Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0439
Morelands Barn, Naldretts Lane, Rudgwick, West Sussex, RH12 3BU

DESCRIPTION:
Conversion of an existing barn into a dwelling, erection of side extensions. Erection of a detached garage with ancillary accommodation over (revisions to extant planning permission DC/21/2842).

RELEVANT PLANNING HISTORY:

DC/13/1101	Notification of proposed change of use of agricultural building to Business (B1) and Storage (B8) Uses from 17 June 2013	Prior Approval Not Required on 07.08.2013	
DC/16/2489	Conversion of barn to two-bedroom dwelling	Application 30.06.2017	Permitted on
DC/18/0120	Demolition of existing barn. Erection of four-bedroom barn style dwelling.	Application 08.06.2018.	Refused on
DC/20/0039	Conversion of barn to a dwelling and erection of single storey side and rear extensions.	Application 12.06.2020.	Permitted on
DC/21/2842	Repair and refurbishment works and extensions to existing barn with associated landscaping works.	Application 12.08.2022.	Permitted on
DISC/25/0178	Application for Approval of Details Reserved by Conditions 3 and 14 to approved application DC/21/2842	Application 18.07.2025	Permitted on

DESCRIPTION OF THE SITE

The application site is located in the countryside adjacent to a track and bridleway which leads from the settlement of Rudgwick into an attractive rural landscape. The site contains an existing traditional farm building called Morelands Barn, which at present lies redundant. The site is openly visible from the bridleway and on the approach to the site from the Rudgwick direction. The barn is located adjacent to the property Morelands Cottage, but otherwise there is no other noticeable built form in the context of the appeal site. The character is distinctively rural.

A building at the Morelands Barn site first appears on the 1st ed. O.S. County series map published in 1880, and the farmstead is known as Moreland at this time. There is evidence of an extension to the barn on the east elevation fronting Naldretts Lane. Together with a detached range to the east of the principal barn running north/south this created a farmyard open on the south side. Morelands is of clear historic interest with an externally exposed timber frame and large gable end chimney and appears to be of seventeenth century date. The existing barn is considered to be a non-designated heritage asset and reinforces its historic interest as a loose courtyard farmstead type despite the loss of some of the buildings.

DESCRIPTION OF THE APPLICATION

Planning permission is sought for the conversion of an existing barn to residential use. The proposal would result in the creation of a four-bedroom family dwelling, as well as the erection of a triple bay garage with ancillary accommodation above.

The existing barn would be converted to form the main entrance. To the west of the barn, the proposed extension would be set down from the existing barn, separated by a fully glazed link to form clear delineation between the barn and the extension. The existing barn is approximately 7.27m tall, 14.30m wide, and 6.54m deep. The proposed extension would have an overall height of 7.7m and lower ridge height of 6.70m. The overall dwelling would be approximately 24.28m in length, with an overall width of 20.26m. The extension would have glazing along the south elevation, towards the residential amenity area. The ground floor will contain an open plan kitchen and dining which leads into the study and snug. The first floor provides family accommodation. The orientation of the snug maintains the courtyard typology reminiscent of a farmstead narrative. The building layout has the terrace and outside areas contained.

The proposal includes the relocation of the existing driveway entrance. A detached garage is proposed to provide necessary parking and storage set away from the existing barn, with ancillary accommodation above. The garage would have an agricultural character and design, with three car parking spaces provided and an external staircase for access to the accommodation above. The garage would be approximately 6.31m tall, 12.50m wide and 6.68m deep. The garage will be finished in dark stained feather edge timber cladding, with several roof lights for natural light into the accommodation.

The application benefits from an existing approval (DC/21/2842) for a side extension towards the east of the existing barn. The proposed development seeks to extend to the west removing the visual impact of the setting and character of the existing barn, preserving the current view of the barn when viewed from Naldretts Lane.

