



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0948
Tisserand Farm, Stane Street, Billingshurst, West Sussex, RH14 9AE

DESCRIPTION:

Prior Notification for the Change of Use of Agricultural Buildings to 7 no. dwellinghouses.

RELEVANT PLANNING HISTORY:

DC/17/0593	Demolition of existing buildings and erection of four dwellings and associated garages/car ports	Application Refused on 15.05.2017
DC/18/2722	Demolition of existing buildings and erection of two dwellings with detached double carports	Application Refused on 08.02.2019
DC/19/2298	Prior approval for the change of use of agricultural buildings to C3 residential dwellings with associated works	Prior Approval Required and PERMITTED on 03.01.2020
DC/20/0034	Prior approval for a proposed change of use of agricultural buildings to 4 dwellinghouses (Class C3) with associated works	Prior Approval Required and PERMITTED on 03.03.2020
DC/20/0043	Prior approval for the proposed demolition of a number of buildings from the site timber pole barns, brick-built piggeries and metal framed / clad structures	Application Permitted on 03.03.2020
DC/20/1406	Removal of existing buildings and erection of 4No. dwellings along with car ports and associated landscaping.	Application Refused on 23.09.2020
DC/21/1387	Removal of existing buildings and erection of 4No. dwellings together with car ports and associated landscaping.	Application Refused on 27.05.2022
HRA/22/0008	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 to confirm that no significant impact would arise pursuant to Prior Approval consent DC/20/0034.	Application Refused on 27.05.2022
DC/23/0263	Prior Notification for Change of Use of Agricultural Buildings to residential (Use Class C3) to form 4no dwellinghouses.	Prior Approval Required and PERMITTED on 04.04.2023
HRA/23/0010	Application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 in respect of Prior Approval consent DC/23/0263.	Application Refused on 19.07.2023
DC/26/0966	Prior notification for the demolition of a number of disused agricultural buildings.	Prior Approval Required and PERMITTED on 07.07.2026

SITE AND SURROUNDINGS:

The application site is located within the Parish of Billingshurst, outside the built-up area boundary and within a countryside location for planning policy purposes. Billingshurst, identified as a Small

Town/Larger Village, is the nearest settlement located approximately 0.9km to the north. The site is situated to the west of Stane Street (A29) and accessed via a short private track. The surrounding area is predominantly made up of open countryside, with sporadic residential properties. The site is not within a Conservation Area nor subject to any heritage constraints and there are no extant Enforcement Notices or Article 4 Directions covering the site.

DETAILED DESCRIPTION:

This notification seeks prior approval under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 to form 7no. dwellinghouses. The proposal seeks to convert four buildings comprising the following:

Barn A –

A larger timber framed, partially open sided agricultural barn, with a part dual pitched, part catslide roof, finished in timber cladding to the walls and corrugated metal roof cladding. To be converted into a four single storey 1-bedroom dwellinghouses.

Barn B –

A single storey timber framed dual pitched roof agricultural building, constructed with a concrete floor, timber cladding to the walls and a corrugated metal sheeting roof. To be converted into a single 2-bedroom dwellinghouse.

Barn C –

A single storey timber framed dual pitched roof agricultural building, with a concrete floor, constructed with corrugated metal sheeting. To be converted into a single 2-bedroom dwellinghouse.

Barn D –

A single storey timber framed dual pitched roof agricultural building, with partial blockwork walls and concrete floor, constructed with corrugated metal sheeting. To be converted into a single 2-bedroom dwellinghouse.

RELEVANT PLANNING POLICIES

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 26 - Strategic Policy: Countryside Protection
Policy 33 - Development Principles
Policy 38 - Strategic Policy: Flooding
Policy 41 - Parking

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:

WSCC Highways: No Objection/ Advice

No alterations to the existing access arrangements are proposed. The Highway Authority notes that the site benefits from an existing agricultural access, historically used by vehicles associated with the holding. The proposal therefore represents a change in the nature of traffic using the existing access, rather than the creation of a new access onto the public highway.

Whilst the proposal would result in residential vehicle movements associated with seven dwellings, it is not considered that the level of traffic likely to be generated would result in a severe impact on the operation or safety of the local highway network. The site access is located on a 40mph section of the A29 and there is no evidence before the Highway Authority to indicate that the existing access arrangements would be unsuitable to accommodate the proposed level of residential traffic.

The submitted site layout demonstrates that off-street parking is provided within the site together with sufficient internal circulation space to enable vehicles to manoeuvre clear of the public highway.

