

Planning Statement

Regarding planning application concerning
Conversion of a barn to a dwelling with associated parking and garden

at

**agricultural building south of Stoneleigh,
Tower Hill, Horsham, West Sussex, RH13 0AQ**

on behalf of

Mr P Westergaard

May 2026



Chartered Town Planner
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1. Introduction

- 1.1. The planning application concerns the conversion of a barn to a dwelling with associated parking and garden to the south of Stoneleigh, Tower Hill, Horsham, West Sussex, RH13 0AQ.
- 1.2. The application follows the grant of permission to create 2 further dwellings from existing buildings on land at Stoneleigh as part of the subdivision of the estate under references DC/25/1223 and DC/25/1224. A previous conversion of outbuildings to a dwelling at the property was approved under reference DC/05/0724. The barn represents the last existing building which has not been converted.
- 1.3. This statement will demonstrate that the proposed conversion of the barn will not harm the character of the area or the amenity of local residents. The barn benefits from having its own access independent of Stoneleigh. It also benefits from its own natural curtilage, which weighs in support of this application.
- 1.4. The development will meet the relevant planning policy requirements as set out at both a national and local level. It will be illustrated how the proposed subdivision of the site meets these policies, including paragraph 84 of the NPPF (2024) which states that in rural areas, planning policies should be responsive to local circumstances and needs, including the subdivision of existing residential buildings and re-use of redundant or disused buildings.
- 1.5. This Statement sets out the background to the application including a site description before summarising the planning history of the site 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. Stoneleigh is a large two storey residential dwelling located off Two Mile Ash Road which benefits from several outbuildings which have over the years been converted into residential properties following changes in the way estates are managed. The barn benefits from a separate access to it from Two Mile Ash Road. The property is located in a residential area, situated south-west of Horsham. The Case Officer's report for DC/25/1223 relating to the building immediately to the west noted that "The site is located close to the BUAB [Built Up Area Boundary] of Horsham." The area is defined by sporadic residential development and it is located approximately 0.3 miles from the A24 and 1 mile from Horsham Town Centre. The A24 runs between Horsham and Worthing.
- 2.2. The land belonging to Stoneleigh is substantial overall and comprises some 8ha (20 acres). It is proposed that the barn be sold as separate from the main house and other approved dwellings in the grounds.
- 2.3. The site from a Planning Policy point of view is defined as being 'Outside Built up Area Boundary' according to the extract from the Local Plan Mapping. The site is also not within Flood Zones 2 or 3 meaning that it has a low probability of flooding.
- 2.4. The full planning history records for the wider property are considered under section 3 of this statement.
- 2.5. There is sufficient parking space for several vehicles to the front of the proposed dwelling. This parking space would be retained so there is no requirement for further parking to be created.
- 2.6. The proposal is to convert the barn to a dwelling with new windows and doors proposed to provide a satisfactory environment for future occupiers. No extension is proposed and the footprint of the building is to remain the same. The application to convert the building will allow it to be occupied independently of Stoneleigh and to be sold as a separate unit.

- 2.7. Photographs of the application building and a recent adjacent conversion are included below:



Views of the application building and access from the road



View of the application building from the northwest

View of the application building from the southwest



Dwelling formed from a conversion immediately to the west

- 2.8. An aerial photograph showing the application building, ribbon development along Two Mile Ash Road and the dwellings approved nearby is included below:



3. Planning History

3.1. The following planning applications have been submitted to Horsham District Council, these are provided in chronological order.

