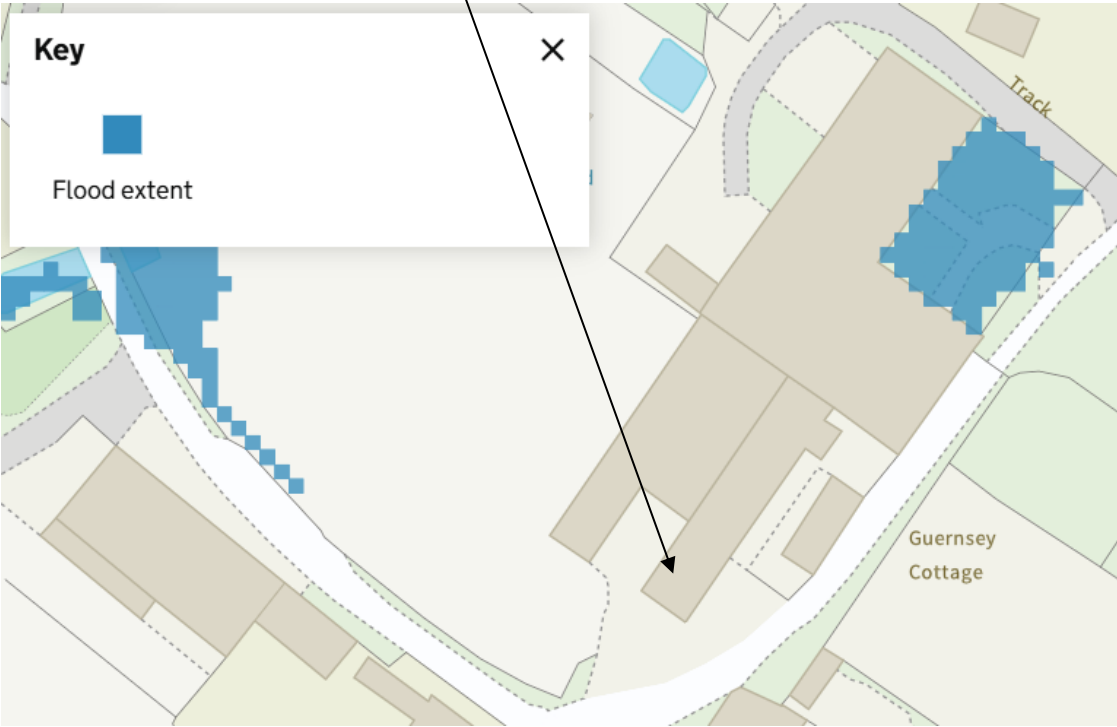
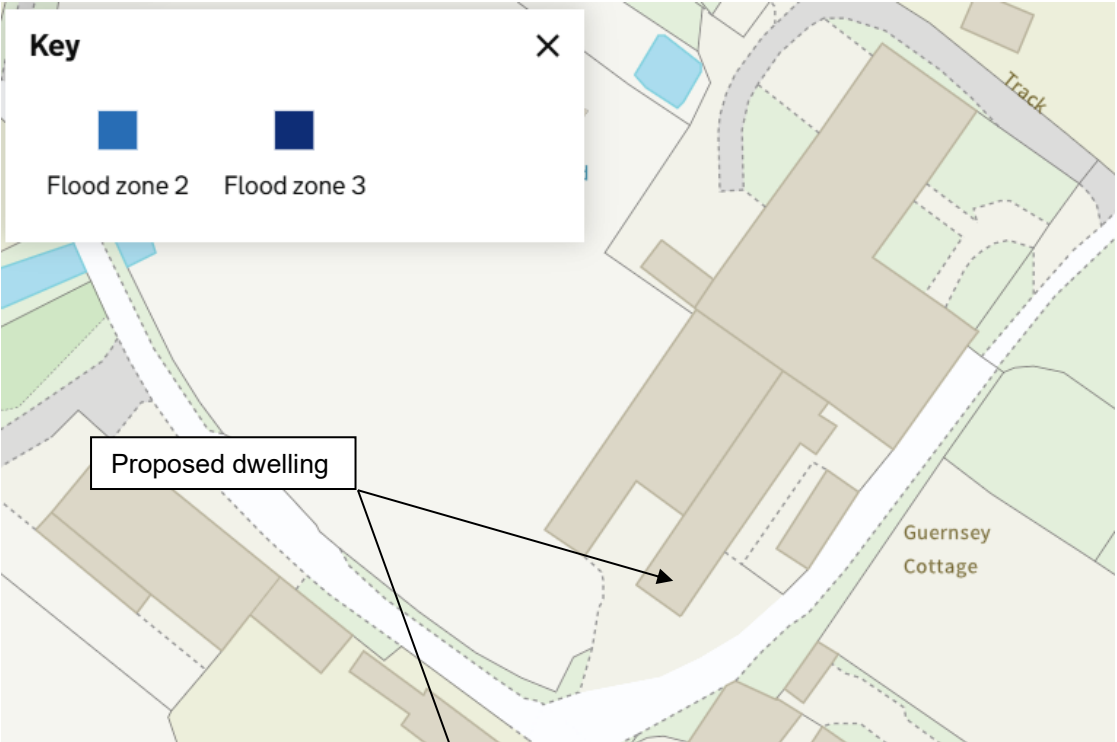
1. Introduction

