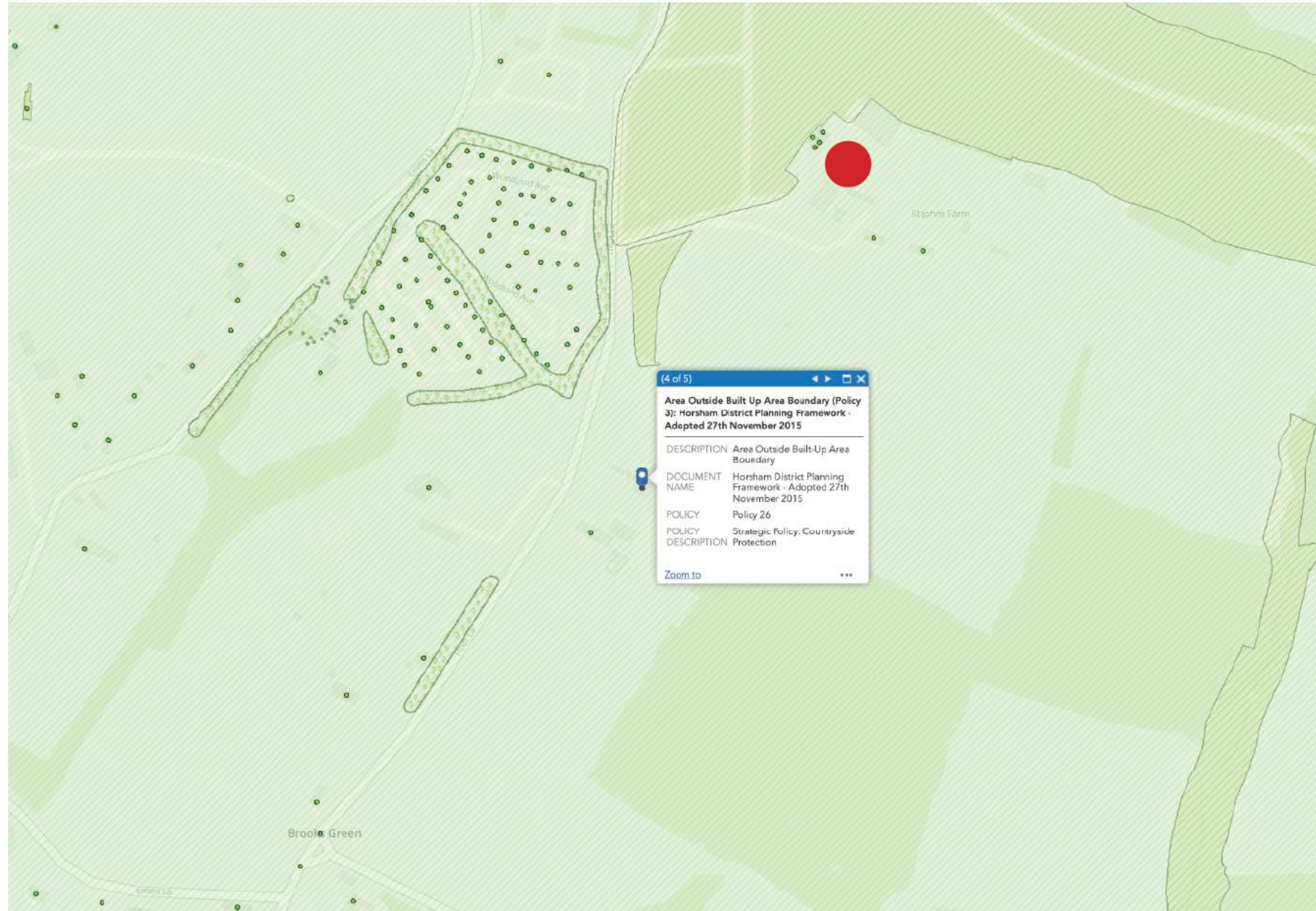


DESIGN & ACCESS STATEMENT
St John's Farm, Trout Lane, West Sussex, RH13 0JN





The site is located on St Johns Farm, Trout's Lane. The site is a brown field site consisting of several barns and hard-standing.

Planning Designations.