Having regard to the existing lawful use of the site, the continued use of the established access and the scale of development proposed, the Highway Authority raises No Objection to the prior approval application on highway grounds.

The applicant may wish to consider widening the existing access to a minimum width of 4.5 metres to enable two vehicles to pass within the access at low speed, thereby reducing the potential for vehicles to wait on or manoeuvre close to the A29 (Stane Street). Such works fall outside the scope of the current Prior Approval application under the GPDO and would require separate planning permission, where necessary, together with any appropriate Highway Authority approvals

HDC Environmental Health Comments

If the application is approved, it is recommended that the contamination conditions as attached to previously approved application DC/23/0263 should also be applied to this application. It is noted the structural engineer report concludes by saying barns 5 and 6 are not suitable for conversion

Southern Water: Comment

Insufficient information provided. Request for a pre-commencement condition, relating to the details of the proposed means of foul/ Surface Water drainage disposal. Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. Should Sustainable Drainage Systems (SuDS) be implemented, details of their design, implementation, long-term management and maintenance should be secured to ensure their effectiveness for the lifetime of the development. Investigations indicate that Southern Water can facilitate water supply to service the proposed development, requiring a formal application for a connection to the water supply to be made. There are restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains, guidance should be sought, condition is also requested.

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

The main issue is whether prior approval is required for the proposed change of use and conversion of the existing 3 agricultural buildings to provide 7 dwellinghouses under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Permitted development:

Q. Development consisting of—

(a) a change of use –

- (i) a building that is part of an established agricultural unit and any land within that building's curtilage, or**
- (ii) a former agricultural building that was (but no longer) part of an established agricultural unit and any land within that building's curtilage**

to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or

(c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of the Schedule or to extend that building.

Prior approval consent is sought to convert 4no. existing agricultural buildings and associated curtilages, part of an established agricultural unit, into 7 dwellinghouses under Q(c) as above.

Development not permitted:

Q.1 Development is not permitted by Class Q if—

(a) in the case of a site that is part of an established residential agricultural unit—

- (i) on 24th July 2023**
- (ii) where the site became part of an established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,**

Paragraph X of Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 ('interpretation of Part 3') states that 'agricultural building' means a building used for agriculture and which is so used for the purposes of a trade or business, and excludes any dwellinghouses, and 'agriculture use' refers to such uses.'

Section 336(1) of the Town and Country Planning Act 1990 states that 'agriculture' includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where the use is ancillary to the farming of land for other agricultural purposes, and 'agricultural' shall be construed accordingly.

The Class Q permitted development rights were updated in May 2024, with the ten-year clock reset to 24th July 2023. The Planning Statement submitted outlines that the site was purchased by the Applicant's grandparents in 1960 and ran as a piggery and supplementary crops until 1999 when 21 acres of land were sold off following ill health. The farm continued to operate on a smaller scale until 2011, at which time the agricultural activities stopped and the buildings laid redundant. While the buildings have been cleared, the Statement outlines that the buildings have not been in an alternative use since the cessation of the agricultural enterprise. On the evidence available, it is considered that the buildings were last in use for agriculture use, and therefore the proposal complies with paragraph (a)

- (b) in the case of a building that was (but is no longer) part of an agricultural unit —**
 - (i) the site was part of an established agricultural unit on 24th July 2023,**
 - (ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or**
 - (iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose.**

The applicant has confirmed that the buildings formed part of an established agricultural unit on 24 July 2023, satisfying the relevant eligibility requirement. There is no evidence that the site has subsequently ceased to form part of that agricultural unit, and it is noted that previous Class Q prior approvals have been granted in respect of these buildings. The proposal is therefore considered to meet the relevant eligibility criteria in this regard.

- (c) the floor space of any dwellinghouse under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,**

The floor area of the proposed dwellinghouses would be as follows:

Building A -

Dwellinghouse 1: 41.78 sqm

Dwellinghouse 2: 41.61 sqm

Dwellinghouse 2: 41.47 sqm

Dwellinghouse 2: 41.40 sqm

Building B -

Dwellinghouse – 82.39 sqm

Building C -

Dwellinghouse 1: 78.76 sqm

Building D -

Dwellinghouse 2: 64.35 sqm

The measurements above confirm the 150 sqm allowance would not be exceeded under Class Q.1(c).

- (d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see Paragraph Q.3(2) of this Part) would result in –**
 - (i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or**
 - (ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres.**

The proposal is for 7no dwellinghouses, under the permitted number of 10 dwellings. The overall cumulative, floor space would be 391.76sqm, which is within the requirement of Class Q.1(d).

