HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land to the south of Station Road, Warnham
DESCRIPTION:	Erection of 8 no. bungalows with associated parking and landscaping utilising the permitted access off Station Road.
REFERENCE:	DC/26/1595
RECOMMENDATION:	Advice ~~/ No Objection / Objection / More Information / Modification / Refusal~~

Planning (Listed Buildings & Conservation Areas) Act 1990 – Statutory duties in determining applications.

Section 16 (2) In considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 (1) In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) In the exercise (of planning functions), with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

SUMMARY OF COMMENTS & RECOMMENDATION:

See below

MAIN COMMENTS:

The application site would be within the setting of the historic farmstead of Westons Farm, with the original farmhouse (now Westons Place) and its associated outbuildings (one of which has been converted into a separate dwelling- The Granary). Although it is recognised that the evolution of the buildings over time has lessened an appreciation of the buildings as a single farmstead, there remains a clear understanding of the building's historical links to one another and their surroundings.

Westons Place and The Granary both have had a functional, physical and visual relationship with the surrounding agricultural land that forms its setting. This setting makes a positive contribution to the significance of the historic farmstead. The relationship between the buildings and the surrounding farmland contributes to its rural character and historic significance. The proposed development would result in harm to this element of the buildings significance. It is appreciated that the development has been set away from the boundary with the Granary, however the proposal would introduce development into this rural landscape with the addition of background noise,

artificial light and a perception of domestic activity. The proposal would therefore result in harm to the setting of Westons Place and The Granary due to changes to the character and appearance of their setting and a dilution of a sense of rural activity that might be expected in the setting of a historic farmstead. It would also be considered that the layout of the development would have an extent of built form which would result in a suburban development form, with large amounts of hardstanding, a repetitive building type, and a lack of spacing between properties. This would not be reflective of its countryside setting where development is more spacious and individually designed.	
ANY RECOMMENDED CONDITIONS:	
NAME:	Nicola Mason
DEPARTMENT:	Strategic Planning
DATE:	12.11.2026