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
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 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 30 - Protected Landscapes
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 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking

Rudgwick Neighbourhood Plan (2021-2031):
RNP1 – Spatial Strategy
RNP6 – Materials

RNP7 – Architectural Style
RNP8 – Development Height
RNP9 – Street Scene

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Conservation: No Objection
Morelands Barn does appear on the 1st ed. O.S. County series map published in 1880. The farmstead is known as Moreland at this time. There is evidence of an extension to the barn on the east elevation fronting Naldretts Lane. Together with a detached range to the east of the principal barn running north/south this created a farmyard open on the south side. Morelands is of clear historic interest with an externally exposed timber frame and massive gable end chimney. From this cursory external assessment, it appears to be of seventeenth century date. It should be considered a non-designated heritage asset. The barn reinforces its historic interest as a loose courtyard farmstead type despite the loss of some of the buildings.

The revised proposal for residential conversion takes an overtly modern design approach. This is not a problem in principle and the current design will be an interesting feature in the landscape. There has been an attempt to reimagine a vernacular style for the twenty first century and although this design does not reinforce the traditional vernacular it will not have an incongruous visual relationship with the historic barn. Following detailed discussion and several designs I am now content the proposal will not compete with the historic barn as the principal building. I have suggested conditions below to ensure the comprehensive repair and retention of the historic timber frame and the successful detailing of the new structures.

HDC Environmental Health: Further information required
Land Contamination:
Given the land use history, as detailed above, and the fact that proposed use is sensitive to the presence of contamination the application should be supported by preliminary contamination risk assessment (PCRA), undertaken by a suitably competent and experienced environmental consultant.

Proposed Water Supply
Environmental Health have reviewed the water neutrality statement dated 17.04.25, submitted in support of the application, and we note that water neutrality requirements are not proposed to be met with an onsite private water supply (borehole or rainwater harvesting system). Should this change we ask that we are re-consulted.

Construction Phase
During site clearance, preparation and construction there is the potential for local residents to experience adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by the developer and a construction environmental management plan (CEMP) will be recommended as a condition, once we are happy that the above matters have been addressed.

Summary
Given the above we are of the view that the application is currently insufficiently detailed to be determined.

Ecology Consultant: Recommend approval subject to attached conditions. [Summary]
We support the Avoidance and Mitigation Measures in Section 6.1.2 of the Bat and Barn Owl Survey and Assessment (Babec Ecological Consultants, March 2025). We understand that the applicant intends to use a registered bat consultant under a Bat Mitigation Class Licence and therefore, post consent, evidence of the site registration under a Bat Mitigation Class Licence for Bats will need to be submitted to the LPA.

We therefore believe there will be no Adverse Effect on Integrity of the bat SAC.

We are satisfied that there is sufficient ecological information available for determination.

Natural England: No Objection [Summary]
Natural England considers that without appropriate mitigation the application would:

- have an adverse effect on the integrity of Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site.
- damage or destroy the interest features for which Amberley Wild Brooks and Pulborough Brooks Site of Special Scientific Interest (SSSI) has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures should be secured:

- The delivery, management and maintenance of any measures identified and considered within your appropriate assessment.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

A lack of objection does not mean that there are no significant environmental impacts. Natural England advises that all environmental impacts and opportunities are fully considered, and relevant local bodies are consulted.

Southern Water: Comment [Summary]
Proposed SUDS
If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and Construction Guidance

www.water.org.uk/sewerage-sector-guidance-approved-documents/

No Soakaways should be connected to the public surface water sewer.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS). Where SuDS form part of a continuous sewer system and are not an isolated end of pipe SuDS component, adoption of SuDS will be considered if requested by the developer if they comply with: Design and Construction Guidance (Appendix C), CIRIA guidance and Southern Water SuDS Guidance.

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.

- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991.

Septic tank proposed.

The Environment Agency should be consulted directly by the applicant regarding the use of a septic tank drainage which disposes of effluent to sub-soil irrigation.

WSCC Rights of Way: No Objection
Having consulted the online documents I can confirm that the red line boundary and extent of the works do not directly impact the adjacent Public Bridleway (1370/3). Having said that there are a number of points the applicant should note in relation to the Public Bridleway.

At no time can the width or lawful public access along the Public Bridleway be blocked or restricted in any way. If there are activities that may pose a risk to lawful path users on a temporary basis then advice should be sought from WSCC's PRoW team to discuss potential management and monitoring of this.

Further to this BW1370/3 forms the vehicular access to the property and it is important for the applicant to note that dual use of this route should be carefully considered so as to avoid conflict with vehicles and non-motorised lawful public users. It is important to note that public rights take precedent over private rights pf vehicular access therefore vehicular users should always give way to lawful public path users (walkers, horse riders and cyclists).

