Planning Statement

Prior Notification application for the change of use of buildings from agricultural use to residential (C3) to provide 5 residential dwellings with associated operational development (revision of DC/24/1819)

Westons Farm
Dorking Road
Warnham
Horsham
West Sussex

On Behalf of
Westons Farm Trust

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1 INTRODUCTION

1.1 This statement is prepared in support of a Prior Notification application for the change of use of agricultural buildings with associated operational development at Westons Farm from agricultural use to residential use (C3) to provide 5 no. dwellings. It is a revision of a very similar application, reference number DC/24/1819 which was refused by Horsham District Council on 16th January 2025.

1.2 This document provides a description of the site and proposals and an assessment of how the proposals meet the legislative framework set out in Class Q of the Town and Country Planning (General Planning Development) (England) Order 2015 (as amended). Further information on the agricultural activities undertaken at the application site is also provided.

1.3 The following has been provided in support of the application:

- Application form and ownership certificate
- CIL forms
- Site Location Plan
- Block Plan
- Existing Plans and Elevations
- Proposed Plans and Elevations
- Structural Survey

2 BACKGROUND

2.1 The Application Site

2.1.1 The application site is located at Westons Farm and lies to the east of Dorking Road. The adjoining land in ownership by the applicant extends to some 22.92 hectares.

2.1.2 The site comprises a number of former agricultural buildings which formed part of a pig farming business some thirty years ago. The majority of the farm buildings on the site have been redundant for some time, but still retain the established agricultural use. Unit 5 has been used as an agricultural store. However, whilst farming operations on the wider land are still evident, these have been centralized at Ends Place Farm, some 2.2km to the west.

2.1.3 The buildings are sited on a large area of hardstanding which surrounds the buildings on all sides and is accessed via an established access to the west leading directly onto Dorking Road. The site is shown below in figure 2.1 with an aerial photograph in figure 2.2.

Figure 2.1 – Location Plan

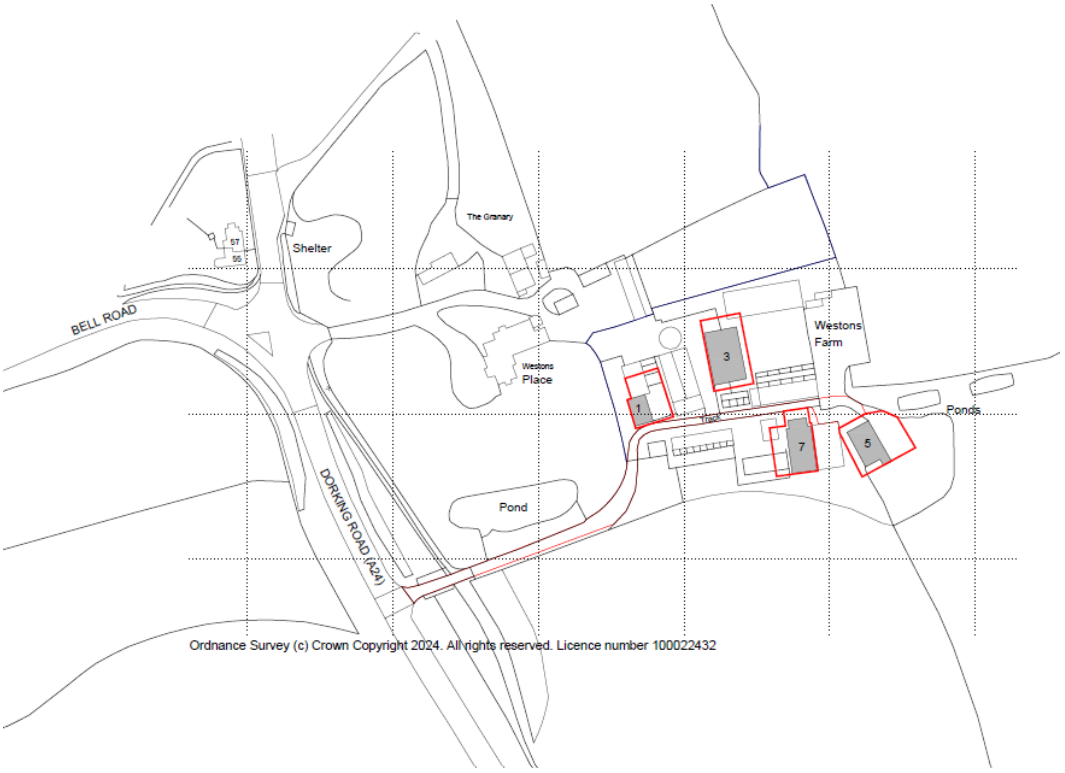


Figure 2.2 – Aerial image



2.1.4 The site is surrounded by farmland owned by the applicants to the south, east and north-east with a residential dwelling and outbuildings outside of the ownership of the applicant to the north and north-west. The applicant owns wider land that forms part of the Warnham Estate. Photographs of the site are attached in appendix A.

