

PLANNING STATEMENT

in support of Prior Approval Application for change of use of barn from agricultural use to residential (C3) with associated operational development, under Class Q (b)(c) 2024 at Henfield Lodge, Brighton Road, Woodmancote, Henfield, BN5 9SU



Planning and Architectural Consultants



Henfield Lodge Barn south elevation PHOTO 5



Henfield Lodge Barn north elevation looking to the east PHOTO 2



Henfield Lodge Barn looking south over vineyard c 2020 PHOTO 15

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1. INTRODUCTION and SUMMARY

- 1.1 This planning statement has been prepared in support of a Prior Approval application under Class Q (b)(c) for the change of use of a barn connected with a vineyard, with associated rear extension and operational development, from an agricultural use to residential use (C3), located at Henfield Lodge, Brighton Road, Woodmancote, West Sussex.
- 1.2 The statement includes a history of the barn and its relationship to the vineyard and Henfield Lodge, a heritage statement appraisal, a description of the proposals with outline plans and elevations, a structural report on the condition of the barn and an assessment of how the proposals meet the criteria set out in Class Q of the Town and Country Planning (General Planning §Development) (England) Order 2015 (updated in 2024).
- 1.3 The vineyard was created in 1998 with the planting of 770 vines within a partly walled, former market garden of 0.9 acres to the south of the large main house, Henfield Lodge, by the former owner Mr and Mrs Lawson. In 2002, the large existing glass house with solid brick wall at the northern end of the vineyard was converted to an oak framed and timber boarded barn with slate roof, for use as part of the vineyard operation. The proposal is to convert the barn and add a rear extension to create a single family dwelling of 148 m² (NIA)
- 1.4 Henfield Lodge, formerly known as East Kentwyns, comprises 8.5 acres lying directly south of Brighton Road, and includes the secluded vineyard and barn at the south western end, a gatehouse and the substantial main house with adjoining indoor pool and a tennis court and pavilion in the extensive grounds.
- 1.5 The vineyard and barn has direct access within the Henfield Lodge grounds to the main public highway entrance of Henfield Lodge at Brighton Road. The part public, part private 'sunken' lane leading to Hole Farm forms the west boundary to Henfield Lodge grounds

and the vineyard and although there is a gated entrance from the lane at its northern end, this is locked shut and not used. The lane also gives access to Kentons Farmhouse (listed), Barn Cottage, Kentwyns Cottage and South Kentwyns as well as Hole Farm Barn and Hole Farm.

- 1.6 The vineyard continued in productive operation until 2016/2017, producing 1200 bottles of Pinot Noir and Chardonnay, when the Lawson's put Henfield Lodge and the vineyard operation up for sale as a going concern. The first new owners subsequently arranged for removal of all the vines in c 2020 for reasons unknown, prior to selling Henfield Lodge, including the vineyard area and barn to the second and current owners in 2021.
- 1.7 Section 336 of the Town and Country Planning Act 1990 sets out the definition of 'agricultural' for planning purposes, which includes fruit growing and market gardening activities. (see Planning Statement Section 6_References)
- 1.8 The proposed change of use complies with Class Q criteria, will not introduce any detrimental impact on neighbours, heritage assets or the public highway, is in an appropriate location near local facilities and services in Henfield and is classified as being in a location having a very low flood risk on up to date Environment Agency flood maps.

2. SITE AND BARN DESCRIPTION

- 2.1 The vineyard area of 0.9 acres lies at the south western end of Henfield Lodge and its grounds of 8.5 acres. The land falls gently to the south where a mature, native tree and hedge belt forms the southern boundary to Hole Farm Barn. A similar mature, native tree and hedge belt forms the western boundary to the private lane to Hole Farm, a 'sunken' lane at a lower level to the barn and vineyard area. The east boundary is formed by an Victorian era, high brick wall to the grounds of Henfield Lodge while the northern boundary is formed by a similar high brick wall enclosing an orchard and market garden area to the front of the barn.
- 2.2 The nearest property, to the west gable of the barn, is South Kentwyns on the other side of the 'sunken' lane to the west, although it is the double garage that fronts the lane, the main house being set further back and orientated north/south. The bank boundary to the lane on the barn side is characterised by mature, native tree and hedge screening.
- 2.3 The existing access to the barn continues from the main entrance drive to Henfield Lodge, from Brighton Road, (public highway) turning right at the Gatehouse (before reaching the main house), continuing past the rear garages to the Gatehouse before continuing south to the barn (running parallel to the lane which leads to Hole Farm), on the outside of the high brick wall which forms part of the former walled garden to the main house and indoor pool. At one short part of the access, narrowing its width somewhat, there has in the more recent past been located a temporary single timber store, later removed, and oil tanks (for the main house) which are however to be more conveniently relocated near the main house, in early summer.
- 2.4 The 1875 O/S map shows a 'within site' access, parallel and close to the lane, leading to the market garden areas where the orchard/ market garden and vineyard areas and barn are located, while the 1897 and 1912 O/S maps show the 'within site' access way and two buildings of a similar plan proportion and location to the barn, and the walls of the walled garden, which confirms the earlier

