Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

NATIONAL SCHEME OF DELEGATION:

The proposal constitutes Schedule 2 development which is eligible for referral to Planning Committee. The application would not raise matters of significance and is therefore delegated to Officers for determination.

APPLICATION NO./ADDRESS:

DC/26/1433
Buncton Manor Farm, Steyning Road, Wiston, West Sussex, BN44 3DD

DESCRIPTION:

Change of use from barn / cattle shed to light industrial workshops with internal alterations, repairs to timber frame and plinth, alterations to roof form and external materials, re-instatement of doors, re-instatement and refurbishment of windows and door openings and new roof lights. Erection of new storage building. Provision of parking. (Retrospective) (Listed Building Consent)

RELEVANT PLANNING HISTORY:

DC/26/1432	Change of use from barn / cattle shed to light industrial workshops with repairs to timber frame and plinth, alterations to roof form and external materials, re-instatement of doors, re-instatement and refurbishment of windows and door openings and new roof lights. Erection of new storage building. Provision of parking. (Retrospective) (Full Planning).	Pending Consideration

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF):

Horsham District Planning Framework (2015):
Policy 34- Cultural and Heritage Assets

Horsham District Local Plan (2023-40) (Regulation 19):
Policy 21: Heritage Assets and Managing Change within the Historic Environment

Neighbourhood Plan:
Wiston Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 12 October 2017.

The Local Plan is currently at examination, where the Inspector's letter dated 30.10.2026 concludes that the plan is sound, subject to the proposed main modifications and the limited number of further changes discussed within the letter. The final report from the Inspector is anticipated to be received in January 2027, where changes to the draft Schedule of Main Modifications will need to be published for consultation. Given this letter and the status of the Local Plan, the policies contained within the Horsham District Local Plan 2023-2040 (HDLP) are considered to be of significant weight.

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: Comment

The application is supported by a comprehensive heritage assessment. As stated, the farm buildings are not listed but should be considered to form part of the farmhouse complex. The proposal to return the large barn to a building that can be more intensively used will ensure it preserved and this will have a beneficial impact on the special interest of the principal building, Buncton Manor Farm. The details of the repair, rehabilitation and conversion to a multiuse building are acceptable. Also satisfied the new detached store will not harm the setting of the listed building. The submitted detailed drawings are sufficient to avoid conditions in this case.

Parish Comments:

None received

Representations:

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

Under the NPPF (2026), Policy HE4 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Policy HE5 requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. The level of detail should be proportionate to the importance of the asset and sufficient to understand the potential impact of the proposal upon its significance.

Policy HE6 requires decision-makers to give great weight to the conservation of designated heritage assets. Any harm to, or loss of, the significance of a designated heritage asset requires clear and convincing justification. Where a proposal would result in substantial harm, this should only be permitted in the exceptional circumstances identified within the Framework. Where a proposal would result in less than substantial harm, that harm should be weighed against the public benefits of the proposal, including, where appropriate, securing the heritage asset's optimum viable use.

Policy 34 of the HDPF states that development should be reinforce the special character of the historic environment through appropriate siting, scale, form and design; and should make a positive contribution to the character and distinctiveness of the area. Proposals should preserve and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials.

Strategic Policy 21 of the HDLP states that the Council will preserve and enhance its historic environment through positive management of development affecting designated and non-designated heritage assets and their settings. Development will only be supported if they preserve and ensure the clear legibility of locally distinctive vernacular building forms and their settings, including traditional architectural form, proportion, detailing, materials, and where appropriate, landscape features.

The farm buildings themselves are not listed; however, they form part of the farmhouse complex, which is Grade II listed. The farm buildings are located to the south-east of the main farmhouse and therefore, form part of the setting and context of the historic buildings. HDC Conservation supported the repair, rehabilitation and conservation of the multiuse building, and was satisfied that the detached store would not harm the setting of the listed building. The proposal to return the large barn to a building that can be more intensively used will ensure it is preserved and this will result in a beneficial impact on the special interest of the principal building, Buncton Manor Farm. It is considered that the proposal would be of a suitable scale, using materials that match those on the existing farm buildings, and retaining the footprints of the building as far as possible. The proposal would not result in harm to the setting of the listed farmhouse building and would preserve and retain the historic value of the setting. The proposal for the change of use, repairs, rehabilitation and conservation of the farm buildings, are considered to preserve the historic interest of the Grade II listed building, in accordance with development plan policies.

Recommendation: Application Permitted

Conditions:

1 **Standard Time Condition**: The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 **Regulatory Condition**: The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 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/26/1433
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Section plan	Kitchen Section	2507BU_201 Revision 000	07.09.2026
Floor plan	Repairs Schedule: Ground Floor Plan	2507BU_300 Revision 000	07.09.2026
Elevation plan	East + West	2507BU_102	07.09.2026

		Revision 000	
Elevation plan	North	2507BU_103 Revision 000	07.09.2026
Elevation plan	South	2507BU_104 Revision 000	07.09.2026
Floor plan	Ground Floor Plan	2507BU_101 Revision 000	07.09.2026
Elevation & Floor plan	Floor Plan and Elevations	2507BU_100 Revision 000	07.09.2026
Location & Block plan	Location Plan	2507BU_000 Revision 01	07.09.2026
Plans	Repairs Schedule: Cross Frames 3-6	2507BU_304 Revision 000	07.09.2026
Plans	Repairs Schedule: Cross Frames 7-9	2507BU_305 Revision 000	07.09.2026
Plans	Repairs Schedule: Frames A and B	2507BU_302 Revision 000	07.09.2026
Plans	Repairs Schedule: Frame C and C Frames 1/2	2507BU_303 Revision 000	07.09.2026
Roof plan	Repairs Schedule: Roof Plan	2507BU_301 Revision 000	07.09.2026
Elevation & Floor plan	Storage Outbuilding	2507BU_105 Revision 01	15.10.2026
Details plan	Build-Up Details	2507BU_200 Revision 000	07.09.2026

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 26.10.2026

Authorising Officer sign/initial Tamara Dale Date: 12.11.2026