1. Bat Sustenance Area
2. Area outside Built Up Area Boundary (Policy 3) Horsham District Planning Framework - Adopted 27th November 2015
3. Ancient Woodland adjacent the site
4. Policy 26 - Strategic Policy Countryside

Policy 26

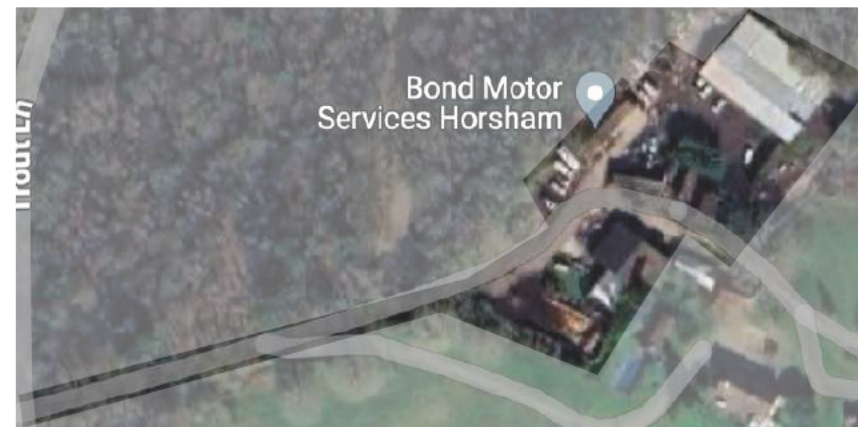
Strategic Policy: Countryside Protection

Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:

1. Support the needs of agriculture or forestry;
2. Enable the extraction of minerals or the disposal of waste;
3. Provide for quiet informal recreational use; or
4. Enable the sustainable development of rural areas.

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;

1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;
2. The pattern of woodlands, fields, hedgerows, trees, water-bodies and other features; and
3. The land form of the area.





The application site measures approximately 5,065 sqm and consists of a number of barns and sheds, some of which are in poor condition.

The centre of the site contains an existing dwelling (Sussex Barn) in two parts, which is a non-designated heritage asset.

The site currently also provides access to St John's Farm and Heathfield House.

The north western boundary of the site provides access to an existing a public footpath to the adjacent Ancient woodland.



Site plan



View 1



View 2



View 3



View 4





North Barn



Workshop



East Shed



West Barn



Workshop



South Barn



Sussex Barn - Existing converted barn to be retained excluded from application site



Sussex Barn - to be retained excluded from application site



Sussex Barn to be retained



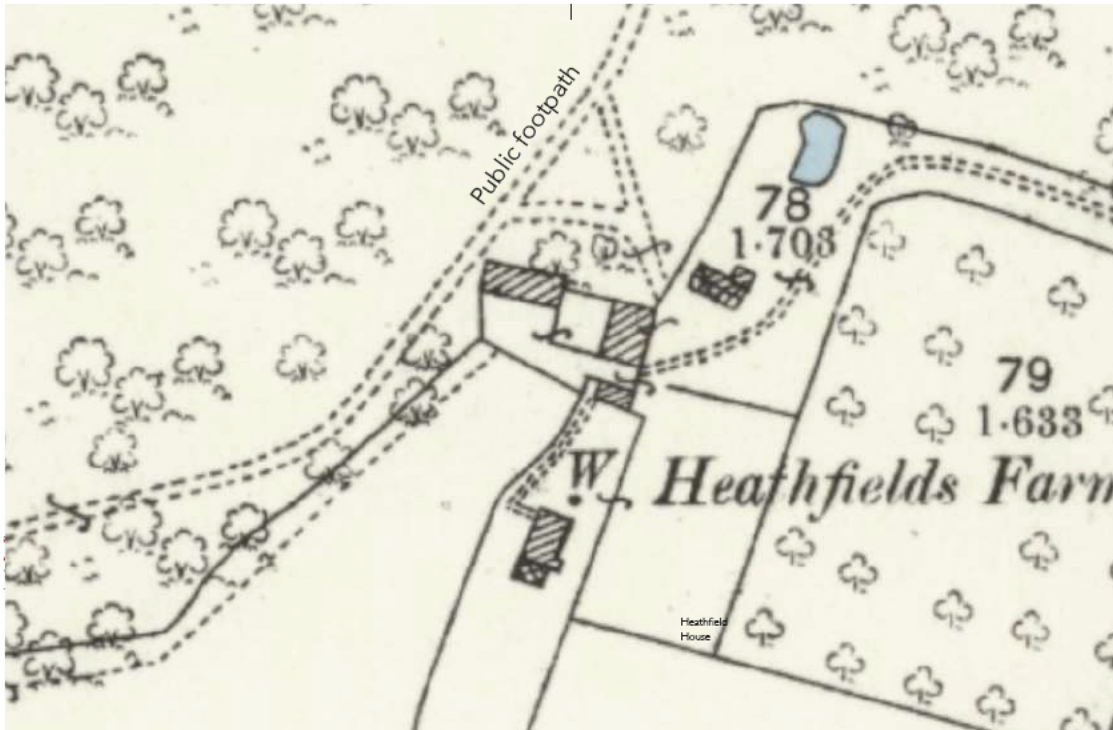
Sussex Barn to be retained excluded from application site