- (e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;**

The proposal is considered to meet the requirements of (e).

- (f) less than 1 year before the date development begins—**
 - (i) an agricultural tenancy over the site has been terminated, and**
 - (ii) the termination was for the purpose of carrying out development under Class Q,****unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;**

Not applicable.

- (g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,**

There is no evidence to indicate that development under Class A(a) or Class B(a) of Part 6 has taken place.

- (h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than—**
 - (i) extension of the building allowed by paragraph Q.1(i);**
 - (ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),**

The submitted plans show that no extensions will take place, although as discussed in (j) below, the building operations required would result in a slight projection beyond the external elevations as permitted by paragraph Q.1 (j)(i). As these measurements do not exceed 0.2metres, the proposals are therefore to meet the requirements of (h).

- (i) the development under Class Q(b) would result in an extension that—**
 - (i) has more than one storey,**
 - (ii) is sited anywhere other than to the rear of the existing building,**
 - (iii) extends beyond the rear wall of the existing building by more than 4 metres,**
 - (iv) has eaves the height of which exceed the height of the eaves of the existing building,**
 - (v) is higher than whichever is the lower of—**
 - (aa) the highest part of the roof of the existing building, or**
 - (bb) a height of 4 metres above the ground,**
 - (vi) extends beyond a wall that forms a side or principal elevation of the existing building, or**
 - (vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and—**
 - (aa) the hard surface was not provided on the land on or before 24th July 2023,**
 - or**

- (bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the date development under Class Q(b) begins,**

The proposal does not include the extension of the existing buildings as covered by the above criteria and is therefore considered to meet the requirements of (i).

- (j) the development under Class Q(b) would consist of building operations other than—**
- (i) the installation or replacement of—**
- (aa) windows, doors, roofs, or exterior walls, or**
- (bb) water, drainage, electricity, gas, or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and**
- (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);**

Paragraph 105 of the Planning Practice Guidance in relation to building operations states the following:

'Building works are allowed under the change to residential use. The permitted development right under Class Q assumes that the agricultural building is capable of functioning as a dwelling. However, it recognises that for the building to function as a dwelling some building operations which would affect the external appearance of the building, which would otherwise require planning permission, should be permitted. The right allows for the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas, or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations. It is not the intention of the permitted development right to include the construction of new structural elements for the building. Therefore, it is only where the existing building is structurally strong enough to take the loading which comes with the external works to provide for residential use that the building would be considered to have the permitted development right.'

The Applicant has detailed within their Planning Statement that the building works undertaken under (j)(i), include:

- the installation of new doors and windows, exterior wall and roof cladding
- Exterior wall and roof cladding would be replaced to provide the necessary weathering.
- Lightweight cladding to the walls would be provided and lightweight roofing sheets to the roofs.

As such, the external dimensions of the building would not extend beyond the external dimensions of the existing building at any given point more than 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i)

The Council has received a notification for demolition (DC/26/0966) pursuant to Class B of Part 11 of Schedule 2 of the Order, resolving to grant prior approval as to the method of demolition and proposed restoration of the site in accordance with the details received. The buildings subject of the Class B Part 11 notification corresponds to the buildings noted for demolition on plan 2602TI_000, Rev 001 (dated 18.05.2026), and annotated by the applicant as not being intended for consideration in conjunction with this notification under Class Q of Part 3.

Paragraphs Q(a) and Q(b), provide that 'permitted development' involves the change of use of an agricultural building, and any land within its curtilage, to a C3 use together with building operations reasonably necessary to convert the building to a C3 use. The submitted plans and documents reveal that the demolition of several lean-to and adjoining buildings is objectively necessary to accommodate relevant curtilages, afford suitable aspects and to ensure living conditions would not be unduly affected by agricultural operations. The capability of these buildings to function as dwellinghouses is, therefore, contingent upon the demolition of lean-to and adjoining structures, notwithstanding that such structures could separately be demolished pursuant to prior approval granted under DC/20/0966. The grant of prior approval under Class B of Part 13 does, however, set out an intention to undertake these works, to which the Authority holds no further evidence that such works will not take place as a matter of fact.

As reasoned within the previous Officer's reports for Class Q applications for these buildings, the described works of demolition could not be described as reasonably necessary to carry out buildings operations permitted by sub-paragraph Q.1(i)(i), thus representing a form of development not permitted by virtue of sub-paragraph Q.1(i)(ii).