- Proposed pond
Ref. No: DC/04/1028 | Status: Application Permitted
- Conversion of outbuildings to a dwelling
Ref. No: DC/04/2714 | Status: Application Permitted
- Conversion of outbuildings to a dwelling
Ref. No: DC/05/0724 | Status: Application Permitted
- Amend roof pitch to previously approved DC/05/0724 for conversion of outbuildings to a dwelling
Ref. No: DC/07/1810 | Status: Application Refused
- Amend roof pitch to previously approved DC/05/0724 for conversion of outbuildings to a dwelling
Ref. No: DC/08/0751 | Status: Application Refused
- Non-material minor amendment following grant of planning permission DC/05/0724 (Conversion of outbuildings to a dwelling) to include various amendments to the exact size and position of windows and doors and the inclusion of 4 roof lights in the slate roof in order to give natural light and ventilation to 4 small rooms and slightly amend position of internal stud walls for kitchen area
Ref. No: DC/10/0833 | Status: Application Permitted
- Use of existing access to serve converted outbuildings together with access drive and hardstanding
Ref. No: DC/11/1156 | Status: Application Permitted
- Construction of roof over walled courtyard to form breakfast room and creation of additional bedroom from existing dressing room (Lawful Development Certificate - Proposed)
Ref. No: DC/11/1360 | Status: Application Permitted
- Relocate access and close up existing access
Ref. No: DC/15/1816 | Status: Application Permitted
- Approval of details reserved by conditions 3, 6 and 7 on DC/15/1816
Ref. No. DISC/17/0039 Status: Application Permitted
- Erection of a detached garage and extension to the driveway
Ref. No. DC/19/0622 Status: Application Permitted
- Erection of agricultural barn.
Ref. No. DC/21/0455 Status: Application Permitted

- Variation of Condition 1 of previously approved application DC/19/0622 (Erection of a detached garage and extension to the driveway) to allow for the installation of an additional window on the western elevation of the garage.
Ref. No. DC/21/1109 Status: Application Permitted
- Proposed use of an existing garage/outbuilding as accommodation ancillary to the main dwelling. (Lawful Development Certificate - Proposed)
Ref. No. DC/21/1838 Status: Application Permitted
- Conversion of a garage with annexe to a separate dwelling.
Ref. No. DC/25/1223 Status: Application Permitted
- The use of an attached cottage as an independent dwelling.
Ref. No. DC/25/1224 Status: Application Permitted
- Erection of a detached garage and extension to existing driveway.
Ref. No. DC/25/1850 Status: Application Permitted
- Application for Approval of Details Reserved by Condition 6 to approved application DC/25/1223
Ref. No. DISC/26/0039 Status: Application Permitted
- Application to confirm the erection of a single storey rear extension. (Lawful Development Certificate - Existing).
Ref. No. DC/26/0057 Status: Application Permitted

4. Planning Policy

- 4.1 The NPPF is a material consideration in all planning applications. The presumption in favour of sustainable development is at the heart of the document and seeks to balance the environmental, social and economic impacts of the planning system and enable net gains where possible.
- 4.2 Paragraph 39 also 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 Section 5 seeks to significantly boost the supply of new homes with paragraph 73 recognising that “***Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.***”
- 4.4 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.
- 4.5 Paragraph 84 goes on to resist isolated homes in the countryside with an exception where “***the development would re-use redundant or disused buildings and enhance its immediate setting***” or “***the development would involve the subdivision of an existing residential dwelling***”.
- 4.6 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.

- 4.7 Section 9 promotes sustainable transport and recognises at paragraph 110 that ***“opportunities to maximise sustainable transport solutions will vary between urban and rural areas and that this should be taken into account in decision making.”***

- 4.7 Section 11 ‘Making effective use of land’ states at paragraph 125 that decisions should:

“d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively”.

- 4.8 The footnote states that ***“decisions should support efforts to identify and bring back into residential use empty homes and other buildings”.***

- 4.8.1 Section 14 promotes sustainability including the conversion of existing buildings.

- 4.9 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 (November 2015)

- 4.10 Policies **1** ‘Sustainable Development’, **3** ‘Development Hierarchy’ and **4** ‘Settlement Expansion’ set out the main spatial policies for the district. They

confirm that new development should improve economic, social and environmental conditions in the area and focus on the settlements. The settlements are classified into 5 separate types with the application site being outside of any defined settlement but is closely related to Horsham Town, which has the highest ranking settlement in sustainability terms.

4.11 Policy **10** concerns 'Rural Economic Development' states:

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

4.12 Policy **15** is a strategic policy that considers housing provision in the District. The policy highlights that 750 homes will be provided from windfall units.

4.13 Policy **16** is another strategic policy entitled 'Meeting Local Housing Needs' and states that development should provide a mix of housing sizes, type and tenures to meet the needs of the District's communities.

4.14 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.

4.15 Policy **25** 'The Natural Environment and Landscape Character' states that all new development must respect and, where appropriate, enhance the character and distinctiveness of the landscape and habitats.