Finally it should be noted that any damage done to the surface of the Public Bridleway in exercise of a private right of vehicular access it would be the responsibility of the landowner/private right user to make good any damage to the same or better standard.

WSCC Highways: Comment
This application seeks the conversion of an existing barn into a dwelling, erection of single storey side extensions and erection of a detached garage with ancillary accommodation above. The site is located on Naldretts Lane, which is privately maintained in this location – therefore, the following comments should be considered as advice only.

The proposals seek revisions to extant planning permission DC/21/2842, an application of which WSCC as Local Highway Authority (LHA) was a consultee for, raising no highway safety concerns.

For the current submission, a new vehicular access point is proposed on Naldretts Lane to serve the site. Naldretts Lane is privately maintained in this location – as such, the applicant should seek formal approval from the proprietor of the privately maintained road to implement the proposed access point. In addition, Public Bridleway no. 1370_3 runs along Naldretts Lane here, so the LPA may wish to seek additional advice from WSCC Public Rights of Way regarding the proposed access works.

Regarding parking, a driveway and triple-bay garage are proposed to serve the site. The site exhibits suitable off-street parking provision and turning space to serve a dwelling of this size. The proposed garage can be utilised for the secure storage of bicycles.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS:

Representations:

1 letter of Objection has been received from 1 address, objecting to the application on the following grounds:

- Overdevelopment with 5 bedrooms with bedroom over the garage

3 letter of Support have been received from 2 addresses, supporting the application on the following grounds:

- Good design, layout and landscaping
- Barn stands disused
- Reuse of materials and rebuild beneficial to the lane
- Enhance visual appearance of the area
- Supportive of amended location of garage building

Parish Comments:

Rudgwick Parish Council: Objection

Rudgwick Parish Council (RPC) submitted strong objection to a previous application, DC/21/2842, on the grounds that the GIA had increased the footprint and scale to an unacceptable level of development. There have been other previous proposals incrementally increasing the GIA. According to the CIL application the GIA of the approved DC/21/2842 application was 235 sq metres. In the current proposal the CIL form states that it will be 370 sq metres. This is an even greater step too far in terms of cumulatively increased scale and over development in the countryside contravening the spirit of HDPF Policy 28. Whilst recognising the importance of conserving a building considered to be a non-designated heritage asset of historic interest, there is an extant permission to do that without encroaching and causing further harm to the countryside, outside of the BUAB.

- With regard to the addition in this application for the new detached garage building with ancillary accommodation, if this aspect of the proposal is recommended for approval then regard must be given to HDPF Policy 28.3 and 28.4, and any permission should be conditioned to preclude the use of the ancillary accommodation as a separate dwelling.
- The Heritage Statement on page 21 refers to the Rusper NPD. This proposal must be considered against the policies of the approved Rudgwick Neighbourhood Plan.
- The planning statement shows that Water Neutrality is hoped to be achieved partly by way of obtaining 273 water credits via SNOWS. As the development is on an unallocated site, not part of a development plan or neighbourhood plan and outside a settlement boundary, it would fall outside of the range accepted by HDC for access to SNOWS, according to the terms laid out on the HDC website. Therefore, Water Neutrality cannot be achieved as stated.

Member Comments:

None received.

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

The application is located outside of the designated built-up area boundary and is therefore within a countryside location.

Policy 2 of the Horsham District Planning Framework (HDPF) sets out the main growth strategy, focusing development in the main settlements. The application site is situated outside of any of the defined settlements as categorised under Policy 3 of the HDPF, and therefore is considered to be in a countryside location in policy terms.

Policy 4 of the HDPF outlines that the expansion of settlements outside the built-up area are supported where the site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge; the level of expansion is appropriate to the scale and function of the settlement type; the development is demonstrated to meet the identified local housing needs; the impact of development individually or cumulatively does not prejudice comprehensive long term development; and the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.

RNP1.1 states that outside of defined built up areas (as shown on the Policies Map) new residential development will only be supported on allocated sites or where they would accord with the residential exception policies in the development plan.