market garden use at the location, associated known land use activities around Henfield from the early 19C. The 1956 O/S Map shows the barn as a large glass house of the same size with a further parallel glass house to the south. (*see Appendix 1*)

- 2.5 Both the vineyard area and the orchard/market garden area immediately to the north of the barn drain well because of the gentle slope. Watercourse and surface water risks are classified as Very Low, on up to date EA flood mapping.
- 2.6 The barn itself comprises a continuous (with one major opening) Victorian solid brick longitudinal 'front' wall, 27.5m long, 3.4m high internally (2.3m high externally) with a corresponding longitudinal, low brick plinth wall on the vineyard elevation, over which new Border Oak framing and timber boarded external walls were added together with a new slated pitched roof replacing the earlier part glazed walls and roof of the glasshouse, in 2002, following planting of the vines and the start of the vineyard operation in 1998. There are 8 no in plane roof lights.
This type of barn, where the main floor level is lower than the upper entrance level, is known as a bank barn and is typically found in downland areas where natural ground levels fall across the site where a barn or other agricultural building is located.
- 2.7 A structural survey by consultants confirms that the oak framing, roof timbers and solid brick walls are in a sound condition and are capable of supporting any additional loads that may result from a conversion to residential use.
- 2.8 The internal area of the barn is 112 m², the internal height to underside timber roof ties 3.25m and there is a area of hardstanding at the rear of the barn approximately 4m in depth and 15m in length.
- 2.9 The barn has large shuttered openings in the south, (eaves elevation) and the east, gable elevation, a single door in the west gable elevation and a 'boarded up' 2.4m wide entrance opening in the solid brick wall that forms the north entrance elevation.

- 2.10 As the main access to the barn is from the north, this solid brick formed elevation is considered to be the front elevation of the barn where there is also a hardstanding 'turning' area and a circular brick paved area, 'half' circumference screened by a laurel hedge.
- 2.11 The barn has an existing three phase electric supply and mains water supply. Surface water drainage is via soakaways and foul drainage via a Klarjester BioDisc sewage treatment plant which discharges to a drainage field located to the east of the high brick wall, which serves Henfield Lodge.
- 2.12 Although the vineyard area and the boundary trees and hedges sustain an appropriate level of biodiversity for the location, there is no evidence that the barn itself provides a habitat for bats, swifts, owls, slow worms or amphibians.

3. PLANNING HISTORY

- 3.1 Relevant planning history for the vineyard area and barn, available on line, are referenced below.
- 3.2 1990 Although not directly including the barn and vineyard area, proposals for a 60 bedroom hotel at Henfield Lodge, then still known as East Kentwyns, submitted by the then owner, Mr M Deasy, were refused. The vineyard area and a building of the same plan size and location as the barn are shown on the submitted location plan (o/s map extract) being included within the East Kentwyns site area. (WK/1/90)
- 3.3 1998 Vineyard created within 0.9 acre part walled, former market garden area, by owners of Henfield Lodge (8.5 acres), Mr and Mrs Lawson, with 771 vines planted, mainly Pinot Noir and Chardonnay grape varieties, with potential to deliver approximately 1200 bottles of wine each season. *(referenced in the Officers Reports on WK/3/02 and DC/09/0995)*
- 3.4 2002 Retention of garden building (barn) for storage of machinery and processing of grapes for wine. Drawings approved show a Border Oak Design and Construction scheme to erect oak framed and timber boarded east/south/west elevations retaining the existing 3.4m high solid brick north elevation wall and the low brick plinth wall to the south elevation, with a replacement slate roof with oak trusses at 3m centres and a rafter/horizontal tied timber roof structure. Approved (WK/3/02). Implemented. The approved replacement building was constructed in 2002, as the approved drawings.
- 3.4 2003 Alterations to vehicle access at Brighton Road with new gates and brick walls. Approved (WK/01/03). Implemented
- 3.5 2009 Variation of condition 3 on WK/3/02 to allow storage of finished wine in bottles in barn in connection with vineyard. Approved (DC/09/0995). Implemented.