4.16 Policy **26** 'Countryside Protection' seeks to protect the countryside from inappropriate development. Proposals must also be of a scale appropriate to its countryside character and location and not lead to a significant increase in the overall level of activity in the countryside, and protect, and/or conserve,

and/or enhance, the key features and characteristics of the landscape character area in which it is located.

4.17 Policy **32** states that development will be expected to:

1. Provide an attractive, functional, accessible, safe and adaptable environment;
2. Complement locally distinctive characters and heritage of the district;
3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit; and
4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses.

4.18 Policy **33** states that developments are required, amongst others, to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist.

4.19 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.

4.20 Policy **40** 'Sustainable Transport' states that development will be supported if it:

- 1. Is appropriate and in scale to the existing transport infrastructure, including public transport.*
- 2. Maintains and improves the existing transport system (road, rail, cycle).*
- 3. Is integrated with the wider network of routes, including public rights of way and cycle paths.*
- 4. Includes opportunities for sustainable transport which reduce the need for major infrastructure and cut carbon emissions.*

- 5. Is located in areas where there are, or will be a choice in the modes of transport available.*
- 6. Minimises the distance people need to travel and minimises conflicts between traffic, cyclists and pedestrians.*
- 7. Delivers better local bus and rail services in partnership with operators and increasing opportunities for interchange between the public transport network and all other modes of transport.*
- 8. Develops innovative and adaptable approaches to public transport in the rural areas of the district.*
- 9. Provides safe and suitable access for all vehicles, pedestrians, cyclists, horses riders, public transport and the delivery of goods.*
- 10. Is accompanied by an agreed Green Travel Plan where it is necessary to minimise a potentially significant impact of the development on the wider area or as a result of needing to address an existing local traffic problem.*

- 4.21 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

- 4.22 The Council formally submitted their new Local Plan to the Inspectorate for examination on 26th July 2024. Despite a number of delays and concerns raised by the Inspector it is suggested that some weight can be given to the policies of the document, particularly where there are no unresolved objections to them.

- 4.23 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 & Residential Use (see below), although the suggested modifications include the removal of the words “Commercial, Community &”.

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

Southwater Neighbourhood Plan

4.24 The Southwater Neighbourhood Plan was adopted in June 2021 and forms part of the Development Plan.

4.25 Policy **SNP1.1** of the Plan states that “All development must contribute to sustainable development and in particular it should enhance our strong, healthy and vibrant community”.

4.26 Further, **SNP1.3** states that ‘The unique and separate identities of Southwater Village, Christ’s Hospital and Tower Hill will be maintained. To this end development must not individually or cumulatively result in the coalescence of these settlements with each other or Horsham Town.’

4.27 Policy **SNP16** relates to ‘Design’ and states:

‘All development must be of high quality design. In Southwater this means:

- a) Facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible.
- b) Encourage a variety of complementary vernaculars to encourage contextually appropriate design and diversity in our building stock.
- c) Using Secure by Design principles to ensure developments are safe to live in, supported by natural surveillance.
- d) Making sure the design of new development actively responds to other properties in the vicinity ensuring no unacceptable impacts on residential amenity occur.
- e) Not resulting in unacceptable harm to the amenities of existing and proposed buildings, particularly with regard to privacy, outlook, daylight and sunlight.’

5. Analysis

5.1. It is suggested that the following issues are of most relevance in this case and are dealt with in detail below:

- Principle of development;
- Character of the area;
- Residential amenities
- Access and parking; and
- Other matters.

Principle of Development

5.2. The applicant is applying for planning permission for the conversion of a barn to a dwelling on land south of Stoneleigh, Tower Hill, Horsham, West Sussex, RH13 0AQ. The application concerns the last building within the wider estate which has not yet been converted to a dwelling. The Case Officer's report for DC/25/1223 relating to the building immediately to the west noted that "The site is located close to the BUAB [Built Up Area Boundary] of Horsham." The consents for the conversion of the other adjacent buildings to dwellings confirm the acceptability of the principle of development here.

5.3. The barn is no longer required for agricultural purposes following the subdivision of the wider property and hay no longer being cut from the land and it instead being rewilded. It is of substantial construction with a steel portal frame, concrete foundations and is capable of conversion without extension or significant alterations. The building is appropriate for conversion, given the residential context with surrounding properties. It requires only minor alterations to install appropriate fenestration and insulation to meet habitable requirements. It would have an appropriate appearance being finished in timber cladding.