- 1.1. This Planning Statement supports an application concerning the Conversion of 2 bays of a portal frame agricultural barn to a dwelling with associated alterations, garden and parking at Muntham Home Farm, Barns Green, Horsham RH13 0NH.
- 1.2. The farm was formerly part of the Muntham House estate, a large country house now converted into a school lying on the north western outskirts of Barns Green village. There is a very tall brick wall separating the School from the farm. Muntham Home Farm is owned by the applicant and is an agricultural unit of 40 acres, with additional 75/100 acres specialising in growing Linseed. (<https://www.thelinseedfarm.co.uk>)
- 1.3. The application building was previously granted permission under ref: DC/13/1440 for “Change of use of agricultural barn to bakery and storage of bakery and Oils products, changes to fenestration of the building, car parking and turning areas”. The permission was implemented but the use as a bakery has now ceased and the building has since remained largely for storage. The current application therefore proposes an alternative use of the building.
- 1.4. This Statement sets out the background to the application and need for the development, before summarising the site’s planning history and relevant planning policies. It then analyses the proposals against that background before concluding how the development would meet those policies and other material considerations.

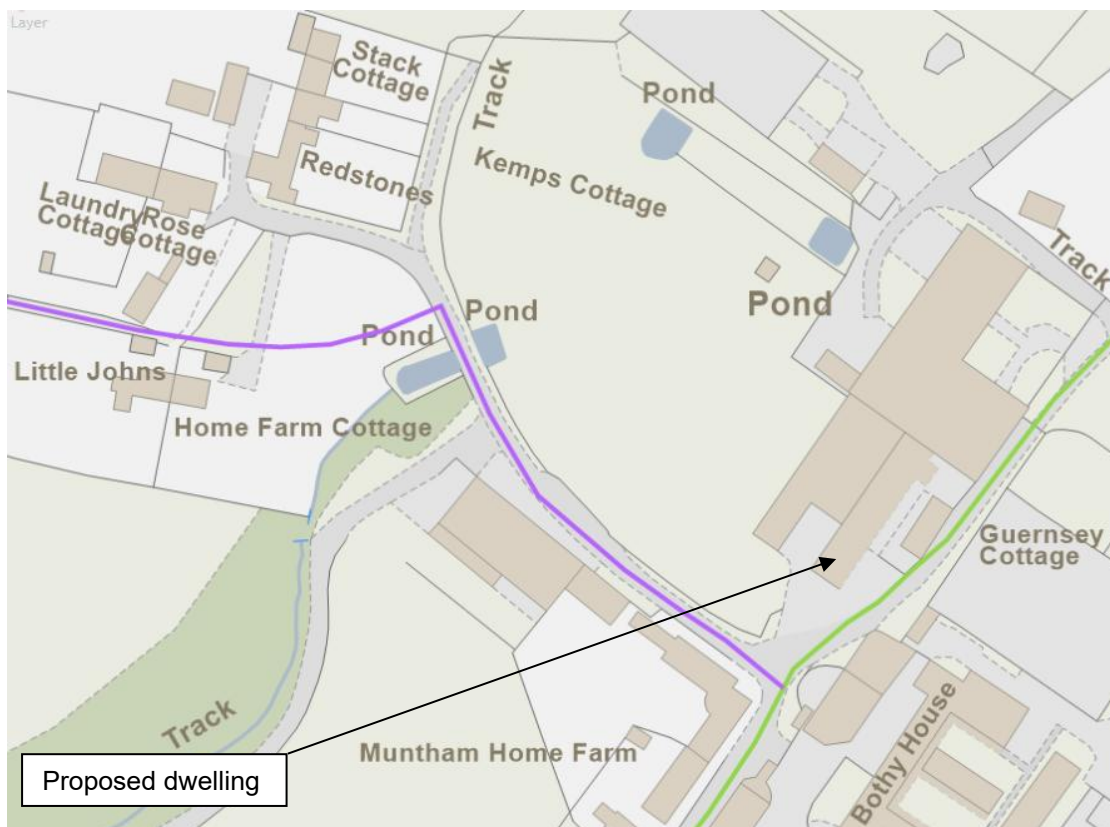
2. **Site Description and Proposals**

- 2.1. The application buildings comprise a two storey barn constructed from blockwork with weatherboarding at first floor level and a corrugated sheet roof. It is connected to an agricultural storage building to the north which is within the applicant's control and 2 bays are proposed to be converted. The farmhouse and a mobile home sit to the southwest of the building with another dwelling to the east (Guernsey Cottage). There are other residential properties farther afield to the north and west.
- 2.2. The application proposes the conversion of the building to a dwelling and it is the applicant's intention to downsize from the farmhouse and live in the proposed conversion. He is now the only member of the Banks family living and working on the farm. Parking is to be provided on existing hard surfacing to the south of the building and a garden within an existing courtyard area to the west. Application DC/24/1998 approved the closing up of the existing barn openings within the courtyard with these being relocated to the other side of the barn.