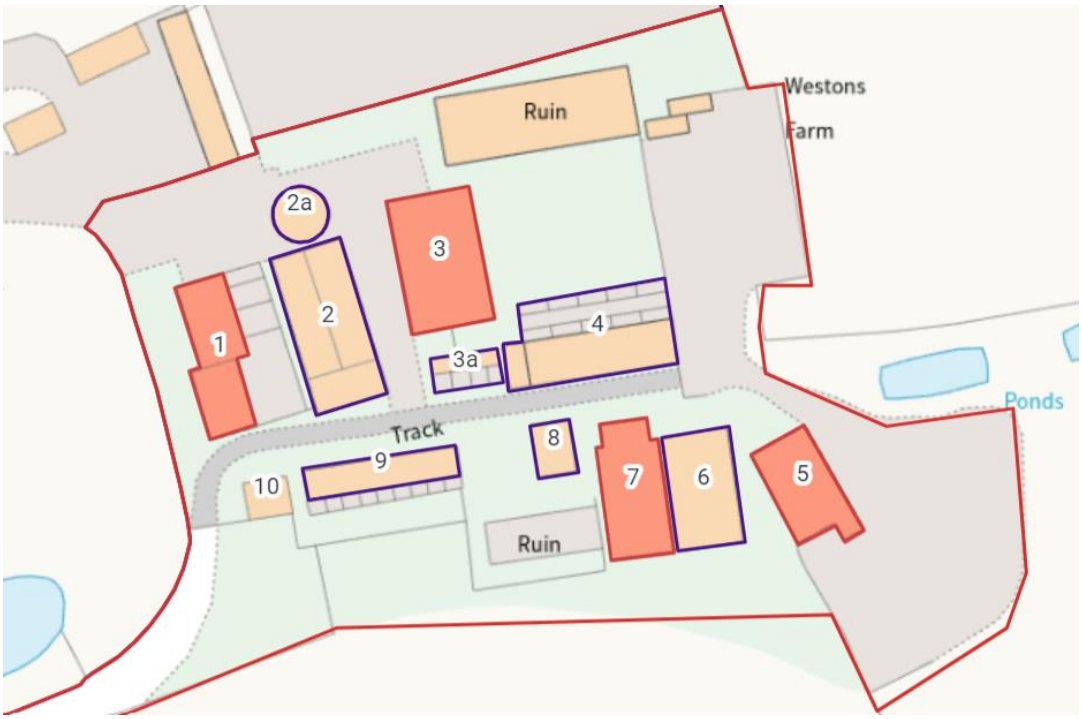
2.2 Site Layout

2.2.1 A site plan shown in figure 2.3 shows the existing site layout. The site comprises 12 buildings on and surrounded by an area of hardstanding. A number of the buildings are scheduled for demolition and were approved under application reference DC/24/1771. These are identified in Table 2.1, which provides a description of the historical use of each building. Those buildings identified in red are proposed for conversion under this class Q application. Those outlined in purple are set for demolition under DC/24/1771. Building 10 is to be retained.

Table 2.1 – Schedule of Buildings

Building No.	Footprint (m²)	Historical Use	Proposed for demolition / Class Q
1	139.88	Pig Feed Store	Class Q
2	214.92	Rearing shed	✓
2a	44.11	Grain store	✓
3	206.99	Open Pig barn	Class Q
3a	42.62	Open Pig barn	✓
4	143.26	Sow Cubicles	✓
5	123.33	Machinery Store	Class Q
6	143.03	Weaner rearing shed	✓
7	150.68	Weaner rearing shed	Class Q
8	39.16	Store	✓
9	88.33	Sow cubicles	✓
10	31.23	Farm Office / welfare building	Retained
TOTAL	1367.54		

Figure 2.3 – Site Plan



2.2.2 A structural survey, prepared by David Wood (March 2024) has been submitted in support of this application. The report identifies buildings 1, 3, 5 and 7 as worthy of conversion to residential dwellings. The report is submitted as part of the application.

2.2.3 The buildings subject to this application were historically used for pig farming and for storage of agricultural machinery and paraphernalia by the previous owners. The buildings are largely redundant, with the exception of building 5, which is used for the storage of equipment used to maintain the wider land that forms the agricultural unit since the applicants ownership in 2018. It has, however been part of the Warnham Estate for over 100 years.

2.2.4 Figure 2.4 shows the redundant farm buildings in January 2001.

Figure 2.4 – Google Earth imagery from January 2001



2.3 Access

2.3.1 The driveway and access into the site are located to the west of the application and accessed directly off Dorking Road via its own private gated access. The driveway inside the site is comprised of well compacted hardstanding.

2.4 Planning History

2.4.1 A review of the Horsham District Council planning portal reveals the following planning history of relevance to the site:

Reference	Description	Decision
DC/24/1819	Prior Notification for Change of Use of 4 Agricultural Buildings to 5no dwellinghouses (C3 Use Class)	Prior Approval Required and REFUSED Thu 16 Jan 2025
DC/24/1771	Prior notification for the demolition of seven buildings	Prior Approval Not Required Thu 12 Dec 2024
WN/4/94	Use of land for parking of up to 50 cars	Refused Mon 14 Mar 1994

2.4.2 No applications have been submitted and approved that demonstrate any alternative change of use. As such the use remains agricultural.