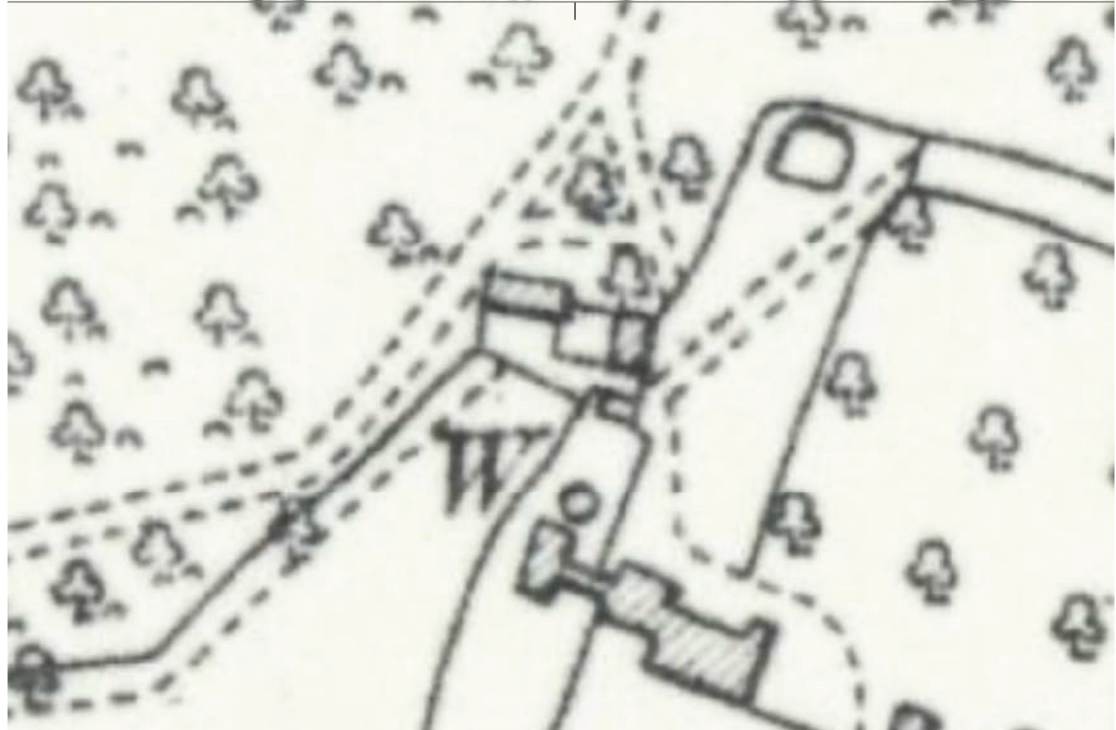
Adjacent barn to be retained and excluded from application site