The HDPF outlines that the proposed settlement hierarchy is the most sustainable approach to delivering housing; with new development focused in the larger settlements of Horsham, Southwater and Billingshurst; with limited new development elsewhere, only where it accords with an adopted Neighbourhood Plan. Specifically, Policy 3 of the Horsham District Planning Framework seeks to retain the existing settlement pattern and ensure that development takes place in the most sustainable locations as possible. The site is located outside any of the District's defined built-up area boundaries (BUAB) and does not form part of Horsham's adopted development plan. As a result, residential development in this location would conflict with the requirements of Policy 4 and would not usually be considered acceptable in principle.

In this countryside location, the proposal is also considered against Policy 26 which seeks to protect the countryside against inappropriate development unless it is considered essential and appropriate in scale; whilst also meeting one of four criteria. These include development that enables the sustainable development of rural areas, but do not include any explicit provision for reuse of existing buildings.

Paragraph 84 of the NPPF continues that "planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

a. There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.
b. The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
c. The development would re-use redundant or disused buildings and enhance its immediate setting;
d. The development would involve the subdivision of an existing residential building; or
e. The design of is exceptional quality, in that it;
    - Is truly outstanding, reflecting the highest standards in architecture, and would help to raise the standard of design more generally in rural areas; and
    - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

The proposal creates conflict with the above policies and the strategic approach to housing delivery across the District. The Council is though currently unable to demonstrate a five-year supply of deliverable housing sites. The presumption in favour of development within Paragraph 11(d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 4 and 26 now carrying only moderate weight in decision making.

The building is outside the designated built-up area, representing a site no designated within the Local Plan or Neighbourhood Plan, nor adjoining a defined built-up area. The proposal seeks to convert an existing barn into a four-bedroom dwelling. The building is already existing and appears suitable for conversion with appropriate and sensitive alterations. Isolated homes should be avoided unless the development meets one or more criteria from Paragraph 84. Paragraph 84c is the most relevant to this application, with the development utilising an existing redundant barn. The building has a typical barn appearance, of a type which is commonly found within rural areas.

The site benefits from a diverse planning history that has previously established a residential use in this location. In 2017, permission was granted to convert the barn into residential use under the approved proposal DC/16/2489. Various pre-commencement conditions attached to this permission have been discharged until DISC/19/0231, and the approved works have since been undertaken. This permission is therefore considered to have been implemented and remains extant. Further approval was granted in 2020 for conversion in addition to extensions under DC/20/0039. None of these conditions were discharged or implemented, so this permission has since lapsed. However, the site benefits from a further approval under DC/21/2842, which was permitted in August 2022. The conditions attached to this permission have been discharged as part of planning permission ref: DISC/25/0178. Therefore, this permission remains extant and can be implemented, thus representing a viable fallback in the alternate to this application.

In any case, the site benefits from an extant permission that has been implemented, and associated works have been carried out. The principle of converting the existing barn to a dwellinghouse has therefore been accepted as part of previous planning permission on the site, ref: DC/16/2842, DC/20/0039 and DC/21/2842. Therefore, residential use in this location has been established as previously granted and the conversion of the barn to a dwellinghouse is considered acceptable in principle.

Design and Appearance:

Policies 25, 32, and 33 of the HDPF promote development that protects, conserves, and enhances the landscape and townscape character from inappropriate development. Proposals should take into account townscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.

Furthermore, Policy 28 of the HDPF states that house extension will be supported if the development can be appropriately accommodated within the curtilage of the existing dwelling. House extensions should not be disproportionate to the size of the existing dwelling, and should be in keeping with the character and scale of the existing dwelling. Ancillary accommodation and garaging will be supported where they meet all other development criteria, and are commensurate to the size of the dwelling they serve.

RNP6.1 states that development should utilise materials that reflect the common building styles across the Parish. This means that:

a) Brick should be the main building material complemented by tile hanging on the upper floor where appropriate. Barn style cladding or clapboard is an acceptable alternative to tile hanging in Rudgwick.
b) New or reclaimed brickwork should match existing frontages.
c) Tiles should be used as roofing material whether traditional handmade or modern.