Paragraph W.13 of Part 3 bestows upon the Authority the discretion to grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval. Paragraph Q.1(i) is not a subject requiring the prior approval of the Authority, though in responding to a notification made under Class Q of Part 3, the Authority must come to a determination as whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (Q.2(e)). As reasoned within the Officer's report accompanying DC/19/2298 and DC/23/0263, the lean-to structures and those adjoining the buildings subject of this notification are capable of agricultural use and could adversely impact residential amenity by reason of proximity and the likelihood of noise/odour disturbance.

The removal of attached and adjoining structures, falling within the defined application site, in accordance with the provisions of paragraph W.13 of Part 3 can be secured by means of an appropriately worded condition, and would be deemed necessary in this instance, in order to overcome concerns regarding the 'undesirability' of a change of use in this location.

It is noted that the Inspectorate have adopted a similar approach, where necessary, without reference to constraints set out under paragraph Q.1 and Q.1(i)(ii). In this regard, subject to a condition necessary to secure the living standards of future occupants requiring the demolition of lean-to and adjoining structures, this notification would not be considered contrary to the provisions of paragraph Q.1(i).

The applicant has provided a Structural Statement which solely relates to the structural condition of buildings 5 and 6. This survey confirms these buildings are not capable of conversion and would require full demolition for the current area to be realistically developed, as discussed above. It is noted a different structural survey was submitted under the previous application, DC/23/0263, in which confirms that each building subject to this notification is capable of conversion without the necessity for substantial reconstruction and on the basis of existing structural framing. Each structure is enclosed by roofing/cladding, with works of direct alteration considered compliant with the provisions of Q.1(j).

(k) the site is on article 2(3) land;

The site is not on article 2(3) land.

(l) the site is, or forms part of—

- (i) a site of special scientific interest;**
- (ii) a safety hazard area;**
- (iii) a military explosives storage area;**

The site is not within any of these areas.

(m) the site is, or contains, a scheduled monument; or

The site is not and does not contain a scheduled monument.

(n) the building is a listed building

The building is not a listed building.

- (o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or

The proposal is for the creation 7 dwellings, as set out below –

Unit	Unit Size (Internal)	Nationally Described Space Standards
Building A		
Unit 1 - 1 Bedroom 1 Person	41.78 sqm	39 sqm
Unit 2 - 1 Bedroom 1 Person	41.61 sqm	39 sqm
Unit 3 - 1 Bedroom 1 Person	41.47 sqm	39 sqm
Unit 4 - 1 Bedroom 1 Person	41.40 sqm	39 sqm
Building B		
2 Bedroom 4 Person	82.39 sqm	70 sqm
Building C		
2 Bedroom 4 Person	78.76 sqm	70 sqm
Building D		
2 Bedroom 3 Person	64.35 sqm	61 sqm

The proposed conversion of the buildings is therefore considered to provide adequate living space in accordance with national space standards.

- (p) the building does not have suitable existing access to a public highway.

The site is accessed via a private track, leading off Stane Street (A29). This private track provides access for an existing dwelling and is therefore suitable to serve additional dwellings. The access has also facilitated the existing uses, without incident for years, as confirmed by WSCC LHA's consultation response.

Conditions

Q.2— (1) Where the development proposed is development under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- (a) transport and highways impact of the development

The proposal would utilise the existing access from Stane Street, which has previously been used in connection with the agricultural use of the site. Following consultation with WSCC Highways as the Highways Authority, no objection to the proposal has been raised. The proposal is not considered to result in harm to the function or safety of the public highway network, with adequate onsite parking and turning areas being available to serve the dwellings.

- (b) Noise impacts of the development

Paragraph 187 of the National Planning Policy Framework (NPPF) requires development to prevent both new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.

Paragraph 198 of the NPPF continues that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

The subject buildings are located within the locality of other residential buildings, with the wider area characterised by agricultural fields. The south of Barns C and D, are Pellanor Fields, located approximately 20 metres away, and Limetree located 68metres away. Whilst the development would introduce 7 additional dwellings, a residential use is not considered to generate harmful noise and disturbance above and beyond the existing uses of the area and the proposal is not considered to adversely impact on neighbouring occupiers and users of land.

(c) Contamination risks on the site

Paragraph 187 of the NPPF states that planning decisions should prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution. Paragraph 196 of the NPPF states that planning decisions should ensure that a site is suitable for its proposed use, taking account of ground conditions and any risks arising from land instability and contamination.

Commercial and agricultural buildings and land can be subject to significant contamination risks arising from their use, previous land uses, construction and storage of machinery, equipment, fuels, or other chemicals. Potentially hazardous materials may also be incorporated in made ground, yards, and hard standings. Risks arising from the use therefore require evaluation by the applicant.