2.4.3 The Decision Notice for the most recent application DC/24/1819 issued on 16th January 2025 stated two reasons for refusal:

Reason 1

The proposal would result in a dwelling with a floor space in excess of 150sqm. The proposal would not therefore be permitted by Class Q, Q.1(c) of Part 3 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

Reason 2 - *The development would be of a design and external appearance that would fail to reflect the characteristics and vernacular of the host building and rural locality. The development would not be permitted by Class Q, Q.2(f) of Part 3 within Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.*

2.4.4 Reason 1 was identified as an error by Horsham District Council and an addendum was issued shortly after the decision notice on 16/01/2025. The addendum confirmed that reason 1 was added in error, as no dwelling would result in a dwelling with a floor space in excess of 150sqm. Horsham DC then confirmed that refusal reason 1 does not therefore stand. A copy of the addendum is attached in appendix D.

3 THE PROPOSAL

3.1 As previously noted, this application is similar to that refused under DC/24/1819. The Case Officer confirmed in the addendum letter that the only reason for refusal concerned the 'design and external appearance that would fail to reflect the characteristics and vernacular of the host building and rural locality. The development would not be permitted by Class Q, Q.2(f).

3.2 HDC Case Officer Jacques Burrowes identified within the Officer Report that the matters of concern within DC/24/1819 were the window arrangements on the rear (east) elevation of building 5 and the side (east and west) elevations of building 7 which HDC considered appeared to be too domesticated.

3.3 Following discussions with HDC both buildings 5 and 7 have been amended to address the concerns raised. The overall window sizes have been reduced and designed to reflect the rural character of the site and the original buildings. It should be noted that buildings 1 and 3 are the same as that submitted within DC/24/1819 which were considered acceptable by HDC.

3.4 The agricultural buildings identified in chapter 2 as units 1, 3, 5 and 7 are proposed to be converted into 5 residential dwellings comprised of the following:

(i) Unit 1 is proposed to be a 2-bedroom 4-person two storey dwelling
(ii) Unit 3 is proposed to be a 4-bedroom 7-person single storey dwelling
(iii) Unit 5 is proposed to be a **pair (2)** of semi-detached 3-bedroom 5-person two storey dwellings
(iv) Unit 7 is proposed to be a 4-bedroom 6-person single storey dwelling

3.5 The total amount of existing floorspace converted to residential is shown in table 3.1:

Table 3.1 – Existing floorspace to be converted to residential

	Unit 1	Unit 3	Units 5 a and b	Unit 7	TOTAL
Ground Floor	62 m²	147m²	52m²	129.5m²	
First Floor	26m²	-	54m²	-	
Total	88m²	147m²	106m² + 106m²	129.5m²	576.5

3.6 Each dwelling complies with the Government's Technical housing standards – nationally described space standard (2015)[1]. The following standards relevant to this application are shown in table 3.2:

Table 3.2 – Technical housing standards relevant to this application

Technical housing standards – nationally described space standard (2015			
Unit Size	**National GIA Standard (m²)**	**Bedroom floor area and width**	**Storage**
2B4P	79	11.5 m² and 2.75m in width. Every other double (or twin) bedroom at least 2.55m wide	2.0m²
3B5P	86	11.5 m² and 2.75m in width. Every other double (or twin) bedroom at least 2.55m wide	2.5m²
4B6P	99	11.5 m² and 2.75m in width. Every other double (or twin) bedroom at least 2.55m wide	3.0m²
4B7P	108	11.5 m² and 2.75m in width. Every other double (or twin) bedroom at least 2.55m wide	3.0m²

3.7 Table 3.3 below demonstrates how each dwelling complies with the technical housing standards:

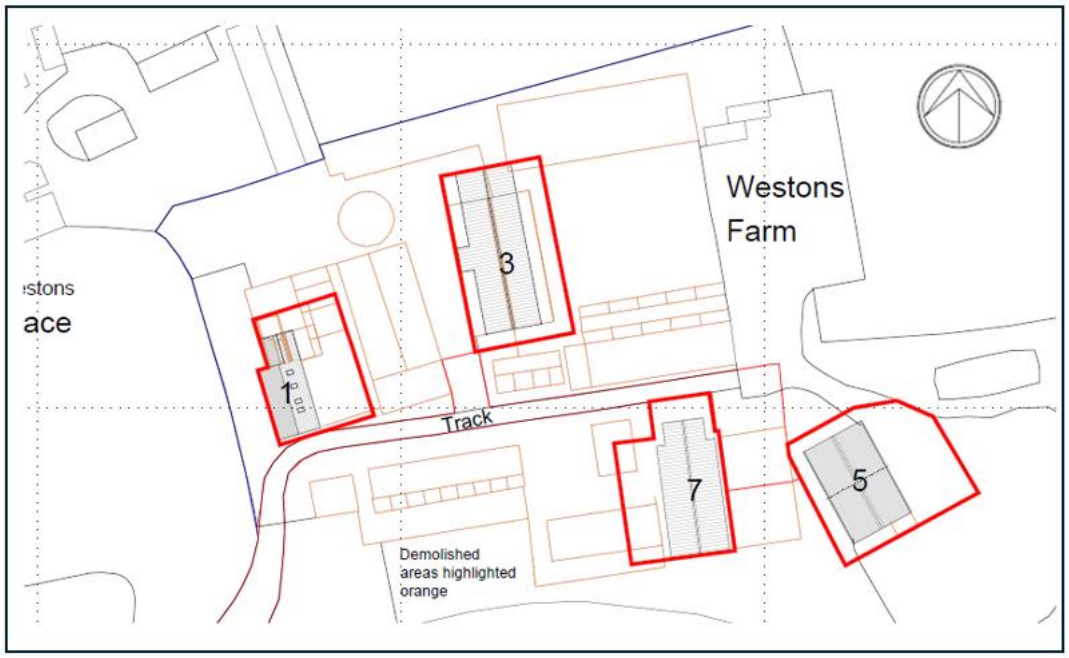
[1] https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard/technical-housing-standards-nationally-described-space-standard