- 2.3. The applicant and his siblings inherited the farm from their parents who ran it as a dairy farm since 1974. They ceased dairy farming in the late 70s and concentrated on sheep, beef and arable farming. For the last 26 years the main crop grown is linseed and the farm is trading as the Linseed Farm and specialises in the growing and production of linseed oil well known for its omega 3 properties. The linseed products are marketed in many ways and from an internet site, with distribution nationwide for a variety of uses. The farm provides employment for 3 local people based at the office.
- 2.4. From a planning policy point of view the site falls outside the Built up Area within the Countryside. Importantly in this location, the land is unaffected by any special landscape designations. Although the modern farm buildings themselves are not listed, the former stables and coach house block in the Muntham House complex is recorded as Grade II* listed. It will be noted from the relevant planning history below that the listed building status of part of the

School has never given rise to a concern over applications at the farm. The application site is situated outside of Flood Zones 2 and 3 and so on this basis the property has a low probability of fluvial or surface water flooding as confirmed by the Flood Map for Planning Extracts below.



2.5. Bridleway ITC-1597-1 runs past the application building with public footpath ITC-1608 also running through the farm and both leading into the centre of the village of Barns Green. Muntham Drive provides vehicular access to the village a short distance away. Barns Green is defined as a Medium Village by the Council and includes a convenience store, post office, primary school, café, public house, sports & social club, village hall and recreation ground with sports facilities. There are bus stops in the village serving routes 64, 74 and 74A providing connections to Horsham Town Centre and Billingshurst which is defined as a small town. The area is therefore reasonably sustainable and can support additional residential development. A number of residential development sites have been approved or are proposed to be allocated locally.