RNP7.1 states that new development proposals should be designed with reference to the surrounding architecture, paying particular attention to features of the local vernacular and locally characteristic details which may include:

a) Rooflines with hipped, half hipped with gablets and catslides.
b) Chimneys as centrally located ridge stacks and end of gable stacks.
c) Sash windows

d) Timber fielded panel or more simple plank doors

RNP8.1 states that new developments should reflect the local tradition and be of two storeys in height. Development proposals of more than two storeys in height will be supported where they:

a) provide an appropriate relationship with existing built development in the local area; or
b) are informed by the character and topography of the site and respond positively to their relationship with the site and with other buildings on the site; or
c) bring a distinct character to the development by providing variation in form and establishing focal points; or
d) are located within Rudgwick Village Centre.

RNP8.2 continues, stating that irrespective of their location, the scale and massing of new developments should respect the character and appearance of the surrounding built and natural environment.

RNP9.1 states that new buildings should be placed to form consistent building lines along streets. RNP9.3 continues, stating as appropriate to their scale, nature and location, proposals for residential, employment and commercial development, of one or more units or which involve a change of use to such uses should establish traditional boundary features as appropriate to the site.

As above, the site benefits from permission to convert and extend the barn under DC/21/2842. Whilst this permission has not been implemented, or the conditions discharged, it is still reasonable to presume that it could be, given the amount of time passed since its determination. Therefore, it is relevant in the context of this proposal.

The existing barn would be converted to form the main entrance, powder room, boot room, utility, and main living room. The main portion of the barn will remain open and embrace the existing architecture. The minimal intervention and openings within the east elevation, preserve the character of the barn. The barn would retain its appearance and material makeup comprised of stained timber boarding and tiled roof. To the west of the barn, an extension would be separated by a fully glazed link. The ground floor will contain an open plan kitchen and dining which leads into the study and snug. The orientation of the snug maintains the courtyard typology reminiscent of a farmstead narrative. The building layout has the terrace and outside areas contained. The first floor provides family accommodation. The proposed extension would be modest in scale to ensure that it is sympathetic in size.

As existing, the barn is a traditional farm building, which is currently redundant. The barn occupied a floor area of approximately 84m2. The extant permission (DC/21/2842) sought to increase the floor area to 206m2 total. The proposed scheme seeks to increase the floor area to 370sqm. While this is an increase compared to the 2021 permission, it is considered that the proposed extension has been sensitively designed to relate sympathetically to the historic barn and rural surroundings. The extension retains the heritage of the barn, by way of a link, which preserves the barn while adding a new more contemporary addition. This would be read better than the previously approved scheme (DC/21/2842) which extended directly off the barn and would be viewed as part of the barn. Whereas the proposed scheme is better reflective leaving the barn as the focal point and in the visual forefront when entering the site. The gable end of the barn is mimicked by the extension and the lower ridge height provides an extension that appears subservient and reflective of the existing farmstead narrative.

In addition, though of substantial scale and size, the extensions to the barn as a whole, would be comfortably accommodated within the curtilage of the site, which itself is substantial. Whilst larger, on balance, Officers are satisfied that the resultant scale and form of the proposed dwelling would be comparable to the scale and form of existing dwellings on Naldretts Lane and Pensfold Lane. Overall, the scale and form of the dwelling would not appear at odds with the prevailing character of the area.

The proposal includes the relocation of the existing driveway entrance. The allowance for low-level planting will create a natural buffer between the building and surrounding entrance and parking. The detached garage provides necessary parking and storage away from the existing barn, with ancillary accommodation above. The garage building would be finished in dark stained feather edge timber cladding, with several roof lights for natural light into the accommodation. The agricultural character

would be reflected, and the garage would contribute to the creation of the farmstead narrative from the access point.

Barn respects the character and historical interest of the barn, whilst also reflecting the existing agricultural appearance of the farmstead. The dwelling would have a suitable material composition that would be read in context with rural setting and represent a high-quality appearance. The proposed material palette would therefore not appear out of context within this rural location and are considered sympathetic to the additions to the existing barn.

With the above in mind, the proposed scale and form of the proposal is considered, on balance, to accord with HDPF Policies 28, 32 and 33 and would be composed of suitable material composition that would be read in context with the rural setting.

Heritage Impacts:

Policy 34 of the Horsham District Planning Framework states that the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets.

The site is located some 340m east of Naldretts House, a Grade II listed dwelling, and is not located within a Conservation Area. Given this separation distance, the proposed development is not considered to result in any adverse harm to the setting or special character of the designated heritage asset.

