

[REDACTED]

Sent: 13 April 2026 15:31
To: Planning
Subject: objection to DC/26/0502 | Prior Notification for Change of Use of Agricultural Buildings to 5nos dwellings (C3 Use class). | Stanford Barn Bines Green Partridge Green West Sussex RH13 8EH
Attachments: entrance photo 1.jpg; single track which is also public footpath photo 2.jpg; photo 3 hedgerow would need to be destroyed so new houses would be able to access garden.jpg; photo 4 established fruit trees removed to accomodate new drive.jpg; photo 5 barn would need new build to make fit to live.jpg
Categories: Comments Received

Dear Sam Nye,

Re: Formal Objection to Proposed Permitted Development at Stanford Barn Farm, Ashurst (RH13 8EH)

Of note: Plans site 5 houses online, although the images show 6 houses proposed.

We wish to object to the proposed development on the following **material planning grounds**:

1. Transport, Parking, and Highway Safety Concerns

- **Highway Safety:** The altered access arrangement and increased vehicle movements present a risk to road users and pedestrians, particularly given the constrained layout of Bines Green.
- The area has a public footpath, the introduction of an additional 12 cars to the site, not to mention where visitors/ delivery drivers would park, would render the environment unfit for purpose, unsafe and there is no space considered at all for extended visitors with so many properties proposed, within a small, condensed area.
 - There is only one exit and entry point on a single-track road for the 4 houses that currently have right to access the drive.
 - Access Issues: The project restricts road access or creates dangerous traffic generation.

Photos 1 shows gated single access

Photo 2 shows single track which is also public footpath

2. Drainage, Flooding and Environmental Impact

- The introduction of additional hard surfacing is **non-permeable** and likely to exacerbate surface-water run-off, heightening flood risk. Some of the additional car parking areas would increase this hard surfacing.

- Much of Bines Green lies within **Flood Zones 2 and 3**, and sits within the catchment of the flood-prone River Adur West Branch. Additional development in such an area carries clear risks to property, drainage systems, and the wider environment. Water runoff would need to go into the field and this already floods.
- The properties would also need an oil tank each and a water work sewage treatment which again all need hard surfaces laid down and 6 of each causes concern as to how these would fit alongside the increased car parking issues.
- This would mean an additional 24 bins on site. One of the parking areas is already taking up the space currently allocated for bins for council collection. Therefore, moving the bins further into the courtyard alongside the increased traffic flow, parked vehicles would be hazardous and dangerous. We have 16 bins on the site already.
 - The extra houses require storage for the additional 24 Refuse and Recycling Bins to the existing 16 already on the Farm with a collection point needing to hold the total 40 Bins or at any one time 30 Bins for the appropriate Collection Days. This would present an out of character vision to those walking the Footpath.
 - Noise disturbance and loss of privacy, loss of shrubs/ hedgerows and the impact on nature would need to happen to allow the new households exit and entry to their properties.

Photo 3 loss of hedgerow for exit to garden

Photo 4 loss of mature trees for new drive

3. Conflict with Conservation, Countryside and Rural Landscape Policies

Bines Green sits within a **rural and environmentally sensitive landscape**, described by the council as 'open countryside characterised by woodlands, hedgerows and scattered agricultural features'.

Key concerns include:

- **Bines Green is outside the Built-Up Area Boundary (BUAB):** There is a presumption **against** new development to protect rural character. There are no amenities in this rural location to support this infrastructure. Bines Breen is considered open countryside, which provides some protection against development.
- Bines green is part of a rural, environmentally sensitive, and agricultural area with specific planning policies aimed at protecting the countryside and the "separation" between rural settlements. Strict controls focus on preserving the rural character of the village and ensuring ecological sustainability.
- **Harm to Landscape Character:** The proposal is excessive, disproportionate to the small hamlet that Bines Green currently is. It would hugely and excessively increase the hamlet in a small condensed area, leading to overpopulation of the rural environment, and concentrated in a way that would materially alter the character of Bines Green.
- **Heritage Sensitivity:** Although not a designated conservation area, Bines Green contains individual heritage assets, and **local planning policy** emphasises maintaining the separation and integrity of small rural settlements.