Adjacent barn to be retained and excluded from application site



HISTORIC MAP - PRE 1900

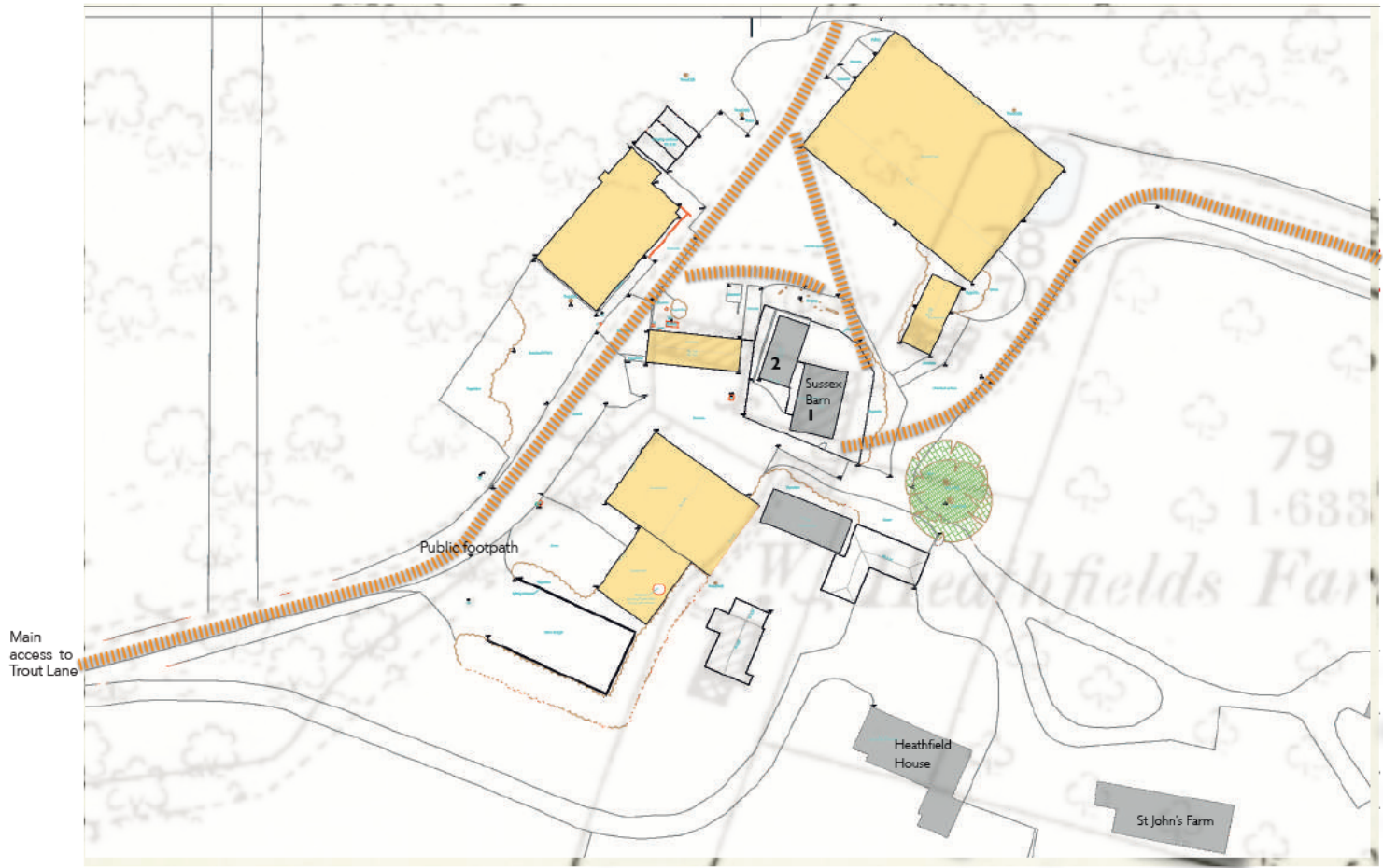


HISTORIC MAP - POST 1900

The site has been developed significantly over the years.

Part of the original layout can still be seen in the existing buildings. Namely the east portion known as 'Sussex Barn' which appears to be the oldest building on site, dating back to pre 1900.

All other buildings appear to have been constructed at a later date as the farmyard grew in size.

