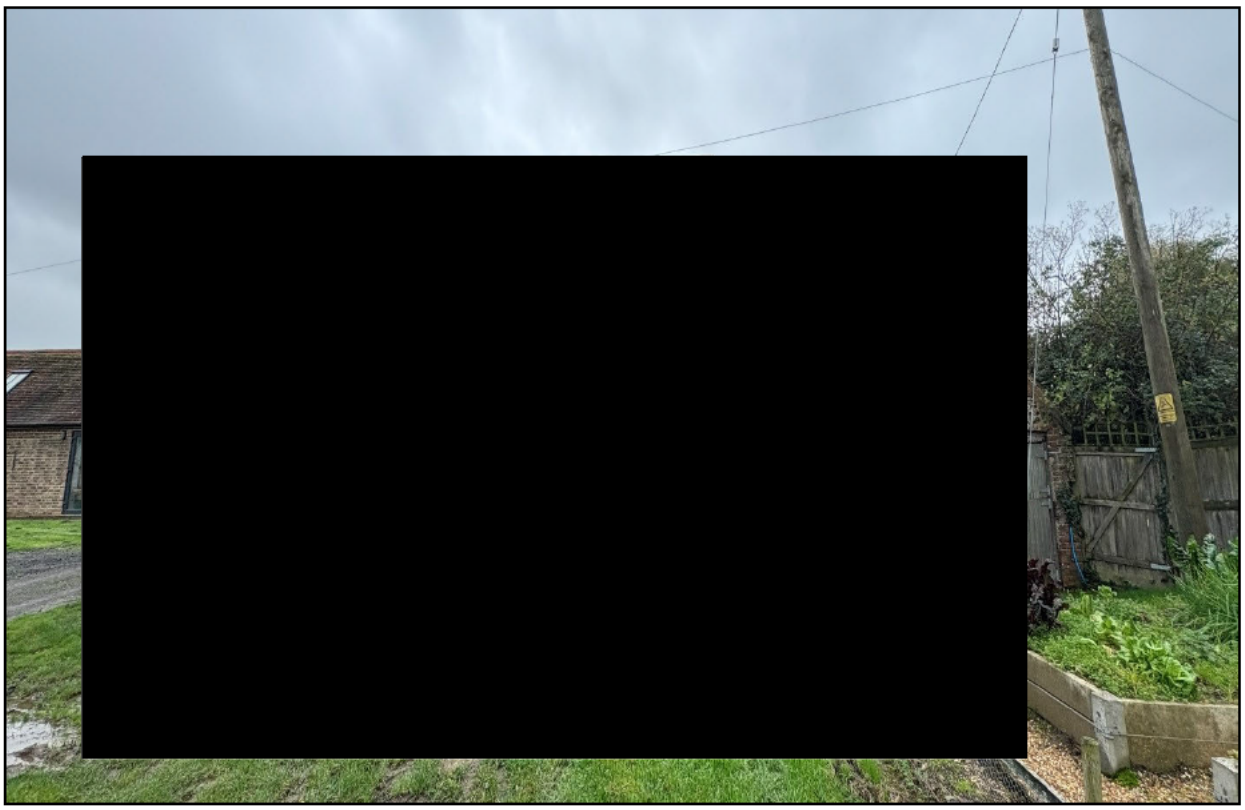
MANORWOOD
building on tradition

Planning, Design & Access Statement



Demolition of metal framed building and proposed conversion of existing barn and hovel/cart shed to a dwellinghouse with alterations, and provision of associated vehicle parking and landscaping.

Brightham's Farm, Bines Road,
Partridge Green, RH13 8EQ

November 2026

Contents

1. Introduction 3
2. Site Description 4
3. Planning History 5
4. Proposal 6
5. Planning Policy 7
6. Planning Considerations 9
7. Principle of Development 9
8. Heritage 11
9. Landscape, Character & Design 13
10. Amenity 14
11. Ecology 15
12. Transport & Highways 16
13. Flood Risk 16
14. Sustainability 16
15. Conclusion 17

1. Introduction

1.1 Manorwood have been instructed to prepare applications for full planning permission and listed building consent relating to the conversion of the curtilage listed agricultural barns to a four-bedroom dwellinghouse with associated alterations, vehicle parking and landscaping. The proposal will also involve the demolition of a modern metal framed open lean-to structure which currently sits in the middle of the U-shaped cluster of agricultural buildings.