Table 3.3 – Proposed units measured against housing technical standards

Unit	Bedrooms	Persons	Gross Internal Area (m²)	Bedroom size (m²)	Storage (m²)	Complies Yes / No
1	2b	4p	88	1. 12.8 2. 15.0	2.6	Yes
3	4b	7p	147	1. 12.7 2. 9.8 3. 11.5 4. 11.5	3.2	Yes
5a	3b	5p	106	1. 13.7 2. 15 3. 7.9	3.1	Yes
5b	3b	5p	106	1. 13.7 2. 15 3. 7.9	3.1	Yes
7	4b	6p	129.5	1. 14.3 2. 11.5 3. 11.0 4. 7.6	4.4	Yes
Total	**5 units =** 1 x 2b4p 2 x 3b5p 1 x 4b6p 1 x 4b7p		**Combined GIA m²** **576.5**			

3.8 A proposed site plan is shown below in figure 3.1.

Figure 3.1– Proposed Site Plan



3.9 Windows would be installed in all rooms to provide a source of ventilation and natural day light. It is envisaged that the curtilage for each unit will be enclosed by either hedging or fencing. Materials for each unit are provided on the supporting plans.

Unit 1

3.9.1 The curtilage for unit 1 would be located to the east of the existing building site and would be no larger than the footprint of the existing building. There is an area of hard standing to the east of unit 1 where vehicles can park.

Unit 3

3.9.2 The curtilage for unit 3 would be located to the east of the existing building site and would be no larger than the footprint of the existing building. There is an area of hard standing to the south / south-west of unit 3 where vehicles can park

Unit 5

3.9.3 Unit 5 is proposed to be converted into two units, referred to as 5a and 5b. The curtilage for units 5a and 5b would extend to the east and surround the two dwellings. No demolition is proposed on these buildings. There is an area of hard standing to the north of unit 5 where vehicles can park.

Unit 7

3.9.4 The curtilage for unit 7 would extend to the west of the existing building and would be no larger than the footprint of the existing building. There is an area of hard standing to the north-west of unit 7 where vehicles can park.

3.10 **Developer details**

3.10.1 The developer's contact details are as follows:

Mr J Lucas
Westons Farm Trust
Bailing Hill Farm Office
Broadbridge Heath Road
Warnham
Horsham
West Sussex
RH12 3RS

4 CLASS Q

4.1 The application is submitted under the new Class Q criteria introduced in May 2024

4.2 Class Q.1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows for:

a) a change of use of—

(i) a building that is part of an established agricultural unit and any land within that building's curtilage, or

(ii) a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage, to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or

c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building

4.3 The proposed development would fall within (c), being a change of use of a building that is part of an established agricultural unit and land within its curtilage together with building operations reasonably necessary to convert the building to a use falling within Class C3.

Class Q.1

4.4 Q.1 of the Order sets out the criteria that the site must meet to benefit from the rights. Compliance with these criteria is summarized below.

4.5 Development is not permitted by Class Q if:

a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit:-

i. on 24th July 2023, or

ii. where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,

4.6 The application buildings were part of an established agricultural unit on the 24th July 2023. The application buildings have been part of the Warnham Park Estate for over 100 years and were historically used as a pig feed store (unit 1), an open pig barn (unit 3), a machinery store (unit 5) and a weaner rearing shed (unit 7). Since the applicant's ownership in 2018 the building has been used to store farm equipment that is used to manage the surrounding land.

4.7 Planning reference WN/4/94 notes the application buildings being part of the agricultural unit. No further applications have been approved that would demonstrate a change in the established agricultural use. Further, HDC confirmed within DC/24/1819 that they were satisfied that the last former use on site was agricultural. As such, the site meets this criterion.

b) in the case of a site that was (but is no longer) part of an established agricultural unit—

i. the site was part of an established agricultural unit on 24th July 2023,

ii. where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or

iii. since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,

4.8 The application site was part of an agricultural unit on 24th July 2023. All farm buildings on the site have been redundant for some time but still retain the established agricultural use. Whilst farming operations on the wider land are still evident, these have been centralized at Ends Place Farm, some 2.2km to the west.

