

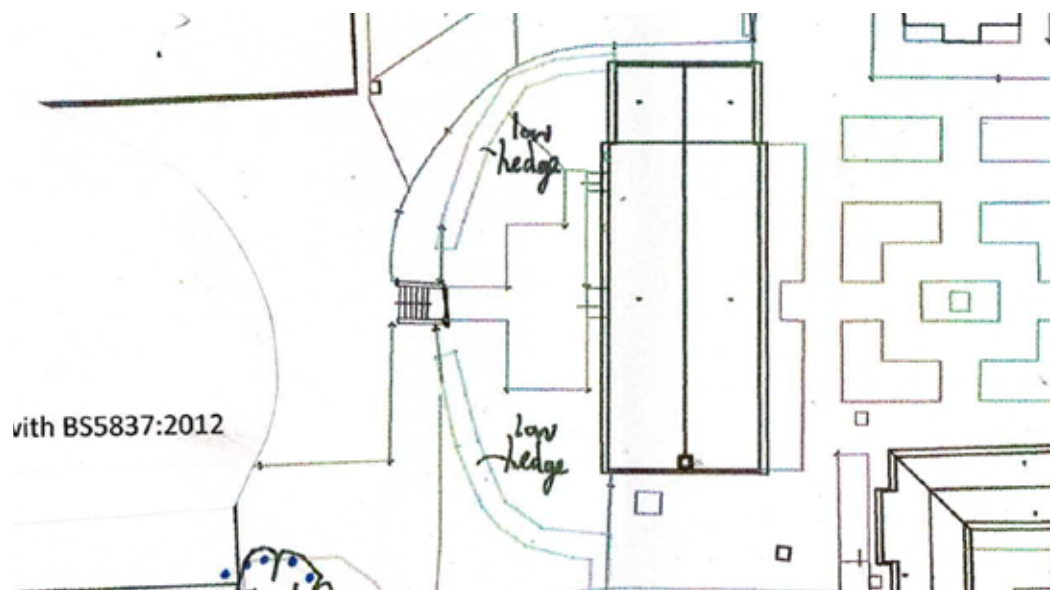
4.0 Landscape and Ecology

4.0 Landscape and Ecology

4.1 Existing Ecology Appraisal

Urban Edge has carried out an Ecological Survey of the site. The plan to the right shows that the existing habitat around the Groom’s Cottage includes introduced shrub, hardstanding and poor semi improved grassland. A hedge, H8, grows around the perimeter of the front garden.

A survey of the trees to the entire Farmstead area has been carried out by Bernie Harverson, Arboricultural Consultant. As you can see from the tree plan extract below, there are no existing trees within this planning boundary, just the low hedge.



Part of the Farmstead Tree survey by Bernie Harverson which covers the application site

Hope Farm, Billinghamurst, West Sussex



Part of Hope Farm Habitat Map produced by Urban Edge in 2022



Photos of the landscape around the cottage



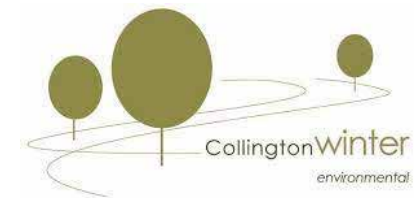
4.0 Landscape and Ecology

4.2 Protected Species

The bat survey team from Collington Winter Environmental have carried out a number of nocturnal and hibernation bat surveys across the Farmstead. Please refer to their report which accompanies this application.

The Groom's Cottage is labelled B3 on the bat roost location plan shown right. As bats were seen exiting the cottage, a bat license will be required to carry out the works and mitigation works carried out. Bat licenses have previously been obtained for other works on the site where the presence of bats has been detected.

The site is also close to a pond which is covered by a District License for Great Crested Newts. An application has been made for one to cover this site with Naturespace.



Part of the Bat Roost Location Map prepared by Collington Winter

Conservation of Habitats and Species Regulations 2017 (as amended)
Wildlife and Countryside Act 1981 (as amended)

NATURAL ENGLAND
Wildlife Licensing Service
Natural England
Horizon House
Deansway Road, Bristol
BS1 5AH
T: 0208 528 1088
EPS.mitigation@naturalengland.org.uk

LICENCE - Mitigation
This licence authorises actions that would otherwise be offences under the above legislation.
Any request for information in this licence will be considered under the Environmental Information Regulations 2004 and the Freedom of Information Act 2000 as appropriate.