1.2 The Planning, Design & Access Statement will provide an assessment of the proposed development in relation to the principal planning matters to be considered in the context of national and local planning policy requirements.

2. Site Description

2.1 The application site is situated on the eastern side of Bines Road (B2135) and is accessed via a long farm track which leads from the road to the cluster of farmstead buildings. The site is located outside of any settlement boundary and within the village of Partridge Green.

2.2 Brighthams Farm is a historic farmstead containing a range of traditional and modern farm buildings associated with livestock farming and agricultural storage. The wider farmstead contains two Grade II Listed Buildings. These include the main Farmhouse located to the south-west of the application site and the Cart Shed and Granary building to the south-east of the application building.

2.3 The application site forms part of a group of three traditional vernacular buildings situated within a U-shaped layout. In the centre of the group of traditional buildings is a modern metal framed open-ended lean-to structure which has a corrugated sheeted roof.

2.4 The northern end building comprises a large barn with internal timber framing, stone cobble exterior walls with brick quoin and string course detailing and triangular ventilation louvres. The roof of the main barn is half hipped at its eastern end with clay roof tiles incorporating ridge tiles and bonnet hipped tiles.

2.5 The historic mapping and records show that the main barn was constructed pre-1948 and has historically been within the same ownership as the closely situated listed buildings comprising the Farmhouse and the granary and cart shed. In accordance with Historic England Guidance, it is therefore considered that the barn is curtilage listed.

2.6 Partially attached to the larger barn is a lower brick building which runs from north to south, This building has a hipped roof with a clay tiled roof. The mapping shows that the building is more modern building, being added in the mid-20th century.

2.7 To the north-east of the group of buildings and within the wider farm site is a caravan which has been occupied by workers on the farm. This has recently been subject to a certificate of lawfulness for existing use of the land as residential use which was refused by the Council in September 2026.

2.8 The surrounding landscape is characterised by gently undulating farmland divided by mature hedgerows, trees, and scattered woodland, with isolated farmsteads and rural dwellings. Development in the surrounding area is limited and predominantly agricultural or residential in association with existing farmsteads.

3. Planning History

3.1 The table below shows the planning history relating to the application site.

Application Reference	Description	Decision
DC/26/1116	Application to confirm the continuous change of use of the land to residential for the stationing of a caravan (Lawful Development Certificate - Existing).	Refused
DC/26/1060	Prior Notification for the erection of an agricultural machinery store	Prior Approval not Required
DC/17/1628	Proposed alterations to previously approved application DC/07/0714 (Change of use and extension to building to offices B1 use) to facilitate additional use as two self-catering holiday lets, as well as approved B1 office use	Approved
DC/07/0714	Change of use and extension to building to offices B1 use	Approved

4. Proposal

4.1 The application seeks full planning permission and listed building consent for the conversion of the existing buildings to a four-bedroom residential dwellinghouse with associated alterations, vehicle parking and landscaping. The proposal will also involve the demolition of a modern metal framed open lean-to structure which currently sits in the middle of the U-shaped cluster of agricultural buildings.

4.2 The converted buildings would provide a four-bedroom dwellinghouse which would be occupied by family members who are related to the occupiers of the main farmhouse and also manage the daily farming operations at Brightham's Farm.

4.3 The proposal will incorporate three bedrooms on the ground floor with the installation of a partial mezzanine floor in the eastern end of the barn which will provide access to a fourth bedroom/snug on the first floor.

4.4 A number of internal and external alterations are proposed to the barn to facilitate the barns conversion to residential use as listed below.

- Buttress removed on northern elevation with rebuilding of this area of external cobbles and mortar.
- Insulate roof over rafters and strip off and re-roof re-using existing clay tiles where possible, any shortfall in tiles to be replaced with clay tiles to match existing tiles. Ridge to be laid using existing tile ridge detailing.
- Existing timber framing in building to be retained where possible. Missing or modern timbers to be reinstated with air dried oak to match existing.
- Timber and glass screen sitting behind new oak posts with staddle stone bases to reintroduce existing cart shed details.
- Metal beams and brackets to cart shed eaves to be removed and historic structure and posts to be reinstated.
- Proposed dark stained horizontal timber boards to match existing on the eastern gable.
- Oak framed double glazed doors to northern and southern elevations
- Installation of new timber framed double glazed windows and doors to northern elevation.
- Proposed conservation roof lights to western and southern elevation
- Slimline double glazing to infill existing triangular louvre vents in elevations.
- Install insulated ground bearing slab and underfloor heating.
- Insulation provided to walls of the barn.
- New ramp provided using existing gradients and courtyard made with permeable cellular gravel system
- External flagstone steps to southern front door.