Morelands is of clear historic interest with an externally exposed timber frame and massive gable end chimney, the HDC Conservation Officer concluded that Morelands should be considered a non-designated heritage asset due to this. The submitted design and access statement confirms that the barn has been present on site since the 19$_{th}$C and considers the barn as a non-designated heritage asset. The Local Planning Authority does not disagree with this attribution. However, the barn has fallen into a severe state of disrepair- the loss of the barn would thus be regrettable, be it from demolition or neglect.

The revised proposal for residential conversion takes an overtly modern design approach. There has been attempt to reimagine a vernacular style for the twenty first century, and although the design does not reinforce the traditional vernacular it will not have an incongruous visual relationship with the historic barn. The HDC Conservation Officer was content that the proposal would not compete with the historic barn as the principle building, maintaining the heritage and preserving the historic character and appearance. With the above in mind, the proposal is considered in accordance with Policy 34 of the HDPF.

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contribute a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

The barn does not directly neighbour any residential dwellings to the north, south, or west. Any neighbouring dwellings in these directions are set at a distance in excess of 300m+, thus would not experience any adverse impact from the development by way of overlooking, overshadowing, or overbearing.

At its closest distance, the proposed garage building would be sited approximately 22m from the west elevations of Morelands. The proposed extension to the barn would be positioned to the west of the property and set away from site boundaries, with the existing barn located approximately 42m from Morelands. The boundary between the site is presently planted with established mature trees and hedging, with tree planting within the garden area of Morelands itself. The existing planting to the site's side would be removed in order to create the new access, though the proposed layout plan indicates that the hedging on the boundary would be retained. This would ensure that any overlooking from the driveway or eastern elevation of the dwelling would be obscured.

The distance between the two properties, coupled with the orientation of the extension, positioned to the rear and sitting below the ridge height of the existing barn, is considered to sufficient enough to ensure that no harmful level of overlooking would occur from the development. The proposal is not considered to result in any adverse harm to neighbouring amenity, in accordance with Policy 33 of the HDPF.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The proposal seeks to relocate the existing driveway to enhance the setting of the barn. The approved driveway under ref: DC/21/2842) went along the eastern boundary and curved around the rear of the house. A new vehicular access point is proposed to lead directly into the site, taking the development and any associated noise and disturbance away from the neighbouring dwelling. The relocation of the existing driveway entrance would increase the view of the existing barn from the lane and the proposed garage would provide necessary parking and storage away from the existing barn.

Regarding parking provision, a driveway and triple-bay garage are proposed to serve the site. As per the requirements of West Sussex Parking Standards Guidance, a dwelling of this size would have a minimum requirement of 2.7 parking spaces. This is considered to be achievable through both the triple-bay garage and driveway which could accommodate more than the required parking provision. The site exhibits suitable off-street parking provision and turning space to serve a dwelling of this size. The proposed garage can also be utilised for the secure storage of bicycles. WSCC Highways, as the Local Highways Authority, did not consider the proposal to have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network.

Pensfold Lane also forms a Public Right of Way (1370_3). The proposal does not incorporate any alterations or to obscure access to the PROW. The development would not be expected to result in any conflict with the right of way, with the access arrangement and vehicular movements likely to be comparable with existing adjoining residential development.

Ecology:

Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate.

The application has been accompanied by a Bat and Barn Owl Survey and assessment and this sets out a series of mitigation and enhancement measures which follow the approach established and accepted as part of previous submissions on the site. It is considered that the assessment is sufficient to allow consideration and determination of the application. The measures put forward in the assessment, which can be secured through appropriate conditions, are considered acceptable and would ensure that the development has not adverse impact on protected species. Ecology was satisfied that there was sufficient ecological information available for determination but advised that a Bat Mitigation Class Licence would be required as there was evidence of bats. It is noted that a Bat Mitigation Class Licence was provided as part of the fallback application (DC/21/2842) and was accepted as part of DISC/25/0178, this licence is considered acceptable as part of this application. The proposal would therefore accord with Policy 31 of the HDPF.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The proposal falls within the Sussex North Water Supply Zone and would result in a greater level of water abstraction than the site presently generates. Natural England therefore require that the proposal demonstrates water neutrality or that is should be delayed awaiting an area-wide water neutrality strategy.