3. Planning History

3.1. The planning history is listed below:

Application Number:	Description:	Decision:
DC/24/1998	<u>Prior notification for alterations to existing farm building to provide alternative access and associated track.</u>	Prior Approval Not Required
DC/24/1302	<u>Install fix line broadband electronic communications apparatus 10m wooden pole</u>	
DC/22/2352	<u>Continuous use of land for the siting of a mobile home for residential occupation</u>	Application Permitted
DC/19/1120	<u>Subdivision of dwelling into 2 dwellings.</u>	Application Permitted
DC/16/0457	<u>Prior Notification internal works to ground and first floor to convert to dwelling house</u>	Permit Prior Approval
DC/15/1011	<u>Prior Approval for the proposed change of use of an agricultural barn to a single dwelling</u>	Refuse Prior Approval
DC/13/1440	<u>Change of use of agricultural barn to bakery and storage of bakery and High Barn Oils products, changes to fenestration of the building, car parking and turning areas</u>	Application Permitted
DC/12/0710	<u>Prior Notification for a proposed side extension to existing farm building for machinery storage</u>	Prior Approval Not Required
DC/06/2779	<u>Prior notification to erect an agricultural storage building to replace storm damaged barn.</u>	Prior Approval Required
I/13/03	<u>Alterations to building and change of use to office Site: Muntham Home Farm Muntham Barns Green</u>	Application Permitted
I/52/02	<u>Conversion of parlour building into a dwelling and conversion of part of barn into a garage and studio Site: Muntham Home Farm Muntham Barns Green</u>	Application Refused

1/9/02	<u>Removal of agricultural occupancy condition from i/2/82 Site: Muntham Home Farm Muntham Barns Green</u>	Application Permitted
1/4/02	<u>Prior notification to erect an agricultural store Site: Muntham Home Farm Muntham Barns Green</u>	Application Permitted
1/22/01	<u>Change of use of agricultural building to storage of historical classic vintage vehicles Site: Muntham Home Farm Muntham Barns Green</u>	Application Permitted
1/5/01	<u>Conversion of parlour building to a residential dwelling Site: Muntham Home Farm Muntham Barns Green</u>	Application Refused
1/41/00	<u>Removal of agricultural occupancy condition from i/2/82 Site: Muntham Home Farm Muntham Barns Green</u>	Application Refused
1/28/00	<u>Retention of use for storage of documents Site: Muntham Home Farm Muntham Barns Green</u>	Application Permitted
1/24/99	<u>Retention of use of warehouse for the storage of electrical equipment Site: Muntham Home Farm Muntham Barns Green</u>	Application Permitted
1/23/99	<u>Retention of use for furniture and document store Site: Muntham Home Farm Muntham Barns Green</u>	Application Withdrawn
1/22/99	<u>Removal of condition 1 from i /25/97 to allow permanent permission Site: Muntham Home Farm Muntham Barns Green</u>	Application Withdrawn
1/32/98	<u>New access to existing barn Site: Muntham Home Farm Muntham Barns Green</u>	Application Permitted
1/22/98	<u>Prior notification to replace roof with a monopitch roof Site: Muntham Home Farm Muntham Barns Green</u>	Application Permitted
1/17/98	<u>Prior notification to replace roof with a monopich roof Site: Muntham Home Farm Muntham Barns Green</u>	Application Refused

I/25/97	<u>Change of use from furniture store to office Site: Muntham Home Farm Muntham Barns Green</u>	Application Permitted
I/10/97	<u>Change of use of agricultural building to a furniture store Site: Muntham Home Farm Muntham Barns Green</u>	Application Permitted
I/22/96	<u>Change of use of farm buildings to health farm Site: Muntham Home Farm Muntham Barns Green</u>	Application Refused
I/20/96	<u>Continued storage use b8 Site: Muntham Home Farm Muntham Barns Green</u>	Application Permitted
I/27/95	<u>Change of use of farm buildings to health farm Site: Muntham Home Farm Muntham Barns Green</u>	Application Refused
I/13/94	<u>Retention of use for storage Site: Muntham Home Farm Muntham Barns Green</u>	Application Permitted
I/14/92	<u>Provision of community woodland area & erection of 1 dwelling Site: Muntham Home Farm Barns Green</u>	Application Refused
I/38/90	<u>Erection of one house Site: Muntham Home Farm (Adj) Muntham Hamlet Barns Green</u>	Application Refused
I/2/82	<u>Convert and extend building to form dwelling (From old Planning History)</u>	Application Permitted
I/5/80	<u>Outline; convert store to dwelling (From old Planning History)</u>	Application Permitted
I/8/76	<u>Erect portal framed covered yards, dutch barn, milking parlour & dairy together with formation of earth banked slurry lagoons (From old Planning History)</u>	Application Permitted
I/17/75	<u>Renewal i/12/73 caravan (From old Planning History)</u>	Application Refused
I/11/74	<u>Conversion office/store into farm workers accommodation (From old Planning History)</u>	Application Permitted