4. Ecological Implications

- Bat Sustenance Zones: Local planning documents indicate the presence of bat sustenance and foraging routes, where strict lighting and ecological protections apply.
- Additional development, increased lighting, and habitat disturbance may negatively affect protected species which have been sited in the barns alongside barn owls.

5. Water Neutrality Requirements

Significant development in this region is subject to **water neutrality** constraints to safeguard the Arun Valley's protected sites. It is unclear how the proposal will meet these requirements, nor how the introduction of 6 further water treatment works would be sustainable in such a condensed space, alongside water feed into the new properties.

6. Community Impact and Sustainability

Recent objections to other proposals in the area at partridge green (31 letters submitted to the council) highlight:

- Over-development of the partridge green area
- Harm to the rural landscape
- Safety risks from increased traffic
- Reduced public transport (fewer bus routes)
- Limited local services (e.g., lack of medical facilities, small shop struggling to meet demand, closed doctor's surgery)
- **Bines Green is further impacted as a small hamlet outside this area with no serving amenities and needing to have a car to access them.**
 - **Sustainability & Isolation:** Metal barns are both located in remote rural areas. Councils often refuse these conversions because they are considered "unsustainable" due to a lack of access to local services and an over-reliance on private car travel, which is the case at Bines Green/ this site.
 - **Structural & Design Integrity:** Modern metal portal-frame buildings are often deemed unsuitable because conversion would require "extensive alteration" or "substantial reconstruction". Policies like **Policy DC8** in the Wealden Local Plan require conversions to retain the building's original architectural integrity and rural character.
- **Impact on Protected Landscapes:** Converting agricultural sheds into "plush barn conversions" is frequently viewed as a threat to the beauty of National Parks and Areas of Outstanding Natural Beauty (AONBs).

Specific Case Examples

- **Aware of other tin barns planning in the area RH13 8EQ that was refused.**
 - **Hay Barn near Waldron:** A bid to convert a run-down metal hay barn into a single dwelling was refused by Wealden District Council despite arguments that it would reuse a derelict structure.
 - **Blakes Farm, Chiddingfold:** Proposals to convert former chicken sheds into two four-bedroom houses were turned down. Councillors noted the location was remote and lacked sustainable transport.
 - **Passalls Farm, Hadlow Down:** A conversion of a disused barn into a six-bedroom family home was refused after officers questioned whether the extensive works proposed truly qualified as a "conversion" rather than a new build.

■ **Copsale Road, Horsham:** An application for a barn-to-office/home conversion was rejected because the building was considered "ugly" and in an unsustainable countryside location.

■ **Huggetts Farm, Stonehurst Lane - Hibbit vs SSCLG and Rushmore Building Control-** refusal based on careful consideration works would amount to 'excessive amounts' and result in a 'new build' rather than a conversion as the structures were

not fit for purpose. Quoting “We see many barns. Some barns are fully enclosed and this one clearly isn’t. I would call a fully enclosed barn a significant and substantial structure. I certainly wouldn’t call a barn where one side is fully open to the elements a substantial structure”.

These issues remain relevant and unresolved here.

Photos 1 and 5 show the barns with large open sides and tin construction

7. Legal Restrictions and PD Rights

If a **Section 106 agreement** applies to the land, it may restrict the use or scale of development. PD rights **do not override** S106 obligations. This raises serious questions as to whether the proposed PD is lawful and implementable.

Conclusion

The proposal results in **material harm** through loss of privacy, increased traffic risk, drainage and flooding concerns, environmental harm, and conflict with strategic countryside protection policies. It is **disproportionate** to the scale, character, and infrastructure capacity of Bines Green. For these reasons, we request that the council **refuse prior approval** for this development.

Kind Regards

[REDACTED]
Campions
Bines Green
Horsham
RH138EH
13.04.26
[REDACTED]
[REDACTED]