4.5 The proposed development would utilise the existing vehicular access from Bines Road via the shared access track leading to the farm. The proposed courtyard will provide provision for the parking of three cars in conjunction with the proposed dwelling.

4.6 Undercover storage space has been provided within the building for the storage of bicycles and refuse and recycling bins as shown on the proposed ground floor plan.

4.7 The proposal also includes the provision of one barn owl box and two crevice bat boxes and one cavity bat box mounted on trees within the wider site. This will provide alternative provision for the barn owl box currently within the barn and provision for bats to use the site.

5. Planning Policy

5.1 Section 38 (6) of the Planning and Compulsory Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

5.2 The planning policy documents relevant to the consideration of this application comprises:

National Planning Policy Framework (August 2026)

- Policy DM3: Determining Development Proposals
- Policy DM4: Emerging Development Plan Proposals
- Policy S3: Presumption in Favour of Sustainable Development
- Policy S5: Principle of Development Outside Settlements
- Policy S6: Neighbourhood Plans & Presumption
- Policy CC2: Mitigation of Climate Change
- Policy CC3: Adaptation to Climate Change
- Policy HO7: Meeting the Need for Homes
- Policy L2: Making Effective Use of Land
- Policy DP3 – Key Principles for Well-Designed Places
- Policy DP4: The Design Process
- Policy F4: Assessing Flood Risk for Decision Making
- Policy F8: Sustainable Drainage Systems
- Policy N2: Improving the Natural Environment
- Policy HE4: Securing the Conservation of Heritage Assets
- Policy HE5: Assessing Effects on Heritage Assets
- Policy HE6: Proposals Affecting Designated Heritage Assets

Horsham District Planning Framework (2015)

5.3 The Horsham District Planning Framework (HDPF) was adopted by Horsham District Council on the 27th November 2015. The key policies of relevance are outlined below.

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- 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 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 34 - Cultural and Heritage Assets
- Policy 35 - Strategic Policy: Climate Change
- Policy 36 - Strategic Policy: Appropriate Energy Use
- Policy 37 - Sustainable Construction
- Policy 38 - Strategic Policy: Flooding
- Policy 41 – Parking

Horsham District Local Plan Review

5.4 The Horsham District Local Plan 2023 - 2040 was submitted to the Planning Inspectorate on the 26th July 2024.

5.5 In April 2025, the Planning Inspectorate published their Interim Findings and recommended that the new Horsham District Local Plan be withdrawn on the basis that it had not complied with the 'Duty to Cooperate' and that additional information was required in relation to housing need for the District.

5.6 Following the removal of the duty to cooperate and water neutrality issues in late 2025, the Planning Inspectorate have written to Horsham District Council advising they are willing to re-commence the Local Plan examination. The Council are required to submit additional information, and the hearing sessions are anticipated to re-commence in October 2026.

West Grinstead Neighbourhood Plan (June 2021)

5.7 The West Grinstead Neighbourhood Plan was formally made on the 23rd June 2021. The key policies of relevance are outlined below.

- Policy 4: Green Infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife

Other Relevant Documents

- West Sussex Joint Minerals Plan (2018, partially reviewed 2021)
- West Sussex Waste Local Plan (2014)

6. Planning Considerations

6.1 This section sets out the merits of the proposal and its compliance with national and local planning policy.

7. Principle of Development

7.1 The proposal seeks full planning permission and listed building consent for the conversion and alteration of the two barn buildings to a four-bedroom dwellinghouse. The site is located outside of any settlement boundary and therefore would be considered against the countryside policies within Horsham District Planning Framework (HDPF) and the National Planning Policy Framework (NPPF), 2026.

7.2 Policy S3 of the NPPF 2026 confirms that decisions on development proposals should apply a presumption in favour of sustainable development and where developments are located outside settlements, policy S5 of the Framework applies.