I/12/73	<u>Temporary retention of use of caravan for agricultural worker (From old Planning History)</u>	Application Permitted
I/14/70	<u>Proposed farmhouse (From old Planning History)</u>	Application Withdrawn
I/10/68	<u>Proposed farmhouse Comment: Appeal dismissed 19/3/69 (From old Planning History)</u>	Application Refused
I/8/68	<u>Agricultural storage building (From old Planning History)</u>	Application Permitted

4. **Planning Policy**

- 4.1. The application site is located within the countryside. National planning policy is provided within the National Planning Policy Framework (NPPF). At a local level, policies are provided by Horsham District Planning Framework.

National Planning Policy Framework 2024

- 4.2. The NPPF is a material consideration in all planning applications. The presumption in favour of sustainable development is at the heart of the document. Paragraph 39 confirms that local planning authorities should approach decisions on proposed development in a *positive and creative way* in addition to seeking to approve applications for sustainable development where possible.
- 4.3. Paragraph 61 sets out the Government's objective of significantly boosting the supply of homes to meet an area's identified housing need.
- 4.4. Paragraph 73 recognises that Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. In particular it encourages 10% of sites to be less than 1 ha and specifically self-build and custom build housing;
- 4.5. Paragraph 78 requires authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old, with an appropriate buffer.

- 4.6. Paragraph 82 notes that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 4.7. Paragraph 83 promotes sustainable development in rural areas noting that housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 4.8. Paragraph 84 states that Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more specific circumstances apply. These include where the development would re-use redundant or disused buildings and the provision of rural worker's accommodation.
- 4.9. Paragraph 88 supports the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings.
- 4.10. Paragraph 89 goes on to state that decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
- 4.11. Section 9 'Promoting Sustainable Transport' recognises at paragraph 110 that opportunities to maximise sustainable transport solutions will vary between

urban and rural areas, and this should be taken into account in both plan-making and decision-making.

- 4.12. Section 12 is entitled 'Achieving well-designed places' and primarily focuses on ensuring that the high quality buildings and places are fundamental to what the planning and development process should achieve.
- 4.13. Section 14 promotes sustainability including the conversion of existing buildings.
- 4.14. Section 15 concerns conserving and enhancing the natural environment. This includes seeking to minimise impacts on the landscape and biodiversity and providing net gains where possible. In addition distinctions should be made between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status.
- 4.15. Annex 1 confirms the weight that can be applied to policies adopted prior to the publication of the NPPF and that due weight should be given to them, according to their degree of consistency with the Framework. In clarification, the closer the policies in the plan are to the policies in the Framework, the greater the weight that may be given.

Horsham District Planning Framework

- 4.16. The Horsham District Planning Framework was adopted in November 2015. This provides both the strategic and development focused policies for the District.
- 4.17. Policy 1 is on the Framework's strategic policies and in particular considers 'Sustainable Development'. The policy focuses on taking a positive approach that reflects the presumption in favour of sustainable development. It goes on

to confirm that the LPA will work pro-actively with applicants to find solutions which mean that proposals can be approved wherever possible.

- 4.18. Policy 10 concerns 'Rural Economic Development' and is of particular relevance stating:

“Sustainable rural economic development and enterprise within the district will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities...

Any development should be appropriate to the countryside location and must:

1. Contribute to the diverse and sustainable farming enterprises within the district or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy... and...

a. Be contained wherever possible within suitably located buildings which are appropriate for conversion...

2. Demonstrate that car parking requirements can be accommodated satisfactorily within the immediate surrounds of the buildings, or an alternative, logical solution is proposed.

Proposals for the conversion of rural buildings to business and commercial uses will be considered favourably over residential in the first instance.”

- 4.19. Policy 24, a strategic policy considers 'Environmental Protection', whereby recognition of the high quality of the District's environment will be given through the planning process. Development will be expected to minimise exposure to and the emission of pollutants including noise, odour, air and light pollution.