The submitted Water Neutrality Statement outlines that the existing baseline consumption is 0 l/d. The proposed development represents a water demand of 260.26 litres/day (91 l/p/d x 2.86). Offsetting is required in the form of offsite water-saving plan through retrofitting water-saving measures in a House of Multiple Occupation (HMO) within the Sussex North Water Supply Zone (SNWSZ) with credits from one HMO in Crawley in 13 Scott Road. The allocation of 273 credits from Sussex Water Neutrality has been confirmed and made available. This confirms to the LPA that the credits purchased have been assigned to the development at Morelands Barn and cannot be used on other schemes. Through the credits purchased off-site, the development would be water neutrality. Therefore, subject to conditions and a S106 legal agreement for the off-site mitigation, the development would be water neutral. It is noted that the applicant has submitted a document to evidence the installation of water efficient fixtures and fittings at 13 Scott Road in Crawley.

Natural England were consulted on the water strategy following the carrying out of an Appropriate Assessment by officers, and raised no objection, subject to the delivery, management and maintenance of measures identified in the water neutrality statement to achieve water neutrality. The information available and the mitigation measures proposed are considered to provide the necessary certainty to demonstrate that the proposed development would be water neutral. Appropriate mitigation measures have been demonstrated and are considered sufficient to avoid adverse effects on the integrity of the interest features of the Arun Valley SPA, SAC, and Ramsar site from the development either alone or in combination with other plans and projects, in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework (2023), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats and species).

Other Matters:

Environmental Health
The consultation response and request for further information from Environmental Health is acknowledged. However, a preliminary contamination risk assessment was not required as part of the previous planning permissions on site and so it is not considered reasonable to request this now. Similarly, a CEMP has not been a requirement for the previous applications and again it is not considered reasonable to require this now. As the planning application benefits from a viable fallback position, it is considered that this information is not required to grant permission. However, the applicant has provided a CEMP plan, which is acceptable.

Climate Change:
Policies 35, 36 and 37 require that development mitigates to the impacts of climate change through measures including improved energy efficiency, reducing flood risk, reducing water consumption, improving biodiversity, and promoting sustainable transport modes. These policies reflect the requirements of Chapter 14 of the NPPF that local plans and decisions seek to reduce the impact of development on climate change. The proposed development includes the following measures to build resilience to climate change and reduce carbon emissions:

- Requirement to provide full fibre broadband site connectivity
- Dedicated refuse and recycling storage capacity
- Opportunities for biodiversity gain
- Cycle parking facilities

- Electric vehicle charging points

Subject to these conditions the application will suitable reduce the impact of the development on climate change in accordance with local and national policy.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'self-build or custom housing' under Regulation 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Conclusions:

The site benefits from an extant permission for a residential conversion of the existing barn. The principle of conservation to a dwelling has therefore been established, with the proposal, including related extensions and alterations, having an acceptable impact on the character and appearance of the locality, including the setting of neighbouring heritage assets, neighbouring amenity, highway safety and ecology. The application is therefore recommended for approval.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development.

Use Description	Proposed	Existing	Net Gain
District Wide (Zone 1)	370m2	91.4m2	278.6m2
		Total Gain	**278.6m2**
		Total Demolition	**0m2**

Please note that the above figures will be reviewed by the CIL Team prior to issuing a CIL Liability Notice and may therefore change.

Exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement (Slab Level) Condition**: No relevant works shall commence above slab level until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

a) Drawings to a scale not smaller than 1:5 fully describing:
   i) new windows, external doors, rooflights.
   These drawings must show:
   - materials
   - cross section of frame, transom, mullions, glazing bars, etc
   - formation of openings including reveals, heads, sills, arches, lintels, dormer construction, etc
   - method of opening
   - method of glazing

b) New structure roof details of including sections through:
   - roof ridge
   - hips
   - valleys
   - eaves
   - verges
   - junction with glazed link

c) Specification of masonry, including material, colour, texture, face bond, components of the mortar, and jointing/pointing profile.

d) Specification, including location drawings and sketches where appropriate, of works to historic timber framing including extent of work, methods to be used, and the type of any replacement timber.

e) Samples or specifications of external materials and surface finishes.

f) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the affect on the appearance and fabric of historic and architectural features.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement (Slab Level) Condition**: Prior to the development commencing above slab level, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Bat and Barn Owl Survey and Assessment (Babec Ecological Consultants, March 2025) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

a) detailed designs or product descriptions for biodiversity enhancements; and

b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of the National Planning Policy Framework (2024) and s40 of the NERC Act 2006 (as amended).