Natural England Reference: 2020-1468-EPS-MIT
Date issued: 12/06/2020
Licence valid from: 12/06/2020
Licence expiry date: 31/10/2027

Under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended) Natural England has granted this licence for the purpose of:
imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment, under regulation 35(2)(a) and section 18 (3)(g) relating to:
Conversion of existing empty farmhouses into a residential dwelling.

To:
LICENCEE (full name): Kim Poman
Company name (if relevant):
LICENCEE Address: Hope Farm, The Haven, Billingham, RH14 3BN

This licence is granted subject to the Licence, including covenants and named agents, adhering to the conditions, notes and licence documents specified below. The following person is authorised to act on behalf of the Licencee:
NAMED ECOLOGIST (full name): Jonathan Hayler
Company name (if relevant): Collington Winter Environmental Ltd
NAMED ECOLOGIST Address: 23 Bark East Street, Bolton, Greater Manchester, BL7 7BQ

Mitigation Licence- bats



Bat box

4.0 Landscape and Ecology

4.3 Landscape Proposal

The existing hedges will be retained and extended to enclose meadow planting and new native trees. The front garden will be planted with a grass/meadow mix that has flowering species which will attract pollinators. New trees will be planted to the north and south of the cottage, with areas of ornamental planting around the building.

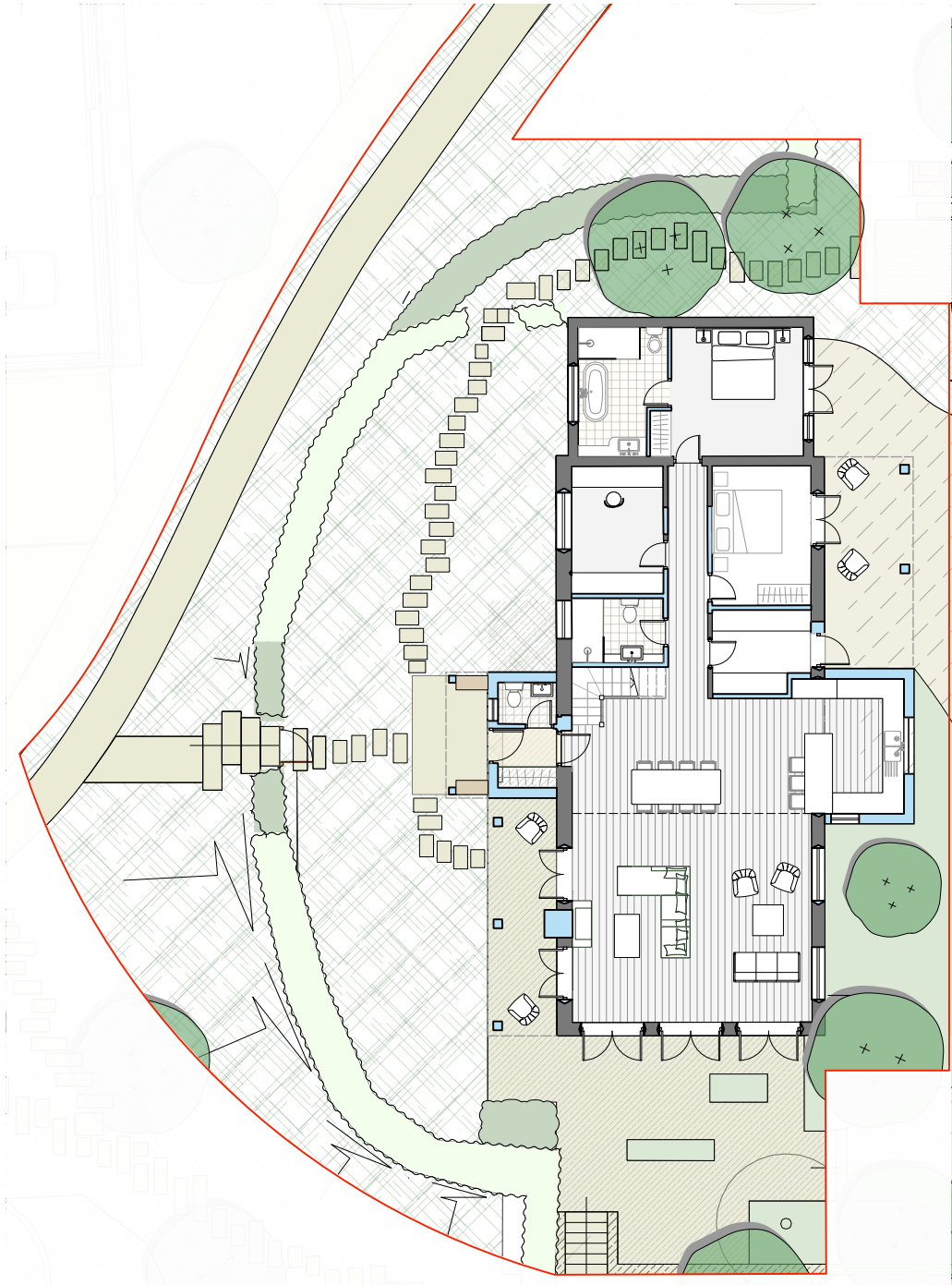
Natural stepping stones will run through the meadow planting whilst stone paved terrace will be created to the south / south-east softened by planting (see image on following page). The north-east veranda will have an aggregate finish