4. HERITAGE APPRAISAL

- 4.1 Henfield Lodge, the Gatehouse (labelled as the Lodge on o/s maps), the Barn, the high brick walls of the former walled garden, the outbuildings or the grounds are not statutory listed or locally listed, nor are referenced in the Neighbourhood Plan.
- 4.2 Kentons Farmhouse and outbuildings on the other side of the public lane at the northern end near Brighton Road (the lane becomes private at the southern end approaching Hole Farm and Hole Barn) are Grade II listed. South Kentwyns south of and on the same side of the lane as Kentons Farmhouse is a much later, early mid 20C building and is not listed, nor is Kentwyns Cottage also on that side of the lane. Hole Farmhouse is listed but is significantly further to the south at the end of the lane.
- 4.3 The barn and vineyard however are at located at some distance south of Kentons Farmhouse and Outbuildings on the opposite side of the lane, which becomes a 'sunken' lane beyond Kentwyns Cottage with mature native tree and hedge screening to the sunken lane. Hole Farmhouse is at some distance further south and at a lower level (as the ground falls quickly to the south) of the barn and vineyard with extensive mature native tree and hedge screening along the full length of the lane and to the southern boundary of the vineyard.
- 4.4 The barn and vineyard and access are also secluded from the lane and cannot be considered to contribute to the setting of Kentons Farmhouse and Outbuildings or Hole Farmhouse and therefore the proposals for conversion of the barn will have no impact on the listed heritage assets or their settings.

5. PROPOSALS

- 5.1 The existing net internal area of the barn is 112 m² with an internal height from existing concrete slab to underside of timber roof ties of 3.25m, roof pitch is 26 degrees. There are 2.8 wide, high shuttered openings, one on the south elevation, one in the east gable elevation and a 2.4m wide 'boarded up' opening in the north (front) elevation. There is single door opening in the west gable elevation and 8no small, in plane rooflights.
- 5.2 The 3.2m wide access leads to the north elevation where there is also a hardstanding vehicle turning area. There is also an area of hardstanding adjoining the south elevation, 15.5m in length by 4 metres in depth from the elevation at the shuttered opening. This hardstanding is continuous with and rises to the higher level north hardstanding, at the west gable elevation, where the width is 3m. The difference in existing ground level between the north side and the south side is 1.2m with the lower part of the existing north solid brick wall being a retaining wall to achieve a level internal floor set at the south side ground level. This is the original construction of the glass house/barn which is set into the ground by 1.2m at the north side, in response to the natural ground contours which fall from north to south.
- 5.3 The proposals are to create a 4 bedroom dwelling by conversion of the existing barn with the addition of a 36m² single storey, rear extension in a similar built form to the existing barn. The entrance will be at the existing opening in the north elevation with internal steps in an entrance hall down to the main floor level. Subject to discussions with building control an internal open 'platform' lift may also be fitted from the entrance hall to the main floor level.
- 5.4 All habitable rooms, bar one bedroom, will face south and will have good levels of natural light, outlook and ventilation through the sensitive introduction of plain, full height openings that follow the geometry and proportion of the barn oak frame to retain the overall

appearance and feel of a barn in a rural location. The fourth bedroom will have a similar window in the north elevation where openings otherwise will be kept to a minimum.

- 5.5 The roof and external walls will generally be insulated, internally, to achieve a 15% improvement on current building regulation standards carbon emission standards. The existing concrete floor slab will be insulated over the slab with a new timber wood flooring laid over, which will both reduce heat loss and raise the finished floor level to 150mm above existing external ground level.
- 5.6 Internal ceiling will generally be around 3m in height in main rooms within the converted barn but with an open 'vaulted' exposed pitched internal ceiling to the main living and dining room in the extension part.
- 5.7 External finishes will be the existing brick wall to the northern elevation with horizontal timber boarding between existing oak frames on to the south, east and west elevations and the extension, as the existing barn external materials. The existing horizontal boarding will be taken off, treated and reused as the replacement boarding, both to improve the durability and allow insulation to be placed between the oak frames.
- 5.8 Existing slates will be retained on the barn with second hand matching slates used on the extension. Photo voltaic panels will be installed on the south facing roofs, between retained roof lights, which will contribute to achieving a further significant reduction in the carbon footprint of the dwelling. With dark grey, no glare, modern PV panels the southern roof pitches will not appear inconsistent with simple, traditional slated barn roofs.
- 5.9 There is scope, either within the converted barn or a simple, small lean to addition to the north elevation, concealed by the existing evergreen hedges, to provide a battery storage area for the PV system, if necessary. This can be covered by a condition.