- 4.20. Policy 25, another strategic policy considers the natural environment and landscape character. In particular development proposals that protect,

conserves and enhance the landscape character, whilst also taking into account the landscape importance, the individual settlement characteristics and settlement separation will be supported.

4.21. Policy 26 is entitled 'Countryside Protection' and requires development to support the needs of agriculture in addition, developments must be of a scale appropriate to their countryside character and location. The policy goes on to state:

“Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition 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 area***

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does 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.”

4.22. Policy 27 seeks to prevent settlement coalescence.

4.23. Policies 32 'The Quality of New Development' and 33 'Development Principles' require significant consideration within development proposals for attractive environments, respect for local character, optimal land uses and maximising design and layout standards to cater for surrounding amenity and accessibility needs.

- 4.24. Policy 35 promotes reduced energy use and renewable and low carbon energy systems.
- 4.25. Policy 37 promotes sustainable construction including through design measures and limiting water use to 110 litres/person/day. It encourages walking, cycling, cycle storage and accessibility to sustainable forms of transport.
- 4.26. Policy 40 promotes sustainable transport.
- 4.27. Policy 41 'Parking' states that adequate parking and facilities must be provided within developments to meet the needs of anticipated users.

The Emerging Horsham Local Plan 2024

- 4.28. The Council have formally submitted their new Local Plan to the Inspectorate on 26th July 2024. Despite a number of delays and concerns raised by the Inspector it is suggested that moderate weight can be given to the policies of the document. It is relevant that the plan proposes allocating the land south of Muntham Drive for residential development.
- 4.29. In particular, regard has been given to the following policies:
- Strategic Policy 8 – Sustainable Design and Construction
 - Strategic Policy 13 – The Natural Environment and Landscape Character.
 - Strategic Policy 14 – Countryside Protection
 - Strategic Policy 19 – Development Quality
 - Strategic Policy 20 – Development Principles
 - Policy 31 – Rural Economic Development
 - Policy 32 – Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Use (see below)

Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community & Residential Uses

Outside defined built-up areas and secondary settlements, conversion of redundant agricultural and forestry buildings to residential use, will be supported where all of the following criteria are met:

1. The building is in established agricultural or forestry use and it can be demonstrated that:
 - a) the current use is no longer necessary, or
 - b) the proposal would secure the future of an existing heritage asset or a building worthy of retention.
2. The building is appropriate for conversion given its existing scale, architectural merit, character and setting, including its relationship with surrounding uses.
3. The existing building is not so derelict as to require substantial reconstruction, significant alteration or extension.
4. The site is served by an existing metalled road or other suitable access to the local road network.
5. The proposal would not result in a property with an overly domesticated or urban character, nor adversely affect the character, appearance or visual amenities and the intrinsic character and beauty of the countryside of the wider area.
6. It is demonstrated that the proposal will:
 - a) Enhance the immediate setting through its design and appearance, landscape design and materials; and
 - b) enhance biodiversity in and around the site.

- Strategic Policy 37 – Housing Provision
- Strategic Policy 38 – Meeting Local Housing Needs

Itchingfield Neighbourhood Plan 2025

4.30. The following local level policies are relevant. Policy 1 promotes the conservation and enhancement of Green Infrastructure.

4.31. Policy 2 seeks to ensure and enable the protection, conservation and enhancement of the parish's biodiversity and ecology.

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- 4.32. Policy 12 Design of housing supports high quality design that respects the identity, character and scale of the surroundings and maintains the amenities of nearby residents.
- 4.33. Policy 13: Sustainable design requirements encourages (a) Electric car charging points (b) Solar panels of appropriate and unobstructive design. (c) Solar heating panels, ground- and air-source heat systems.
- 4.34. Policy 14 promotes a mix of housing on sites subject to the particular circumstances.
- 4.35. Policy 15 requires off-street parking in accordance with the County standards.
- 4.36. Policy 16 Water Neutrality states that “Should the need to demonstrate water neutrality no longer be required [as is presently the case], new residential development must be designed to utilise no more than 110 litres of mains supplied water per person per day, as per the Building Regulations optional requirement”.