5.4. It is suggested that the proposed dwelling will not have an impact locally. The NPPF at paragraph 125 strongly states that planning decisions should "promote

and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively". This is a highly material consideration and the application of development plan policies should be considered in the context of this more recent Government policy. The proposal to convert the barn to a separate dwelling would meet this policy requirement, by re-using an under-utilised building and helping to meet identified needs for housing, at a time when there is not a 5 year housing land supply and the Council is performing poorly against the housing delivery test.

- 5.5. The provision of a 4 bedroom dwelling will also add to the mix locally thus reflecting the wider aims of policy at both local and parish level. The other adjacent conversions at Stoneleigh recently provided 3 bedroom and 2 bedroom dwelling. The proposed dwelling would have its own natural curtilage.
- 5.6. Whilst paragraph 84 of the NPPF resists the creation of isolated dwellings in the countryside, this would not apply here given the existing dwellings to the north, west, south and east and the fact that the location is well related to the rest of Horsham. With conversion it is generally recognised that the impacts are no greater, as the built form is already there, not being extended in this case and the only external alterations proposed are the new windows and doors.
- 5.7. The Council are asked to consider the circumstances of the building being occupied independently. The occupants would require their own form of independent transportation to and from the site when factoring the size of the dwelling and its location. The fact that the Council has already accepted the conversion to a dwelling adjacent supports the case for independent occupation.
- 5.8. The barn is served by its own access drive from Two Mile Ash Road, which provides a means of access separate to Stoneleigh. It is suggested that this arrangement will not require the development to encroach beyond the existing residential boundaries of the site. The circumstances at the site will not differ greatly from the already approved arrangement.

- 5.9. Whilst there may be a preference for the re-use of buildings for economic purposes in Policy 10 this would not be appropriate at the application site, given the residential context and proximity to neighbouring houses. Within application DC/25/1223 the Case Officer's report confirmed that **"use for commercial or business purposes has the potential to result in harm to the amenities of these nearby residential properties. As such, commercial and business uses would not be favoured over residential in this instance."**
- 5.10. Furthermore, weight must be afforded to the fact that the Local Plan examination is at an advanced stage and can be afforded weight in the decision making process. The examining Inspector has not raised any fundamental concerns to the Policy 32 other than suggested modifications which include the deletion of the words commercial and community, meaning that it only relates to residential conversions and without a preference for commercial uses. This is more in line with the up to date national planning policy position which promotes the re-use of buildings and the development of new homes.
- 5.11. It is particularly relevant that within application DC/25/1223 the Case Officer's report concluded that **"Whilst located outside of the built-up area boundary, the site is located within a cluster of residential dwellings, which is considered to have reasonable links to the main town centre. The site is therefore considered to be in a generally sustainable location where the conversion of the building to residential is not considered to result in a significant increase in the level of activity within the countryside location. The proposal is therefore considered to be acceptable in principle, subject to all other material considerations."** The same conclusion would apply to this application.
- 5.12. On the strength of the above and with particular regard to the principle of development, it is suggested that the development would conform to the specific policy requirements at national, local and parish level.

Character of the area

- 5.13. The only external changes to the barn will be to create new windows and doors required to provide a high quality living environment for occupiers. The building will retain its timber clad walls. No windows or doors are proposed in the elevation facing Two Mile Ash Road and therefore the building will retain its existing appearance from the road. However, arguably it is not necessary to retain a strictly agricultural appearance, given the residential context of existing dwellings to the north, west, south and east. Windows are primarily proposed on the ground floor on the northern elevation with one window at first floor level. The majority of the glazing is proposed in the southern elevation to maximise natural light and solar gain. Given the existing landscaping to the south and east in particular none of this will be visible from the road (with this being a factor which supported the approval of the conversion of the adjacent building). Narrow windows are provided in the western elevation to provide an outlook to the ground floor rooms and bedrooms 2 and 3. The proposed additions to the elevations are considered to enhance the design and appearance. The proposed rooflights would not be visible from ground level due to the height of the building and low pitch of the roof.
- 5.14. The fact that the barn is surrounded by other residential properties, coupled with the availability of an existing access and parking arrangements are matters which help to demonstrate the acceptability of the application from a character perspective. It is suggested that the landscape character will not be adversely impacted from the proposed conversion so this would meet the specific requirements outlined by Policy 25 where the natural environment and landscape character are concerned.
- 5.15. In this case the barn would lend itself to conversion to a dwelling and would be in keeping with the ribbon form of residential development along Two Mile Ash Road.
- 5.16. The proposal would preserve the layout of the site and the setting of the listed building at Sawyersland, with the road providing a physical separation and the