7.3 Policy S5 lists certain forms of development that should be approved outside settlements, unless the benefits of doing so would be *substantially outweighed* by the any adverse effects when assessed against the Framework.

7.4 Policy S5(c) confirms that one of the exceptions relates to development that comprises the reuse or alteration of an existing building. This is providing that the existing building is of permanent and substantial construction, is lawful in planning terms and that the extension or alteration would not result in a disproportionate increase in size to the existing building.

7.5 In this case, the proposal would comprise the reuse of two existing agricultural buildings which are of substantial construction, are lawful in planning terms and would comprise alterations which would remain in keeping with the vernacular character of these historic rural buildings. The proposal therefore falls within one of the development exceptions allowed outside of settlements within policy S5 of the NPPF.

7.6 The HDPF does not have a specific policy relating to the conversion of agricultural buildings to residential use. However, policy 33 encourages the efficient use of land and buildings whilst respecting constraints that exist.

7.7 Policy 34 of the HDPF also encourages the sustainable future of heritage assets through their continued preservation within uses that are consistent with their significance. The proposed conversion of the buildings to residential use will providing them with an active use and ensure the continued preservation of the curtilage listed barn through regular maintenance.

7.8 Policy 26 of the HDPF requires new development in countryside locations to protect the rural character of the area. Development should also be of a scale appropriate to its countryside character and location and should not lead to a significance increase in activity within the countryside.

7.9 The proposal would comprise the creation of a single dwelling through the sensitively designed reuse of existing buildings within the site. The additional activity associated with one dwelling would be low and would not harm the rural character of the surrounding area or farmstead. The proposed conversion would therefore remain sensitive to its farmstead location and would not harm the rural character of the countryside in compliance with policy 26 of the HDPF.

7.10 It can therefore be concluded that the principle of converting the agricultural buildings to residential use is supported by both national and local planning policy.

8. Heritage

8.1 The Local Planning Authority have a duty to have special regard to the desirability of preserving a listed building, its setting, or any features of special architectural or historic interest which it possesses (Sections 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990). This requirement is reinforced by the Framework, which at Chapter 16, sets the national agenda for 'Conserving and enhancing the historic environment'.

8.2 Policy HE4 of the NPPF confirms that development proposals which affect the significance of heritage assets, including any contribution to their setting should secure a use which is consistent their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and avoid harm to the significance of heritage asset and instead conserve this significance.

8.3 Policy HE6 confirms that where a development proposal harms the significance of the heritage asset, the effect on the asset and its significance should be weighed against any public benefits. Important benefits include securing the long-term re-use of an underused listed building and enabling energy efficiencies.

8.4 Policy 34 of HDPF requires development affecting a heritage asset to reinforce the special character through appropriate siting, scale form and design. Development should also preserve and ensure clear legibility of locally distinctive vernacular buildings forms and their settings, features, fabric and materials. Development should secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

8.5 The application has been supported by a Heritage Statement (HS) prepared by Manorwood which provides detailed information on dating of the buildings, a significance assessment, and a significance impact assessment of the development proposal.

8.6 The HS concludes that the retention and reuse of the traditional buildings supports their ongoing viable use and preservation or enhancement of significance. The group value of the buildings as part of the historic farmstead is a major element in the significance of the heritage assets. The proposals would ensure the vernacular agricultural character, appearance, and use of materials of the traditional buildings are maintained.

8.7 The proposed demolition of the modern metal outbuilding within the yard would have a positive effect on the significance of the group of farmstead buildings, allowing the significance of the heritage assets to be better revealed in accordance with policy HE5 of the NPPF.

8.8 The proposals would retain the overall form and appearance of the traditional barns, reuse openings and retaining the scale and composition of the group of buildings. The proposed internal layout of the dwelling respects the layout of the existing agricultural buildings and their historic interest.

8.9 The proposed landscaping would ensure the settings of both the Grade II listed Brightham's Farmhouse and cart shed and granary are recognised and respected so that the significance of the heritage assets is not harmed.

8.10 The proposed development has been heritage-led and informed by appropriate research and an assessment of significance. The proposals would lead to the sensitive reuse and conversion of the traditional buildings in a manner which would preserve the significance and setting of the heritage assets. Indeed, in some respects that significance would be enhanced, such as through demolition of the existing metal building, appropriate repair, and rebuilding to reflect the historic form and historic interest of the site.