c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,

4.9 Five dwellinghouses are being developed under Class Q within the agricultural unit, however the floorspace for each unit does not exceed 150 square metres. Please see supporting drawings and supporting information in chapter 3.

d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in: -

i. the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or

4.10 The total number of dwellings provided within the agricultural unit would be five.

ii. The cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,

4.11 The cumulative floor space falling within Class C3 would not exceed 1,000 square metres. The proposed dwellings would comprise 576.5 sqm in total.

e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,

f) less than 1 year before the date development begins: -

i. an agricultural tenancy over the site has been terminated, and

ii. the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use,

4.12 The site is not subject to an agricultural tenancy, and one has not been terminated within the last 12 months.

g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,

4.13 No development within the agricultural unit has been undertaken under Class A or Class B of Part 6.

h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than: -

i. extension of the building allowed by paragraph Q.1(i);

ii. protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),

4.14 The proposal would not result in the external dimensions of the buildings being extended beyond the limitations outlined in Q.1(i) and all building operations would not protrude beyond the 0.2m by Q.1(j)(i).

4.15 The new windows, doors, external walls and roofs would sit within the 0.2m limitation allowed by Q.1(j)(i).

i) the development under Class Q(b) would result in an extension that:

i. has more than one storey,

ii. is sited anywhere other than to the rear of the existing building,

iii. extends beyond the rear wall of the existing building by more than 4 metres,

iv. has eaves the height of which exceed the height of the eaves of the existing building,

v. is higher than whichever is the lower of: -

aa) the highest part of the roof of the existing building, or

bb) a height of 4 metres above the ground,

vi. extends beyond a wall that forms a side or principal elevation of the existing building, or

vii. would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and: -

aa) the hard surface was not provided on the land on or before 24th July 2023, or

bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,

4.16 The proposed development comprises the following:

- Unit 1: The proposed extension would be single storey and would be located to the rear (north) of the existing building and would be 4m in depth. The eaves would not exceed the height of the eaves of the existing building. The extension is not higher than the highest part of the roof of the existing building and is less than 4m above the ground. The proposed extension does not extend beyond a wall that forms a side or principal elevation of the existing building. The proposed extension would be sited on land that is covered by a hard surface. The hard surface has existed on the site for a period well in excess of 10 years. (shown in drawings 133_110 and 133_111)

- Unit 3: The proposed extension would be single storey, located to the rear (north) of the existing building and would be 4m in depth. The eaves would not exceed the height of the eaves of the existing building. The extension is not higher than the highest part of the roof of the existing building and is less than 4m above the ground. The proposed extension does not extend beyond a wall that forms a side or principal elevation of the existing building.

The proposed extension would be sited on land that is covered by a hard surface. The hard surface has existed on the site for a period well in excess of 10 years. (shown in drawings 133_112 and 133_113).

- Unit 5: No rear extension is proposed. The building is proposed to be converted into two dwellings, but no building operations are proposed for units 5a or 5b beyond the 0.2m allowed by paragraph Q.1(j)(i).
- Unit 7: No alterations are proposed for unit 7 beyond the 0.2m to accommodate building operations allowed by paragraph Q.1(j)(i). No rear extension is proposed.

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j) the development under Class Q(c) would consist of building operations other than: -

i. the installation or replacement of—

aa) windows, doors, roofs, or exterior walls, or

bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse, and

ii. partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),

4.17 Guidance on the extent of building operations permitted is provided by Planning Practice Guidance. Paragraph 105, Ref 13-105-20180615 states:

"Building works are allowed under the right permitting agricultural buildings to change to residential use: Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. However, the right assumes that the agricultural building is capable of functioning as a dwelling. The right permits building operations which are reasonably necessary to convert the building, which may include

those which would affect the external appearance of the building and would otherwise require planning permission. This includes the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations. It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore, it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right.

Internal works are not generally development. For the building to function as a dwelling it may be appropriate to undertake internal structural works, including to allow for a floor, the insertion of a mezzanine or upper floors within the overall residential floor space permitted, or internal walls, which are not prohibited by Class Q.''

4.18 All the changes proposed are the minimum necessary to enable the buildings to function as dwellinghouses and are limited to operations listed in i) above, as summarised below:

- Insertion of doors and windows to allow natural daylight into the habitable rooms and to satisfy Building Regulations.
- Replacement of roofing material
- Rainwater pipes and gutters
- Installation of internal walls and floor.
- Installation of insulation to floors, walls and roof.
- Installation of a damp proof course and internal insulation to comply with Building Regulations (the PPG confirms that such works are not considered to be development)

4.19 The buildings are in good condition and of substantial construction and all structural elements will be retained. Some demolition is required for units 1 and 3.

Unit 1

4.20 A small amount of demolition would be required to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i). The proposal would result in the demolition of 86.2sqm of the existing building measured externally, with the remaining 89.5.3sqm being converted to residential. The area proposed for demolition is comprised of the single storey outshot to the north (rear) of the main building that forms the pens to the north (rear) and the canopy on the eastern flank. A 4m rear extension on the footprint of the rear of the existing building is proposed, in accordance with the provisions allowed by paragraph Q.1(i). This is shown in drawings 133_102 and 133_110.