mature laurel hedging fronting the road being maintained. The application proposes no boundary treatments beyond the existing arrangements, so as to avoid any visual changes to the site. It is suggested that the key development principles as laid out by policy 33 of the Council's Planning Framework would be complied with when assessing proposal against these.

- 5.17. Policies 25, 26, 32, 33 and SNP16 are of greatest relevance to the appearance of the buildings and landscape character. The fact that the conversion of the barn will not significantly change the visual character of the area is again a further indication that the application is in compliance with the above policies.

Residential amenities

- 5.18. The barn is located approximately 18m from the recently converted dwelling to the west. That dwelling contains no first floor windows in the eastern elevation so there would be no loss of privacy between the dwellings, with each retaining a suitable outlook. A tall hedge tree screen exists between the properties in any case. The main outlook from the proposed dwelling would be to the south towards existing mature vegetation bounding Tower Cottage, which is approximately 72m away. The boundary is approximately 35m away from the proposed dwelling and alone would prevent any unreasonable levels of overlooking. To the north is the driveway and beyond the front garden/drive serving Stoneleigh. It is suggested that the existing orientation and distance between the properties will mean that neighbouring amenity will not be harmed by the proposed conversion.
- 5.19. In terms of the living arrangement, the converted barn will provide open plan living accommodation on the ground floor, alongside a study, laundry room and WC. The first floor will include four bedrooms, a family bathroom and two en-suites. The standard of accommodation is considered to be satisfactory and to meet modern day living standards. Existing utilities and services are available on site or in close proximity.
- 5.20. The proposed living arrangements are considered to be respectful of both the amenities of the existing and future occupiers. The development is compliant

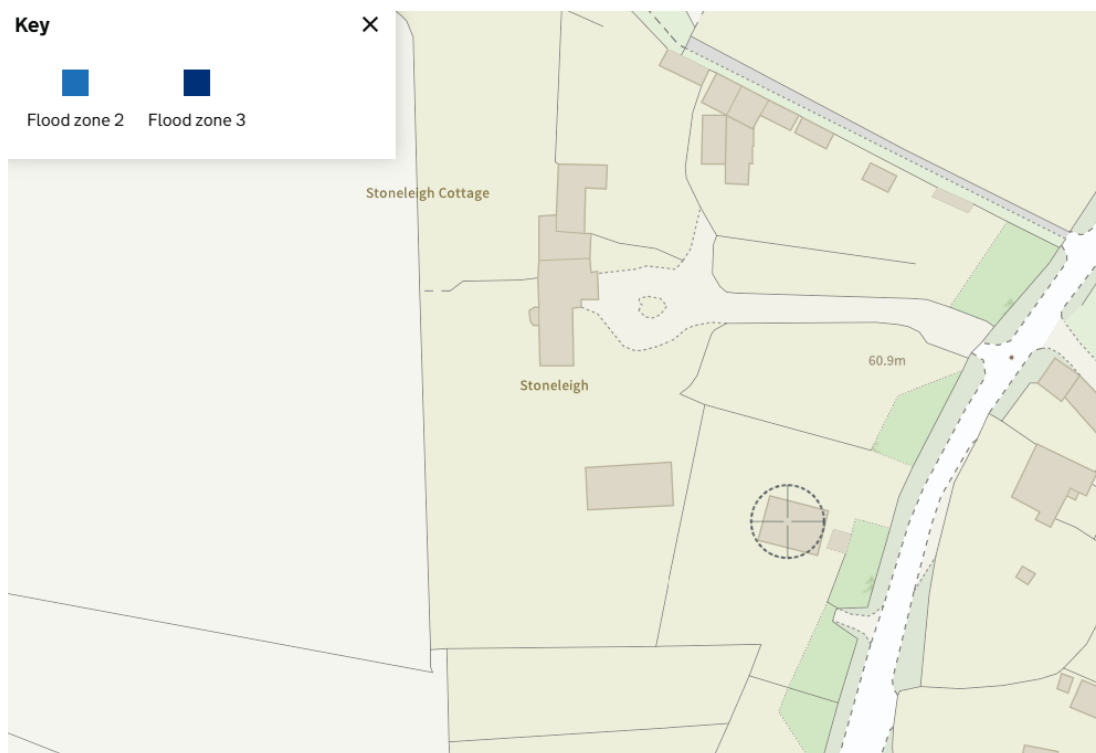
with criteria of policy 33 which states that development should avoid unacceptable harm to amenity of occupiers / users of nearby property and land.