5 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with the approved site plan. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

6 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

7 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015

8 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation (or use) of the development hereby permitted and thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat and Barn Owl Survey and Assessment (Babec Ecological

Consultants, March 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

11 **Regulatory Condition**: The roof lights hereby permitted shall be metal framed and sit flush with the roof slope.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

12 **Regulatory Condition**: All new and replacement rainwater goods to the clay tile roofs shall be cast iron or cast aluminium or cast effect plastic.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

13 **Regulatory Condition**: The first-floor accommodation within the garage hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Morelands Barn, Naldretts Lane, Rudgwick, as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

14 **Regulatory Condition**: All works for foul and surface water disposal shall be undertaken in accordance with the submitted drainage site plan and details [ref: 24-091-61 P1, 24-091-62 P1 and 24-091-63 P1]. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

15 **Regulatory Condition**: Any works that will impact the breeding / resting place of bats, shall be undertaken in accordance with the Bat Mitigation Licence issued by Natural England, approved under planning application DISC/25/0178.

Reason: To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

16 **Regulatory Condition**: The development hereby permitted shall be undertaken in full accordance with the Water Neutrality Statement (Water Neutrality Statement v3.0 received 25.04.2025) and Evidence of Offsite Offsetting Installation document (received 28.07.2025).

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework (2023), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended),and s40 of the NERC Act 2006 (Priority habitats & species).

17 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

18 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) the dwelling hereby permitted shall not be enlarged under Class A, AA or B of Part 1 within Schedule 2 of the Order without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to the constraints of the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

INFORMATIVE
Before any work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the planning permission are understood and can be fully complied with.

As this matter is fundamental to ensure that the significance of the heritage asset, and the character, appearance, and integrity of the building, is not prejudiced, thereby preserving the architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/25/0439
Schedule of plans/documents **approved**:

Plan Type	**Description**	**Drawing Number**	**Received Date**
Site plan	Drainage Site Plan	24-091-61 P1	27.05.2025
Details plan	Drainage Details 1 of 2	24-091-62 P1	27.05.2025
Details plan	Drainage Details 2 of 2	24-091-63 P1	27.05.2025
Supporting Statement	Water Offsetting Plan	NONE	25.04.2025
Site plan	Existing	1221-E2-0010 REV PL01	21.03.2025
Elevation plan	Existing South	1221-E2-0022 REV PL01	21.03.2025

Elevation plan	Existing West	1221-E2-0023 REV PL01	21.03.2025
Elevation plan	Proposed	PL.005	21.03.2025
Location & Block plan		PL.003	28.03.2025
Design & Access Statement		NONE	21.03.2025
Site plan	Proposed	PL.002 A	18.07.2025
Elevation & Floor plan	Proposed roof	PL.003	21.03.2025
Elevation plan	Proposed	PL.004	21.03.2025
Supporting Statement	Bat and barn owl survey and assessment	NONE	21.03.2025
Elevation & Floor plan	Proposed garage roof	PL.005 A	14.04.2025
Supporting Statement	Water neutrality statement 2	NONE	25.04.2025
Elevation plan	Existing East	1221-E2-0021 REV PL01	21.03.2025
Supporting Statement	Heritage	NONE	21.03.2025
Floor plan	Existing Ground	1221-E2-0011 REV PL01	21.03.2025
Elevation plan	Existing North	1221-E2-0020 REV PL01	21.03.2025
Section plan	Existing	1221-E2-0030 REV PL01	21.03.2025
Supporting Statement	Planning	NONE	21.03.2025
Section plan	Existing	1221-E2-0031 REV PL01	21.03.2025
Supporting Statement	CEMP	NONE	21.07.2025
Supporting Docs	Evidence of Offsite Offsetting Installation (13 Scott Road)	NONE	28.07.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 21.07.2025

Authorising Officer sign/initial RHERMITAGE Date: 21.07.2025