5. Analysis

- 5.1. The proposal concerns the external and internal alterations to the buildings where the applicant proposes to live and continue to run the Linseed Farm business together with the re-siting of the existing mobile home (which is the subject of a separate application) and new fencing along the front of the site.
- 5.2. It is suggested that the main issues relating to this proposal are as follows:
- Principle of development;
 - Impact on the countryside;
 - Residential amenity;
 - Access and parking;
 - Ecology.

Principle of development

- 5.3. The NPPF and a variety of the local level policies taken from the Horsham Planning Policy Framework/emerging Local Plan provide for the re-use of existing buildings, in particular where this supports existing businesses. It is proposed that the applicant who runs the farm (whose family have been farming here for over half a century) would live in the proposed dwelling. The development would therefore support the agricultural business and principle of development is therefore considered acceptable.
- 5.4. Whilst Policy 10 of the HDPF sets a preference for commercial re-use of buildings over residential, in this case a commercial use is not considered appropriate given the proximity to other residential properties nearby, immediately to the east and south. The access drive is also a bridleway which is not really suited to commercial traffic with there being another dwelling immediately adjacent (Guernsey Cottage). The policy recognises that in some instances residential uses can be more appropriate.

5.5. Policy 10 is not fully consistent with the direction of national policy which promotes the re-use of buildings and the development on new homes. Accordingly national policy dictates that less weight should be afforded to such policies. Permitted development rights also now provide for the conversion of barns on farms for up to 10 dwellings. It is for this reason that the emerging Local Plan proposes an updated policy on conversion of rural buildings - Policy 32. Given the advanced stage of the examination, it is considered that this policy can be afforded weight. The new policy does not set out a preference for commercial use over residential use. In terms of the criteria of the policy these can be addressed as follows:

1. It is confirmed that the building is not required by the agricultural enterprise and simply used for residual storage. The area proposed to be converted is relatively small in agricultural terms.
2. The building is appropriate for conversion, with permission previously being granted in 2013 for re-use with the design be considered acceptable and in character.
3. The existing building is not derelict and will not require substantial reconstruction, significant alteration or extension. It is of substantial masonry construction requiring minor alterations, primarily internal to facilitate the proposed development.
4. The site is served by an existing access road which serves the farm and multiple other residential properties.
5. The proposal would not result in an overly domesticated appearance and specifically proposes barn style doors facing the bridleway. The character of the farm would be retained.
6. The proposal would enhance the surroundings and biodiversity by replacing the existing hardstanding with a garden area including soft landscaping and planting. Therefore would also be enhancement to the appearance of the building.

- 5.6. The application site is close to the village which includes a range of services which can support additional residential development. The sustainability of the location is set out further within the site description. The site is not at risk of flooding.
- 5.7. Having regard to the above it is considered that the principle of development is acceptable and in line with the current direction of planning policy. The proposal would make a positive addition to the housing supply and delivery positions in the district which the Council is currently performing poorly in relation to, in part due to previous water neutrality issues.

Impact on the countryside

- 5.8. Within the Countryside new forms of development should ensure that the quality and character of the area is maintained. The building was considered worthy of conversion in a previous application.
- 5.9. The impact on the countryside is limited as the building already exists and includes doors at ground floor level and windows at both ground and first floor level. The majority of the proposed window and door openings would be inserted into the north western elevation facing the courtyard garden where they would not be readily visible. The only other external changes include the provision of 2 small windows on the south west elevation and 4 windows on the north east elevation (two of which are at high level to maintain privacy). Those at lower level and facing the bridleway have been designed to reflect the appearance of barn doors in keeping with the farm setting.
- 5.10. The previous application (DC/13/1440) noted that “The materials used are considered to be acceptable and in character with its rural setting and neighbouring agricultural buildings and would therefore not be harmful to the character of the area.” The current application maintains the same finish of timber cladding at first floor level under a corrugated sheet roof.