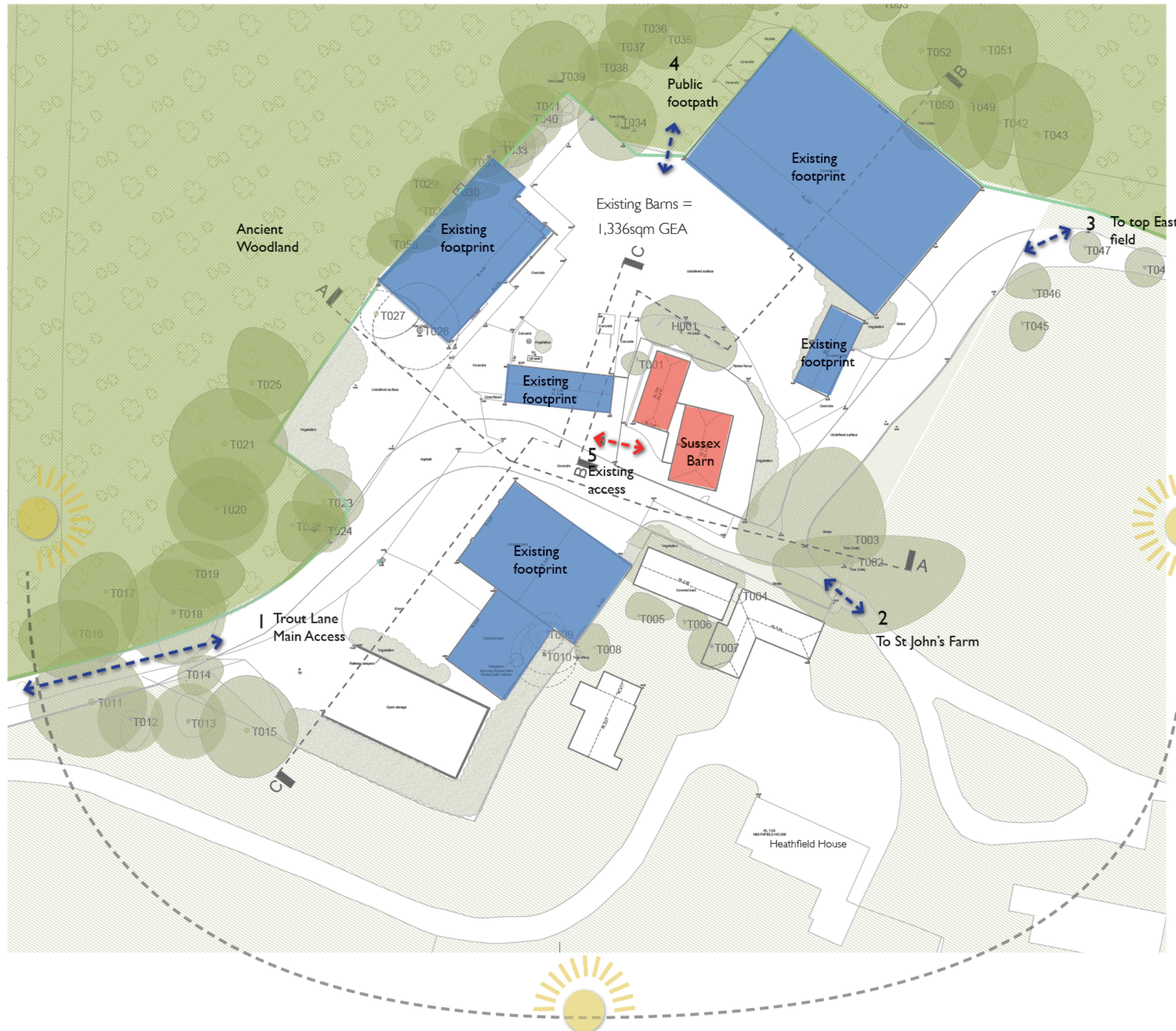


Historic Map showing an overlay of modern structures

The historic map dating back to 1889 shows the original access paths/roads onto the site, which are still in use to present day.

'Sussex Barn' (1) is shown on these early maps as a single barn. The second building to the west (2) appears to have been added at a later stage, together with the other large semi- agricultural barns/sheds/workshops.

Heathfield House and St John's House, outside the boundary of this application site, though accessed via the site, have also been added although at later stage.



The existing application site consists of several barns and workshops/sheds totalling over 1,300 sqm gross external area (GEA), as well as an existing converted barn in the centre of the site ('Sussex Barn'), currently occupied as residential, and not included in the application site.

The site borders an Ancient woodland to the West & North, and open fields to the South & East.

Several existing access points to neighbouring properties, exist on the site which need to be retained including:

1. Main access to Trout Lane
2. St John's farm to the south east.
3. Access to a field in the North East corner for neighbouring farm vehicles.
4. Access to a public footpath to the north
5. Access to Sussex Barn in the centre of the site

Due to the sites proximity to the Ancient Woodland, the existing building footprints have been used as a guide for positioning the new buildings, to ensure the new buildings do not encroach any further on the Ancient Woodland 'buffer zone', and in many cases reduces the encroachments.



An Ancient Woodland which lies to the West and Northern boundary of the site, requires a 15m 'buffer' zone, where there are no current building structures.

There are also several trees along the Woodland boundary and within the Woodland, and some on the application site including Evergreen Conifers to the North of Sussex Barn (ref: H001).