8.11 In summary, the proposals are considered to be compliant with regard to the requirements of the Planning (Listed Building and Conservation Area) Act 1990, the National Planning Policy Framework (NPPF), the Horsham District Planning Framework, and the West Grinstead Neighbourhood Plan.

9. Landscape, Character & Design

9.1 Policies DP3 requires development to respond to their context, so they integrate and enhance their surroundings and create well designed places through a number of key principles comprising livability, climate, nature, movement, built form, public space and identity. Policy N2 requires developments to conserve existing nature features of visual, historic or natural conservation value.

9.2 Policies 26, 32 and 33 of the HDPF requires development to protect and conserve the key characteristics of the landscape. New development is expected to be of a high standard of design and layout and relate sympathetically to the built surroundings, landscape, open spaces and important views.

9.3 The proposed barn conversion would preserve the existing rural character of the barn through sensitive conversion, traditional methods of repair and use of vernacular materials. The insertion of new walls within the larger barn retains the existing internal barn subdivision of the barn. The bayed layout of the barn will be retained with the insertion of a small mezzanine floor at the eastern end which would not compromise the predominantly open character of the barn.

9.4 New window and door openings have been kept to a minimum and existing openings reused wherever possible to avoid over domestic features in compliance. Fenestration will be timber framed glazed windows and doors with agricultural character, avoiding modern casement patterns that would read as overtly domestic in character.

9.5 The proposal will include the insertion of conservation roof lights on the western and southern elevations of the buildings which are appropriate in scale and have been set into the roof slope with spacing between the ridge and eaves lines.

9.6 The dwelling would incorporate a modest garden within the existing grassed area to the north of the buildings which will be enclosed by some low-level hedge planting. This soft landscaping would create some residential amenity space for the occupiers of the dwellings which are connected to the farm, whilst avoiding any harm to the rural character of the farmstead.

9.7 There is a public right of way located approximately 56m to the north-west of the application site which runs along the field boundary upwards to the north. Whilst some views of the site are possible from the public right of way to the north-west, the existing buildings to be converted are an established part of the existing landscape within the cluster of farmstead buildings. The proposed alterations to the barn and creation of a small garden associated with the barn to the north would not harm the rural character of the site.

9.8 The proposal would therefore comply with national and local planning policies in relation to design and landscape character.

10. Amenity

10.1 The converted buildings would provide a four-bedroom dwellinghouse which would be located in close proximity to the existing farmhouse dwelling to the south-west. The proposed dwelling house would be occupied by family members who are directly related to the occupiers of the main farmhouse and also manage the daily farming operations at Brightham's Farm.

10.2 The western wall of the barn currently abuts the garden serving the main farmhouse and neighbouring dwelling. To ensure that privacy is maintained between the two dwellinghouses, no windows are proposed in the western elevation of the lower barn. The small window proposed in the western elevation of the larger barn faces onto a separate area of land not comprising the garden space of the main farmhouse and therefore will not cause any loss of amenity to any residential occupiers of land.

10.3 The existing attached building within the U formation of buildings to the east will continue to be used for agricultural storage in conjunction with the operation of the farm. There is also an existing mobile home located to the north-east of the application site which has been occupied for many years by agricultural workers on the farm. The mix of residential uses and agricultural operation of the farm will continue to coexist harmoniously within the family run farm site.

10.4 In terms of the amenity for future occupiers, the proposal would create a four-bedroom dwelling which would meet the Nationally Described Space Standards and provide a garden space to the north of the dwelling. The dwelling would have good access to light and ventilation and the scheme would provide a high standard of amenity for future occupiers of the dwelling. Refuse and recycling bin storage would be provided in the southern end of the building.

11. Ecology

11.1 The application is supported by a Bat Scoping Survey and a Bat Emergence Report prepared by Ecology Co-op.

11.2 The Bat Scoping Survey conducted in November 2025 confirmed that both buildings to be converted had high bat roost suitability with building 1 having moderate hibernation suitability and building 2 having low hibernation suitability. The open sided building to be demolished had negligible bat roost or hibernation suitability. Three emergence surveys and two hibernation surveys were therefore recommended. The bat scoping survey also confirmed the presence of a barn owl in building 1 with fresh pellets found in the barn.