- 5.11. A small courtyard garden area is proposed to the rear with consent already granted to close the other barn entrances in this location to ensure privacy and no disturbance. Due to the enclosure of this space on 3 side the landscape impact would be negligible. In fact the replacement of the existing hard surfacing which covers the whole of this area with a domestic garden would be beneficial and increase the level of green infrastructure on site. The garden would be enclosed by a standard close boarded fence. The details of which can be secured by condition if necessary.
- 5.12. Photovoltaic panels are proposed to the roof in line with Policy 35 of the Local Plan and Policy 13 of the Neighbourhood Plan.
- 5.13. It is suggested that the proposed changes will not appear at odds in its rural location and the development complies with the wider aims and aspirations of policies 10, 24 and 26 of Horsham's Planning Framework and policy 12 of the Neighbourhood Plan.
- 5.14. It is the duty of the applicant to demonstrate that the proposed development will comply with the requirements set within the relevant policy criteria. Policy 32 deals with the requirement for development proposals to be attractive, functional, safe and provide an adaptable environment. The alterations are compliant with policy as they positively respond to the site and would not undermine the character of the area.

Residential amenity

- 5.15. The nearest dwelling is Guernsey Cottage to the east which has a garden to the side and rear and the proposed windows would not provide direct views into the garden area. The outlook from the windows from this property and the proposed dwelling is such that there would be no loss of privacy as they are at a right angle from each other. The layout also includes above eye level windows on

the ground floor of the proposed dwelling. The proposed dwelling would be approximately 28m from The Farmhouse and therefore there would be no unreasonable loss of privacy over such a distance.

- 5.16. Having regard to the adjacent agricultural storage buildings which are within the applicant's control, within application DC/16/0457 which approved the dwelling now known as Guernsey Cottage, it was concluded in the case Officer's report that "there are a variety of residential properties located in close proximity to the main yard, that includes Muntham Home Farm and Beechwood Farm that only 7 metres and 17 metres away from nearby agricultural barns on the same agricultural holding and no complaints have been made in relation to noise. Consequently, it is not considered that it would be reasonable to refuse this resubmitted notification on noise impacts grounds, particularly as this was not raised in the previous application." It is considered the same conclusion would apply today in respect of the current proposals.
- 5.17. The proposed internal layout would comply with the Nationally Described Space Standards and a reasonably sized garden is proposed to serve the dwelling.

Access and parking

- 5.18. The farm is accessed via Muntham Drive. The existing access arrangements are currently suitable to meeting the requirements of the farm and the proposed dwelling. The West Sussex Parking Standards require 2.7 spaces for a 4 bedroom property in this location. Parking would be provided for up to 3 cars on the existing hardstanding to the side of the building. EV charging would be provided in accordance with current building regulations.
- 5.19. Within the previous application (DC/13/1440) concerning commercial use of the building the Officer's report states that "the existing access and parking arrangements are acceptable to support this small scale proposal". The same conclusion would apply today for a proposal for a single dwelling.

Ecology

- 5.20. The site is currently completely hard surfaced and therefore there are no habitats that would necessitate the statutory provision of biodiversity net gain on site. However the hardstanding within the courtyard area would be revised to provide a garden area including soft landscaping which would provide an enhancement on site.
- 5.21. Permission DC/13/1440 provided for the conversion of the building to provide an insulated space over two floors with new cladding on the exterior. As such these works are not required as part of the current application which focuses on the re-use of the building. Given that no changes are required to the general external fabric of the building and that the immediate surrounds are completely hard surfaced, it is not considered that there will be any impact on protected species such as bats necessitating ecological surveys.

6. **Conclusion**

- 6.1. This planning application concerns the conversion of a 2 storey barn and 2 bays of a portal frame agricultural barn to a dwelling with associated alterations, garden and parking at Muntham Home Farm, Barns Green, Horsham, West Sussex RH13 0NH.
- 6.2. It is submitted that the principle of development is acceptable and in line with the up to date planning policy for such development.
- 6.3. The changes proposed will ensure that the building retains its barn style appearance and contribution to the farm setting. There would be no adverse landscape impact and the provision of a garden area in place of the existing hardstanding within the courtyard area will provide a net benefit in terms of soft landscaping and biodiversity.
- 6.4. The site is reasonably sustainably located and on an existing access drive leading directly into the village. The proposal would not have a harmful impact on residential amenities nearby.
- 6.5. For the above reasons, it is suggested that the Local Planning Authority should be able to support this planning application and grant consent. However, if there are any concerns or queries on this application, please contact the author of this statement to discuss.



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