Unit 3

4.21 A small amount of demolition would be required to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i). The proposal would result in the demolition of 66.72sqm of the existing building measured externally, with the remaining 135sqm (measured externally) being converted to residential. The area proposed for demolition is comprised of the existing open sided canopies on the eastern and western elevations. A further 4m rear extension to the north (rear) of the existing building is proposed, in accordance with the provisions allowed by paragraph Q.1(i). This is shown in drawings 133_104 and 133_112.

4.22 While the GPDO does not provide any detail with regards to “partial demolition”, a dictionary definition shows that the word “partial” means “not complete” and should therefore, in terms of this submission, be regarded as applying to any demolition which excludes complete removal of the buildings. On the basis that a sizeable portion of the buildings would remain it cannot be considered, as a matter of fact, that the buildings identified as units 1 and 3 would be demolished. This also reflects the government’s guidance provided with paragraph 24 of the ‘Greater flexibilities for change of use – report on responses to the consultation’, which states that;

"To further ensure historic barns are not lost it has also decided not to allow total demolition and new build, although limited physical alterations necessary to enable the change of use will be permitted".

4.23 Therefore, the proposed partial demolition of units 1 and 3 is not considered to be significant and is consistent with the definition of 'partial' demolition.

4.24 It should be noted that HDC were satisfied with this approach under DC/24/1819.

k) the site is on article 2(3) land,

4.25 The site is not on article 2(3) land.

l) the site is, or forms part of: -

i. a site of special scientific interest;

ii. a safety hazard area;

iii. a military explosives storage area,

m) the site is, or contains, a scheduled monument,

n) the building is a listed building,

4.26 The site is not located in one of these areas and is not a listed building.

o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or

p) the building does not have suitable existing access to a public highway.

4.27 Unit 1 (not including the proposed rear extension but including proposed building operations) measures and meets the nationally described space standards for a two-bedroom four person dwelling. Unit 3 (not including the proposed rear extension but including proposed building operations) measures and meets the nationally described space standards for a four-bedroom seven person dwelling. Units 5a and 5b (including proposed building operations) measure and meet the nationally described space standards for a three-bedroom five person dwelling. Unit 7 (including proposed building operations) measures and meets the nationally described space standards for a four-bedroom six person dwelling. The site has existing and continuous access from Dorking Road which is suitable to serve an additional 5 residential dwellings.

Q.2

4.28 Where the development proposed is development under Class Q(a) together with development under Class Q(c), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to: -

a) transport and highways impacts of the development

4.29 The site is accessed via an existing entrance leading from Dorking Road to the west with good visibility in either direction. The access has historically served cars, tractors with trailers and lorries in association with farming operations. The existing access allows for vehicles to enter and exit in forward facing gear.

4.30 The access is located on a straight section of the Dorking Road with good visibility in both directions. A visibility plan is included with the submitted application. Visibility from the access looking north-west is 2.4m x 119M+ and looking to the south-east is 2.4m x 75m+. This is in excess of the 65m required for a 40mph road. In terms of the access arrangements, these are regarded as being safe

4.31 A review of www.crashmap.co.uk shows no reported incidents close to the road attributed to the use of the access over the last 10-year period (appendix B). The existing access has been historically used by large farm vehicles used for agricultural use to give access to the rest of the farm. Considering the existing agricultural use which does have the potential to generate significant movements, we contend that the proposals would not represent a significant material intensification of movements to or from the site.

4.32 The addition of 5 new dwellings to the site will not result in a material change increase or a material change in the character of traffic in the vicinity of the site. Although the prior notification process does not enable parking provision to be considered, for the planning authority's information sufficient car parking for the proposed dwellings can be accommodated on existing hardstanding adjacent to each proposed dwelling.

4.33 It should be noted that the site under DC/24/1819, WSCC were consulted and concluded that the movements associated with agriculture have done so safely with no known safety highways concerns, and C3 residential uses are considered less intensive.

4.34 West Sussex County Council in its role as LHA has therefore considered the proposal on that basis. In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out. The prior approval was therefore considered acceptable in highway terms. As this application is for an almost identical scheme, there is no reason for Horsham District Council to object on this matter.

b) Noise impacts of the development

4.35 The introduction of a residential use to the site will not cause a significant increase in noise generated. There are no uses nearby which could be bothersome to future occupiers of the dwellings as the only agricultural activity now undertaken is hay production. Hay is cut just once a year. There is an established residential use immediately neighbouring the site to the north-west

4.36 The introduction of a residential use to the site will not cause a significant increase in noise generated. There are no uses nearby which could be bothersome to future occupiers of the dwellings as the only agricultural activity now undertaken is hay production. Hay is cut just once a year. There is an established residential use immediately neighbouring the site to the north-west.

4.37 Under DC/24/1819 HDC concluded that the nature and extent of noise disturbance arising from proposed residential use would not be considered to adversely impact on neighbouring occupiers and users of land. There is no reason for HDC to reach an alternative conclusion on this matter.

c) Contamination risks on the site

4.38 The site is not believed to have any contamination issues, although further investigation could be secured by condition if it was felt necessary before works commence.

d) Flooding risks on the site

4.39 The site does not lie in an area at risk of flooding. The application buildings are located within Flood Zone 1 meaning that there is a low probability of flooding at the site, with people within the building will not being at risk.