Native British wildflower and grass meadow mix

LEGEND

- PLANNING BOUNDARY
- BUILDING OUTLINE
- EXISTING TREES
- TREE/ LARGE SHRUB
- EXISTING HEDGE
- NATIVE HEDGEROW
- GRASS/ MEADOW SEED MIX
- ORNAMENTAL PLANTING
- EXISTING CONCRETE WHEELTRACKS
- NATURAL STONE PAVED AREAS
- NATURAL STEPPING STONES
- AGGREGATE SURFACE
- NATURAL STONE AND BRICK WALLS
- CONCRETE STEPS
- NATURAL STONE AND BRICK STEPS
- INDICATIVE SLOPE DIRECTION
- TIMBER SINGLE LEAF GATE



Proposed Landscape Plan

4.0 Landscape and Ecology

4.4 Proposed Planting

Tree species appropriate to a traditional Sussex farm setting have been selected, with a succession of flowers and fruit throughout the year to support a wide range of wildlife species.



Carpinus betulus



Cornus kousa



Corylus avellana



Malus 'Red Sentinel'



Parrotia persica



Prunus x yedoensis

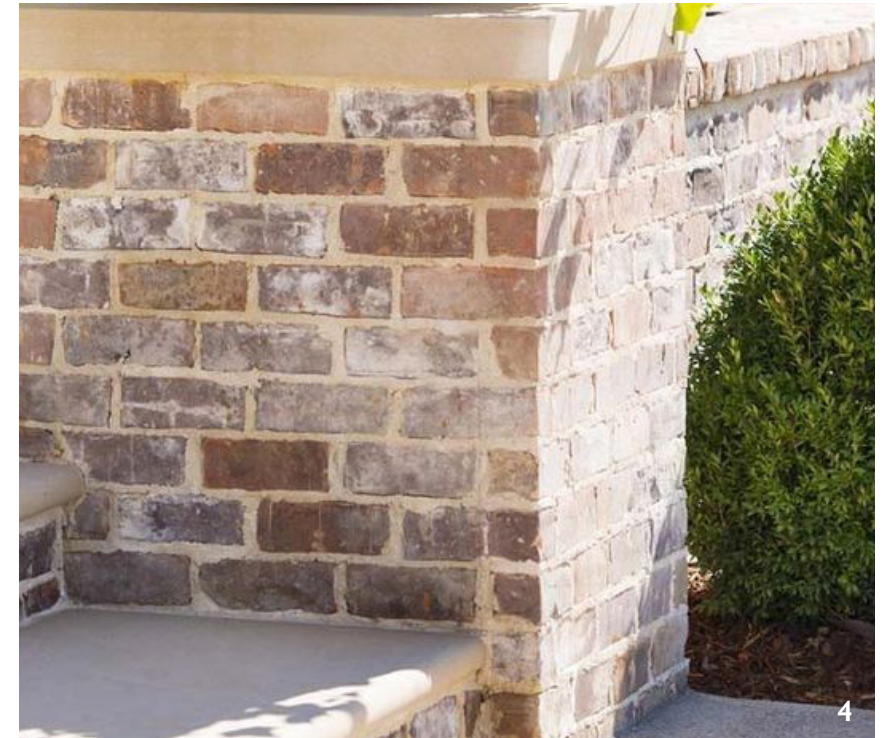


Perennial planting within natural stone paving

4.0 Landscape and Ecology

4.5 Landscaping Precedents

MARIAN BOSWALL
LANDSCAPE ARCHITECTS



- 1. Natural stone paved area
- 2. Natural stepping stones
- 3. Aggregate surface
- 4. Natural stone and brick wall
- 5. Concrete steps
- 6. Natural stone and brick steps
- 7. Timber single leaf gate

5.0 Planning Statement

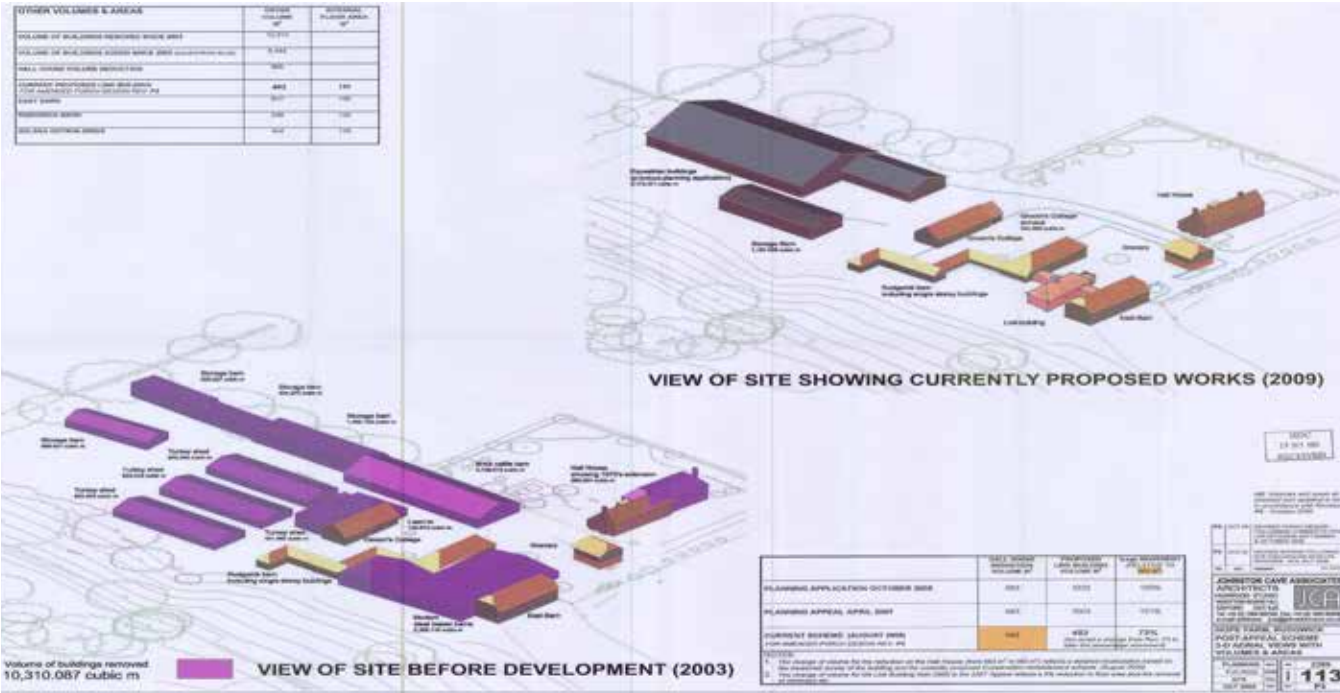
5.0 Planning Statement

5.1 Site Location

The Groom’s Cottage was converted from an existing outbuilding for residential use in 2004–2005 and is situated among the large modern agricultural sheds on the western side of Hope Farm. Hope Farm is situated within The Haven, a rural hamlet at the southern end of the parish of Rudgwick, West Sussex. The village of Billingshurst lies to the south. The farmstead is set on high ground within a loop of the River Arun which lies within the western body of the Low Weald National Character Area.

5.2 Planning History

To the right is a schedule of the significant planning applications that have been submitted for Hope Farm. After the extension of the farmhouse in 1976 (pre listing), the next major works to be carried out was the demolition of a group of agricultural sheds to the west of the farm and construction of large equestrian buildings and the Grooms Cottage which gained planning consent in December 2003. The equestrian uses were restricted to private domestic purposes in association with the use of Hope Farm as a dwelling. The Groom’s Cottage was created by converting an existing brick outbuilding which had been partially enclosed by a metal agricultural shed.



Two 3D views showing the site before 2003 and the 2009 proposal for the site by Johnston Cave

Reference	Type	Proposal	Date Validated	Decision	Decision Date
RW/32/76	HIST	Alterations and extension to farmhouse		PER	02.12.1976
RW/13/89	HIST	Erection of Sun Room		PER	31.03.1989
RW/60/03	FUL	Conversion and alteration of building to dwelling erection of building for stables indoor arena pole barn exercise yard & re-aligned drive	11.06.2003	PER	16.12.2003
DC/05/0568	FUL	Erection of barn for storage of machinery and animal feed	08.03.2005	PER	25.05.2005
DC/05/2859	FUL	Conversion of Rudgwick Barn and East Barn and associated buildings and erection of single storey split level link building to form one single residential unit.	29.11.2005	REF	24.01.2006
DC/05/2860	LBC	Demolition of barn and modern extensions to Hall House and alterations to Rudgwick Barn, East Barn and adjoining barns to enable conversion to residential accommodation and single storey split level link building to form one single residential unit	29.11.2005	REF	24.01.2006
DC/08/1569	FUL	Erection of a Bat barn as part of the mitigation measures in respect of applications DC/05/2859 and DC/05/2860 against the possible loss of Rudgwick and East Barns to residential use	22.12.2006	WDN	11.06.2007
DC/08/1614	LBC	Construction of new single-storey residential link building between East Barn and Rudgwick Barn, repairs and alterations to convert barn complex to residential use to form 1 x 3 bed dwelling	21.07.2008	PER	27.05.2010
DC/08/1576	FUL	Construction of new single-storey residential link building between East Barn and Rudgwick Barn, repairs and alterations to convert barn complex to residential use to form 1 x 3 bed dwelling	21.07.2008	PER	27.05.2010
DC/22/2377	FUL	Sub-division of existing dwelling to form 2no dwellings, incorporating demolition of existing sunroom, porch and bay window and erection of a two-storey front extension and first floor front extension. Window and door alterations and replacements, creation of new chimneys and associated internal and external alterations (Listed Building Consent)	04.01.2023	PER	11.10.2023
DC/22/2378	LBC	Sub-division of existing dwelling to form 2no dwellings, incorporating demolition of existing sunroom, porch and bay window and erection of a two-storey front extension and first floor front extension. Window and door alterations and replacements, creation of new chimneys and associated internal and external alterations	04.01.2023	PER	11.10.2023
DC/23/0677	FUL	Replacement of southern maintenance shed with new oak framed barn. Recladding of Sheds A and B and installation of new external doors and windows. Installation of solar panel array on roofs of Sheds. Landscaping to include the planting of new trees and an open air swimming pool for family use.	04.05.2023	PER	10.11.2023
DC/23/2162	FUL	Removal of existing entrance and erection of a link extension to create a replacement entrance. Erection of an extension to and reconfiguration of central building. Installation of shower room to the East Barn and conversion of first floor of the Granary to habitable space. Replacement of windows and external doors and installation of windows and shutters	11.12.2024	PER	17.05.2024
DC/23/2163	LBC	Removal of existing entrance and erection of a link extension to create a replacement entrance. Erection of an extension to and reconfiguration of central building. Installation of shower room to the East Barn and conversion of first floor of the Granary to habitable space. Replacement of windows and external doors and installation of windows and shutters	11.12.2024	PER	17.05.2024

Schedule of significant planning applications relating to Hope Farm

5.0 Planning Statement

5.3 Planning Policy Context

The site lies outside the defined built-up area boundary and is therefore considered to be within the open countryside. The proposal involves the refurbishment of Groom's Cottage, a modest, single-storey rectilinear bungalow.

The main policies the proposed works will be assessed against are:

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 25: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

In HDC's Pre-Application advice letter, the following policies of the Horsham District Planning Framework (HDPF) were highlighted:

Policy 32 Strategic Policy: The Quality of New Development
This policy states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

Policy 33 Development Principles
This policy states that development proposals should make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

The existing Groom's Cottage is a modest single storey bungalow which reflects typical traditional materials in the area. The building is linear with no hips to the roof and simple, low-key details. Internally, the rooms have low flat ceilings, with a living room, kitchen, 2 bedrooms, bathroom and utility room. The attic space is used for storage but has sufficient height to be used as a habitable space.

The proposal seeks to refurbish the existing building and add two modest extensions to the east and west. New metal framed windows and doors will match those in the new adjacent poolhouse and work to the Grade II listed barns to the east. The windows reflect the semi-industrial nature of the agricultural buildings. The design proposes a dormer windows to be clad in clay tiles and rooflights, allowing for first floor accommodation. The building will also utilise existing materials and use new to match. There would be increased glazing, with larger windows and a patio door added to the east elevation. The chimney would be moved to the south façade.

There are some minor internal changes proposed to the layout at ground floor to add a study and ensuite bathroom. A floor will be retained over the centre of the cottage to provide a third bedroom and bathroom.

The proposed extensions do retain an appreciation for the heritage of the farmstead, ensuring that the form is reflective and retained to a suitable degree. The proposed green oak porch and covered terrace structure references similar structures across the rest of the farmstead. Conservation rooflights will be added to the roof so the attic can be made habitable. More glazing is proposed which would be contained within the built form of the bungalow.

HDC advised that it was "*considered that all the proposed changes would retain an appreciation for the heritage of the Farmstead and an application should be submitted for further consideration.*"

Policy 33 of the HDPF also states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land. The proposed development would be located at a sufficient distance from existing dwellings in the surrounding area so that no adverse harm to existing properties would likely occur.

Policy 34 Cultural and Heritage Assets

The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets.

The application site is part of a wider farmstead which lies within the open countryside. There are two Grade II listed buildings on site – the Farmhouse and the East Barn while the Rudgwick Barn is curtilage listed. As such, any proposed development should have an appreciation for its surroundings and ensure that the heritage of the site is preserved. Any external changes should reflect the heritage and history of the Farmstead through materials, scale, and design.

As described in section 3.2 of this document, the proposal has been discussed with the HDC Conservation Officer. After some minor revisions to the design they provided the following response:

"The principle is acceptable in terms of the impact to the setting of the listed buildings. I did suggest some amendments to the design to tone down the domestic characteristics, so the building better relates to the historic farm buildings rather than appearing as a cottage in the former farm yard area."

Policy 31: Green Infrastructure and Biodiversity

This policy states that a development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.

The proposed landscaping is described in paragraph 4.3. The site includes a small area of garden which is currently lawn and paving surrounded by a hedge. The proposals include retaining and extending the existing hedgerow, planting new native trees and a grass/meadow mix with flowering species to support pollinators. The new patio area will have planting growing between the paving slabs

Bats have been witnessed roosting in the roof as per the accompanying bat report. A bat license will be obtained before work begins with all necessary mitigation measures carried out. A District License has been applied for to cover the nearby pond to the north of the property.

5.0 Planning Statement

5.3 Planning Policy Context (cont)

Policy 41-Parking

Additional parking has been provided through planning application DC/23/0677, which includes an external parking area and a large garage. This ensures sufficient parking capacity, including provision for cycle and motorcycle parking as well as charging facilities.

5.4 Rudgwick Parish Policies

The Rudgwick Parish Design Statement which is still referred to by the current Rudgwick Neighbourhood Development Plan, “...sets out clear and simple guidance for the design of all development in the parish of Rudgwick based on its character.... and is entirely community based describing the qualities that residents value in their area and its surroundings, so that new development is in harmony with its setting and makes a positive contribution to the immediate environment.”

Relevant guidance includes:

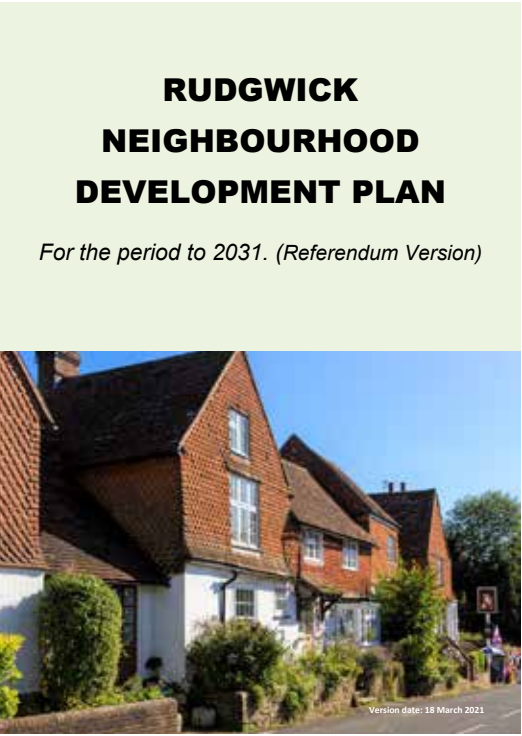
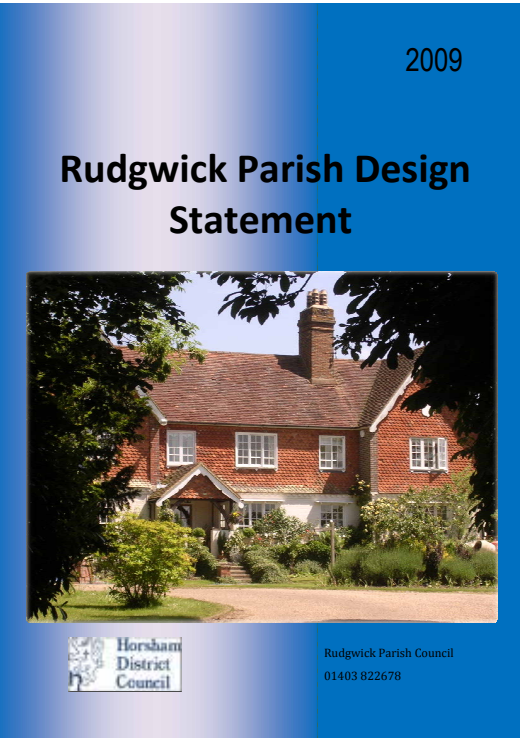
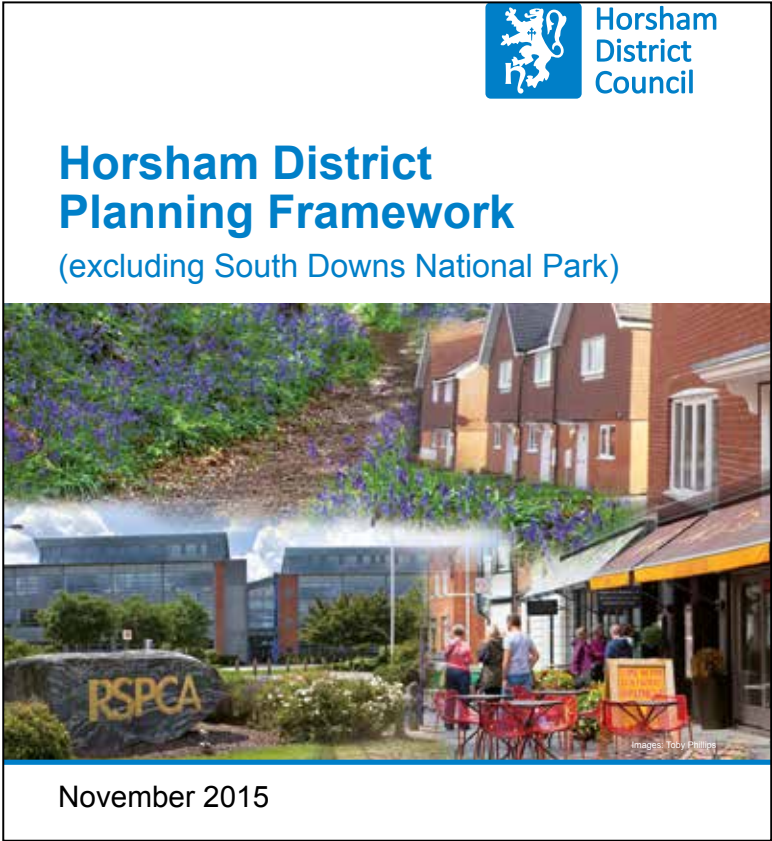
Materials and Architectural Details: the PDS advises that new or reclaimed brickwork should match existing whilst timber cladding is suitable for conversions of agricultural buildings. The extensions will use bricks and timber cladding that match the existing. The roofs over the extensions will have clay tiles to match the existing.

Building features: the guidance states that dormers should be used sparingly and we are proposing just one to the east with conservation rooflights elsewhere.

5.5 Conclusion

In summary, the proposed refurbishment and modest extensions to Groom’s Cottage have been carefully conceived to respect the character, setting, and historic significance of the existing building and its wider farmstead context. The design approach ensures compliance with relevant national and local planning and design policies, with a strong emphasis on sustainability through the reuse of the existing building and the sensitive selection of new ones to match the existing fabric. The existing green infrastructure will be maintained and enhanced.

The development will have no adverse impact on neighbouring properties or the surrounding rural landscape, representing a considered and sympathetic enhancement to Groom’s Cottage and its setting.



Appendices

Appendix A

List of drawings and documents included in the planning application

2201		DRAWING & DOCUMENT REGISTER: HOPE FARM			
Roberts and Tréguer Ltd					
PROJECT REF: 2201					
PROJECT: Hope Farm, The Haven, Billingshurst RH14 9BN					
Date: December 2025					
Issue: For Planning					
DRAWING REGISTER					
Document	Document No. BS	Drawing Title	Rev	Size	Scale @ A1
SITE LOCATION	2201-DR-GC-00-000	Grooms Cottage: Site Location Plan and Block Plan	P1	A3	1:2500
EXISTING SITE	2201-DR-GC-01-001	Groom's Cottage: Existing Site Plan	P1	A1	1:100
ARCHITECTURAL DRAWINGS by Roberts and Treguer					
EXISTING GAs	2201-DR-GC-01-100	Grooms Cottage: Existing Ground Floor Plan	P1	A1	1:50
	2201-DR-GC-01-102	Grooms Cottage: Existing roof plan	P1	A1	1:50
	2201-DR-GC-01-200	Grooms Cottage: Existing elevations (1/2)	P1	A1	1:50
	2201-DR-GC-01-201	Grooms Cottage: Existing elevations (2/2)	P1	A1	1:50
	2201-DR-GC-01-400	Grooms Cottage: Existing sections	P1	A1	1:50
PROPOSED SITE	2201-DR-GC-05-001	Groom's Cottage: Proposed Site Plan	P1	A1	1:100
PROPOSED GAs	2201-DR-GC-05-100	Grooms Cottage: Proposed ground floor plan	P1	A1	1:50
	2201-DR-GC-05-101	Grooms Cottage: Proposed first floor plan	P1	A1	1:50
	2201-DR-GC-05-102	Grooms Cottage: Proposed roof plan	P1	A1	1:50
	2201-DR-GC-05-200	Grooms Cottage: Proposed elevations (1/2)	P1	A1	1:50
	2201-DR-GC-05-201	Grooms Cottage: Proposed elevations (2/2)	P1	A1	1:50
	2201-DR-GC-05-400	Grooms Cottage: Proposed sections	P1	A1	1:50
ARCHITECTURAL DOCUMENTS					
	2201-RP-GC-01-3000	Design, Access and Planning Statement	P1	A3	
DOCUMENTS by Other Consultants					
Collington Winter Environmental Ltd		Preliminary Bat Roost Appraisal Report	1		
Donald Insall Associates		Heritage Statement	1		
Naturespace		Draft Great Crested Newt District Licensing Scheme Certificate			