Access and parking

- 5.21. The NPPF recognises that the opportunities for sustainable transport will vary between urban and rural areas and whilst future occupiers will likely have a car the site is well related to the rest of Horsham a short distance away (Sainsbury's approximately 1 mile away), which is the principal town and includes a wide range of amenities.
- 5.22. The new dwelling would utilise the existing access. Whilst this is gated, the gate is set back from the highway to enable a car to stop off of the highway before entering the site. The site lies within parking behaviour zone 2 where a four bedroom dwelling should provide 2.7 parking spaces. The existing driveway can accommodate several cars, in excess of this requirement. It is suggested that the vehicle movements associated with a single dwelling would not be significant. The parking at the property will meet the requirements set out by policies 41 and 42. EV charging would be provided in accordance with current building regulations.
- 5.23. It is particularly relevant that within application DC/25/1223 the Case Officer's report concluded that **"The existing access would be utilised as part of the development, with the WSCC Highways Officer noting that there are no concerns about the safety of the existing access. Highways have noted that the site is in close proximity to sustainable transport options and cycling would be an acceptable mode of transport from the site such that a condition should be added to ensure the provision of cycle storage."** This application concerns the same access and the same conclusions would apply.

Other matters

- 5.24. In terms of other impacts, there are no major structural alterations proposed to the building, with the timber cladding retained and therefore there would be no ecological impact. The physical works are limited to the installation of windows and doors. There are no external changes within the grounds to create parking or access. As such the de-minimis exemption to Biodiversity Net Gain applies. Notwithstanding this biodiversity enhancements around the site can be secured by condition. It is noted that within application DC/25/1223 the Case Officer's report concluded that **"There are few external alterations to the site and building to accommodate the conversion of the existing building to a dwellinghouse such that there are no objections in light of policy 31 of the HDPF."** The situation is consistent with this application.
- 5.25. The proposal can incorporate the following measures to build resilience to climate change and reduce carbon emissions (to be secured by condition):
- Requirement to provide broadband site connectivity
 - Dedicated refuse and recycling
 - Cycle parking facilities
- 5.26. There are no contamination concerns given that the building is not particularly old and has been used for hay storage, presenting no risk to future occupiers. No contamination was encountered during its construction or during the creation of the access drive.
- 5.27. The application would generate a Community Infrastructure Levy (CIL) due to the introduction of a new first floor. The relevant application forms have been completed.
- 5.28. The site is not within Flood Zones 2 or 3 and so has a low probability of flooding as confirmed by the map shown below.



Flooding maps to indicate the general location of the barn – Source: gov.uk

6. Conclusion

- 6.1. This planning statement concerns the conversion of a barn to a dwelling on land south of Stoneleigh. The application follows the grant of permission for the conversion of the other buildings to dwellings at the wider property, with the application building being the last one remaining to be converted.
- 6.2. It is suggested that the development is compliant with the relevant up to date policies for the conversion of agricultural buildings to dwellings. A commercial use would not be appropriate given the residential context with the site being surrounded by residential properties on all sides. The proposal will support the housing supply in the District, which does not currently have a 5 years supply and is performing poorly against the housing delivery test.
- 6.3. The development will require few external physical alterations, limited to just the introduction of windows and doors, with there being substantial mature planting around the site, ensures there is no adverse visual or neighbour amenity impact. There will be no ecological impacts and no requirement for Biodiversity Net Gain, given that no additional hard surfaces are created.
- 6.4. For the above reasons, it is suggested that the Local Planning Authority should be able to support this application and grant consent under delegated powers.



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