4.40 The immediate impacts in relation to the proposed change of use are fundamentally low. This is shown in the flood risk map below (figure 4.1). In terms of flooding from surface water, figure 4.2 confirms the area is at low risk of flooding from surface water.

Figure 4.1 – Flood risk map for planning (Source: Environment Agency)

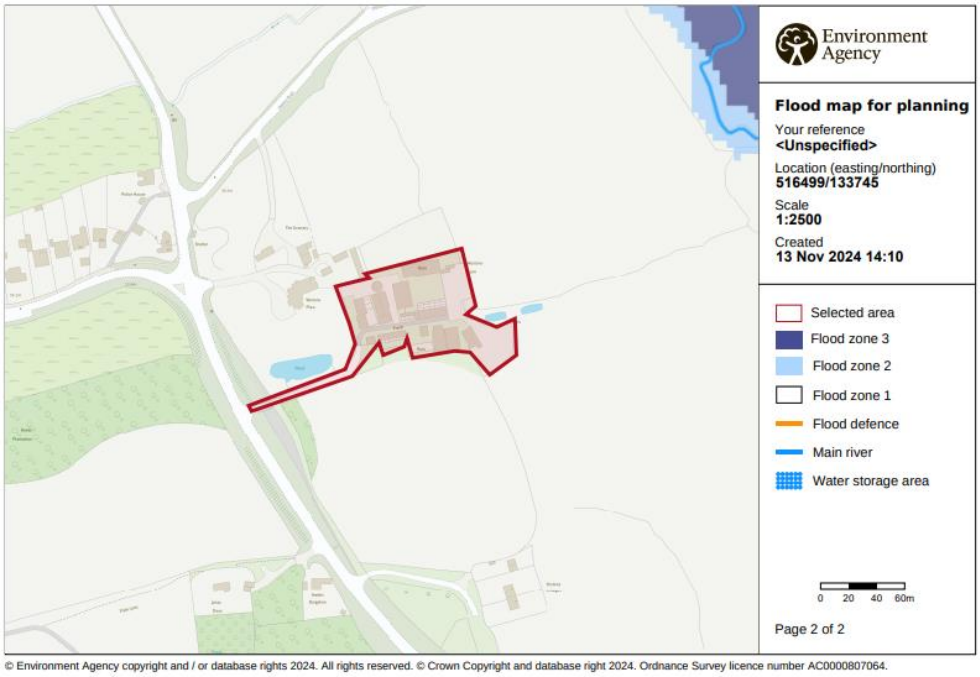
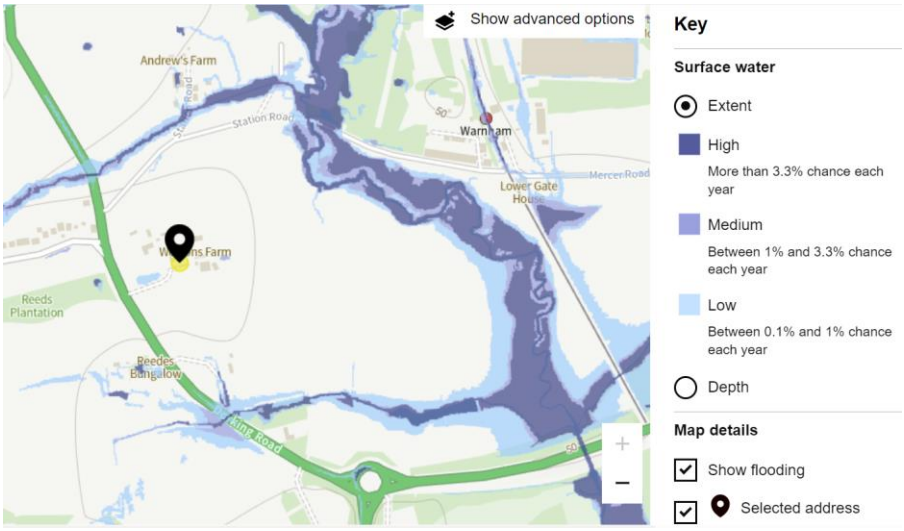


Figure 4.2 – Extent of Flooding from Surface Water (Source UK Government maps for flood risk)



e) Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order

4.41 The NPPG notes that 'impractical or undesirable are not defined in the regulations, and the local planning authority should apply a reasonable ordinary dictionary meaning in making any judgment. Impractical reflects that the location and siting would not be sensible and realistic, and undesirable reflects that it would be harmful and objectionable'.

4.42 In considering whether a location is appropriate the NPPG states 'a local planning authority should start from the premise that the permitted development right grants planning permission, subject to the prior approval requirements. That an agricultural building is in a location where the local planning authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval'.

4.43 The proposed dwellings would be located in proximity to an existing residential property which has functioned as such for over 100 years. All services and facilities to serve residents' needs are within a 1km radius, with the village of Warnham just 0.6km to the west. Further facilities are located within 2km distance at Horsham centre. Therefore, the proposed use would be suitable for this context.