11.3 The three emergence surveys were carried out in May, June and July 2026 and the two hibernation surveys were carried out in January and February 2026. A barn owl survey was also carried out to understand the use of the existing owl box in building 1.

11.4 No bats were identified during the hibernation surveys. A single common pipistrelle was identified to be roosting within building 2 on the first survey, and four common pipistrelles were identified roosting in a separate area in building 2 on the third survey. The surveys have identified a brown long-eared bat transitional roost and two common pipistrelle day roosts within B2, and a barn owl nest within B1. The barn owl survey identified presence of four juvenile barn owls, which were also seen during all bat emergence surveys.

11.5 As the proposed development involves the conversion of the buildings to residential use and will impact the bat roost features an EPS license will be sought from Natural England and mitigation and compensation measures are proposed as detailed in the Bat Emergence Survey Report.

11.6 In line with the mitigation measures outlined in the Emergence Report, the proposal will include the provision of one barn owl box, two crevice bat boxes and one cavity bat box to be located on mature trees along the northern boundary of the farmland as shown on the proposed site plan. The boxes will be used to house any owls and bats encountered during works and will be retained in perpetuity as an enhancement.

11.7 The proposed conversion will also include some integrated opportunities for barn owls and bats within the converted buildings as recommended in the Emergence Report.

11.8 The proposal therefore incorporates appropriate mitigation measures to ensure that the protected species currently using the buildings would not be harmed as a result of the proposed development. The scheme will also include additional features which will be designed into the buildings to provide ecological enhancement of the site.

11.9 The proposal meets the requirements of policies 25 and 31 of the HDPF, and the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) or the NERC Act 2006.

12. Transport & Highways

12.1 The proposed dwelling would utilise the existing farm access from Bines Road, which is shared with residential properties, the farmstead and holiday cottages. The existing vehicular access has good visibility splays which would ensure safe access onto the public highway for occupiers of the dwelling.

12.2 The provision of one dwelling would not create any intensification of traffic movements that would be harmful to the operation of the highway network.

12.3 The proposed development would incorporate provision for the parking of three vehicles within the central courtyard which would be created following the demolition of the open sided metal building. This would meet the WSCC parking requirement of three parking spaces for the four-bedroom dwelling created.

12.4 The proposed development would provide secure undercover parking for cycles within the southern end of the building, which would also meet the WSCC cycle storage requirements.

13. Flood Risk

13.1 This application is accompanied by a Flood Risk Assessment prepared by Aegaea.

13.2 The site and access track are located wholly within Flood Zone 1. The building and site would not therefore be affected during the pluvial 1 in 100 year +CC event scenario.

13.3 The proposal constitutes a change of use of the existing buildings; with no material change to the footprints of the existing building, and with no development proposed within a fluvial or tidal floodplain. The FRA therefore concludes that the proposal would not increase the flood risk elsewhere through floodwater displacement.

14. Sustainability

14.1 The proposal seeks to utilise sustainable design and construction techniques, for example, energy conservation and efficiency, water efficiency, reducing waste, re-using materials and recycling materials to ensure the most efficient use of limited resources.

14.2 The application seeks to meet these aims in the following ways:

- Provision of an electric vehicle charging point
- The development would adopt a fabric first approach to construction and would exceed building regulations standards in terms of thermal performance
- Improvements to the biodiversity of the site through additional hedge planting to the garden boundaries.
- Provision of separate waste and recycling bins along with suitable covered storage.
- Water limiting measures will be provided.

15. Conclusion

15.1 In conclusion, the principle of the proposed conversion of the historic rural buildings to a dwellinghouse would be acceptable in planning terms as it would meet one of the exceptions for development located outside the settlements set out within the NPPF 2026. The proposal would also meet the requirements of local planning policy as it would comprise the reuse of an existing curtilage listed building, providing an active use and securing its preservation and future maintenance.

15.2 The proposed development would respect the rural character and appearance of the existing buildings through their sensitive conversion, traditional methods of repair and use of vernacular materials.

15.3 The proposal would respect the amenities of the existing residential farmhouse within close proximity to the application buildings and would provide appropriate mitigation and enhancement in line with national and local planning policies.