The application has not been supported by a preliminary contamination risk assessment and there is no planning history related to these buildings which provides clarification. The identification of potential contamination does not in itself prevent development under Class Q, provided that appropriate investigation and remediation can be secured. In this case, it is considered that any contamination risks can be addressed through the submission of further investigation and remediation details prior to occupation, and a suitable condition is therefore imposed. As such, contamination does not constitute a reason for refusal of the proposal under Class Q.2(1)(a).

(d) flooding risks on the site

The site lies outside any area subject to flood risk. No concerns in respect of flooding are therefore raised.

(e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order

The site is located to the north of a residential dwelling known as Pellanor Fields, with the former commercial piggery extending to the north and north-west of this existing residential unit. These buildings are not currently in active agricultural use, though, could return to agricultural use as the last lawful use of land and buildings.

Agricultural activities undertaken in close proximity to the buildings subject of this notification, and resulting residential units, could impact upon the amenities/wellbeing of future occupants by reason of noise and odour disturbance. This would, potentially, fall beyond the control of future occupants, and could be of some scale given the range of existing facilities. It is, though, acknowledged that the prior approval of the Authority has been given in respect of the demolition of these buildings, which would preclude the potential for a future conflict between proximate residential/agricultural uses.

A condition requiring the demolition of adjoining and lean-to structures, as recommended, is deemed necessary to secure the amenity and living standards of future occupants. Subject to such a condition it is not considered that a change of use would prove undesirable in this instance.

The application site benefits from a pre-existing highway access and is not located in proximity to any sensitive industrial or utility facilities. There is no evidence before the authority that a change of use would prove impractical in this instance.

(f) the design or external appearance of the building, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application

The buildings would retain their original form, and the materials proposed are deemed appropriate to the rural setting and reflect the utilitarian character and its surrounding. The proposed alterations would enhance the appearance and the setting of the site in general. The design would give consideration to traditional agricultural buildings in the wider area, with the form of the structures deemed appropriate to a rural setting. It is therefore considered that the design and appearance of the conversions is acceptable.

(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses.

The submitted plans indicate that all habitable rooms would be served and benefit from sufficient windows to ensure adequate provision of natural light for future occupants. The proposal is therefore considered to meet the requirements of (g).

Conclusion

The proposal has been considered in relation to all relevant conditions, limitations, and restrictions of Class Q in Part 3. As reasoned in detailed above, it is considered that the proposal would comply with all relevant limitations of Class Q, with no individual considerations that would warrant the refusal of prior 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	391.5	451.6	0
Total Gain			
Total Demolition			

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: Prior Approval Required and PERMITTED

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).

2 **Pre-Occupation Condition:** The dwellings hereby permitted shall not be occupied until the buildings identified for demolition on plan 2602TI_000, Rev 001 (dated 18.05.2026), have been demolished and any resulting materials removed from the site.

Reason: To ensure acceptable living conditions for the occupiers of the dwellings and to avoid unacceptable exposure to noise and odour disturbance in accordance with paragraph Q.2(1)(e) of Class Q of Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 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/26/0948

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Structural Report, Vkhp-consulting Ltd	DB/ATB/687826	11.06.2026

Supporting Statement	Planning Statement	NONE	11.06.2026
Location plan	Location Plan	2602TI_000	11.06.2026
Block plan	Proposed Block Plan	2602TI_001	11.06.2026
Elevation & Floor plan	Existing Floor Plan & Sections	2602TI_100	11.06.2026
Elevation & Floor plan	Proposed Building A - Floor Plan and Elevations	2602TI_200	11.06.2026
Floor plan	Existing Ground Floor Plan	2602TI_101	11.06.2026
Floor plan	Proposed Ground	2602TI_201	11.06.2026
Elevation plan	Existing Sections	2602TI_102	11.06.2026
Elevation plan	Proposed Sections	2602TI_202	11.06.2026
Elevation & Floor plan	Existing Elevations and Floor Plan - Building B	2602TI_103	11.06.2026
Plans	Proposed Floor and Elevations - Building B	2602TI_203	11.06.2026
Elevation & Floor plan	Existing Sections and Floor Plans - Buildings C & D	2602TI_104	11.06.2026
Elevation & Floor plan	Proposed Floor Plans and Elevations - Buildings C & D	2602TI_204	11.06.2026
Plans	Location Plan - Buildings to be Demolished	2602TI_000 Rev 0001	03.08.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 22/07/2026

Authorising Officer sign/initial Tamara Dale Date: 04/08/2026