4.44 There are no active farm buildings in the vicinity. The location and siting of the proposed dwellings would therefore not be impractical or undesirable.

f) The design or external appearance of the building

4.45 Under DC/24/1819, HDC concluded that the design and external appearance of buildings 1 and 3 was acceptable. However, HDC raised concern with buildings 5 and 7, stating that *'the proposed conversion to Building 5 would result in an east elevation that would appear overly domestic in character. The proposed window openings would be of uniform nature and limited aesthetic, and would fail to reflect the characteristics of the former rural building. In addition, the proposed conversion of Building 7 would result in window and door openings of uniform proportion, with the east and west elevations appearing overly domestic in nature.'*

4.46 The applicant has sought to address these concerns, by engaging with HDC Case Officer Tamara Dale to establish an appropriate design.

4.47 Tamara Dale confirmed in an email dated 23/01/2025 that the proposed alterations to the window and door arrangement and materials for both buildings 5 and 7 would be appropriate, stating that the option 'flows better as a complete elevation'. The email can be provided upon request.

4.48 The design of units 1, 3, 5a, 5b and 7 are therefore considered to be suitable for the rural location and the use requires minimal change to the appearance of the buildings.

g) The provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

4.49 Each habitable room will be served by a window to provide natural daylight and ventilation into the dwellings.

4.50 It is our view that the proposal complies with all Class Q criteria.

Appendix A

Site Photos

1. Access






2. Building 1






3. Building 2





4. Buildings 2 and 3





5. Buildings 2 and 3







6. Building 4







7. Building 10, 6, 7 and 9



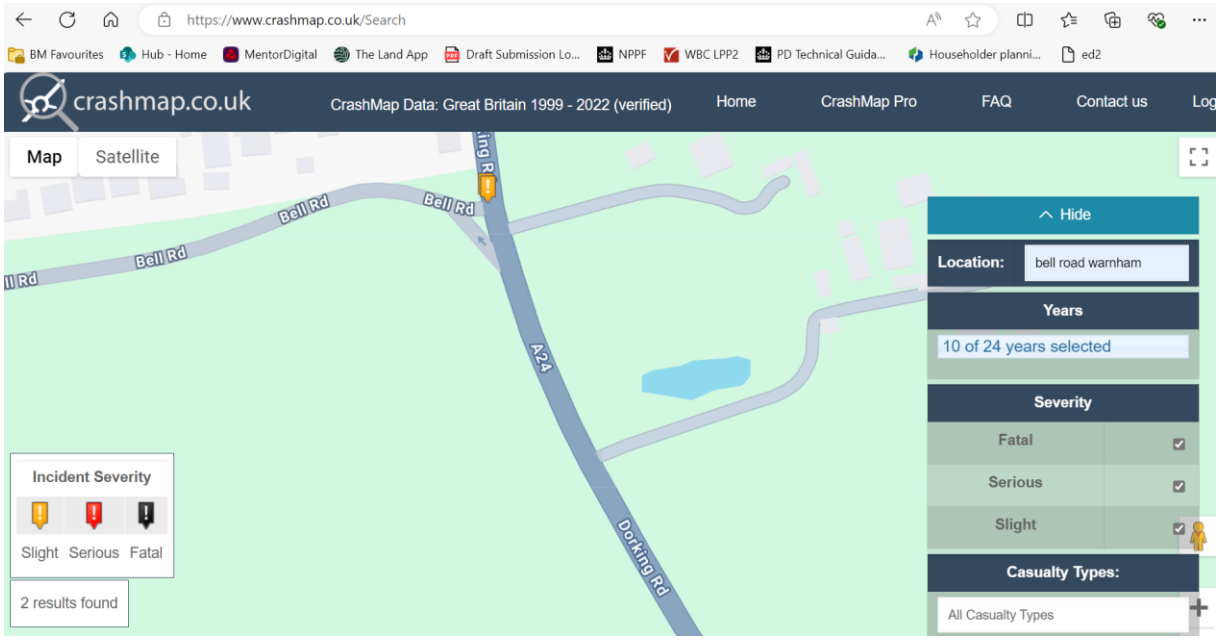


8. Building 5





Appendix B – Crashmap Data Extract



Appendix C – Structural survey

(attached separately)

Appendix D – HDC Addendum to Decision Notice for planning application DC/24/1819

Horsham District Council

Mr Daniel Holmes
Batchellor Monkhouse
Stratton House
57 Lower Street
Pulborough
RH20 2AZ

Our ref: DC/24/1819
Your ref: PP-13575581
Date: 16 January 2025

Dear Mr Holmes

DC/24/1819 – Westons Place, Dorking Road, Warnham, RH12 3QQ

Following the refusal of the above Class Q Prior Approval, it has come to the attention of the Council that the refusal reason 1 was attached in error.

It is confirmed that the 5no. dwellings as proposed would not exceed a floor area of 150sqm, and refusal reason 1 does not therefore stand. This reason for refusal would not be defended should an appeal be considered by the Planning Inspectorate.

I hope this clarifies matters,

Kind regards,

Tamara Dale
Principal Planning Officer

Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton