



Phil Rowe
Melton Lodge
Rusper Road
Newdigate
RH5 5BX

Our ref: DC/26/0502
Your ref: Stanford Barn Bines Green
Partridge Green Horsham We:
Sussex RH13 8EH - Class Q
Email: planning@horsham.gov.uk
Direct Line: 01403 215066
If Calling Please ask for: Sam Nye
Date: 22nd May 2026

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) (England) Order 2015
Application for Prior Approval under Schedule 2, Part 3, Class Q**

Prior Notification for Change of Use of Agricultural Buildings to 6nos dwellings (C3 Use class).

Stanford Barn Bines Green Partridge Green West Sussex

Further to the above prior notification which was received on 24 March 2026, I am writing to confirm that **prior approval is required and granted**. The proposal can now proceed subject to the following conditions:

- 1 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:
 - (a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
 - (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

Additional information for applicant

The applicant is advised that the Council has undertaken an Appropriate Assessment which demonstrates that the development will not have an Adverse Effect on the Integrity of the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017.

Community Infrastructure Levy (CIL)

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

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Schedule of plans/documents

The following plans and document were considered when making the above decision:

Plan Type	Description	Drawing Number	Received Date
Location plan	Site Location Plan	NONE	31.03.2026
Materials	Proposed Materials	Email	06.05.2026
Elevation plan	Barn A Elevations As Proposed	PEV-A REV A	24.03.2026
Elevation plan	Barn B Elevations As Proposed	PEV -B REV A	24.03.2026
Floor plan	Barn C Floor Plan As Proposed	PFP-C REV A	24.03.2026
Roof plan	Barn C - Roof Plan As Proposed	PRF-C REV A	24.03.2026
Elevation plan	Barn C - Elevations As Proposed	PEV-C REV A	24.03.2026
Block plan	Proposed Block Plan	PBP REV A	24.03.2026
Elevation plan	Barn C Elevations As Existing	EEV-C REV A	24.03.2026
Floor plan	Barns A & B Ground Floor Plan As Proposed	PFP-AB REV A	24.03.2026
Roof plan	Barns A & B First Floor & Roof Plans As Proposed	PRF-AB REV A	24.03.2026
Block plan	Existing Block Plan	EBP REV A	24.03.2026
Floor plan	Barns A & B Ground Floor Plans As Existing	EFP-AB REV A	24.03.2026

Roof plan	Barns A & B First Floor & Roof Plans As Existing	ERF-AB REV A	24.03.2026
Elevation plan	Barn A Elevations As Existing	EEV-A REV A	24.03.2026
Elevation plan	Barn B Elevations As Existing	EEV-B REV A	24.03.2026
Floor plan	Barn C Floor Plan As Existing	EFP-C REV A	24.03.2026
Roof plan	Barn C Roof Plan As Existing	ERF-C REV A	24.03.2026

Appeals to the Secretary of State

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of this decision notice for a 'minor commercial' (shop front) application, and within 6 months for most other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>

New postal addresses

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

Waste bins

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Emma Parkes', with a stylized, flowing script.

Emma Parkes
Head of Development and Building Control