- 5.10 The existing, gravel surface, access and hardstanding will be retained as this is the same surface as the the front drive and hardstandings to the main house and Lodge (the Gatehouse) and is appropriate for a rural location. The circular area of red brick paving at the north entrance to the barn will also be retained. Parking will be restricted to the existing gravel hardstanding on the north side, with no vehicles, other than garden machines, being allowed on the south or west side.
- 5.11 There is an existing 3 phase electricity supply to the barn, cabled underground, from the main intake near the main house, so the conversion proposal will not require any overhead cables.
- 5.12 There is an existing underground water supply to the barn and an existing Klarjester BioDisc sewage treatment plant for the main house and Gatehouse located beyond the high brick wall at the east side of the former vineyard which may have capacity to accept foul drainage from the new dwelling. If a new Klarjester BioDisc plant is required for the new dwelling, the owners of Henfield Lodge will give permission for that to be installed close to the existing plant, which is some 90 metres from the main house and 45 metres from the barn and screened with native hedging, with a right of access via Henfield Lodge grounds for maintenance.
- 5.13 Existing ground conditions and the gentle fall to the south is suitable for soakaways to dispose of roof surface water. Existing soakaways for the barn will be traced and either be refurbished or be replaced with modern soakaway crates.
- 5.14 Current EA flood mapping, which includes allowances for future climate change has confirmed that the barn is classified as Very Low risk of fluvial and surface water flooding, so the proposal, although increasing the vulnerability classification (barn to dwelling) does not need to include any special mitigation measures.
- 5.15 There is no evidence of any species using, or having used, the interior or exterior of the barn as their habitat and therefore no ecological survey is considered necessary at the prior approval application stage. There is a relatively high level of biodiversity at

Henfield Lodge and its 8.5 acre grounds and therefore proposals to achieve a biodiversity gain directly associated with the conversion proposal are not considered necessary at the prior approval application stage.

6. CLASS Q COMPLIANCE

6.1 Class Q (in Sch Pt.3) in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended 2024) classifies **Permitted development** as:

Q. Development consisting of—

(a) a change of use of—

(i) a building that is part of an established agricultural unit and any land within that curtilage, or

(ii) a former agricultural building that was (but is no longer) part of an established agricultural holding and any land that was within that buildings 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 will building operations reasonably necessary to convert the building referred to in sub paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.

6.2 **This prior approval application is under sub paragraphs (b) and (c)**

- 6.3 Q1 of the Order sets out the criteria that the proposals must meet to benefit from the permitted development rights. Compliance with (b) and (c) is assessed in the following paragraphs. **The criteria are listed in the Order, in the negative:**

Development not permitted

Q1. Development is not permitted by Class Q if—

- (b) in the case of a site that was (but is no longer) part of an established unit—*
- (i) the site was part of an established unit on 24 July 2023,*
- (ii) where the site ceased to be part of an established agricultural unit after 24 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 agricultural unit, the site has been used for any non-agricultural purpose,*

The site has not been part of an established agricultural unit (vineyard) since 2016/2017 and has not been used since for any non-agricultural purpose.

- (c) the floor space of any dwelling house developed under Class Q having a use falling within Class C£ (dwelling houses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,*

The proposed floor space of the one dwelling house is 148m²

- (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 dwelling units having a use falling within Class C3(dwellinghouses) of SchedUle 1 to the Use Classes Order exceeding 10 square, or*
- (ii) the cumulative floor space of dwelling houses having a use falling within Class C3(dwelling houses) of Schedule 1 to the Use Classes Order exceeding 1000 square metres,*

No previous development under Class Q has been undertaken, and no previous Class Q prior approval application has been submitted.

- (e) (f) the site is occupied under an agricultural tenancy.....*

There is no agricultural tenancy on the site.

- 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 of development under Class Q begins,*

No development under either Class A(a) or Class B (a) has been carried out in the vineyard, barn or orchard/market garden area.

- 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) prolusions of up to 0.2metres to accommodate building operations allowed by paragraph Q.1(j)(i)*

The proposals would not result in the external dimensions of any part of the barn extending beyond the external dimensions of the existing barn by more than 0.2 metres other than the proposed rear extension which extend by no more than 4 metres from the rear wall of the barn.

- (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 more than 4 metres,*
- (iv) has eaves the height of which exceeds the height of the eaves of the existing building,*
- (v) is higher than whatever 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 after 24 July 2023, or*
 - (bb) where the hard surface was provided on the land after 24 July 2023, the hard surface has not been situated on the land for a period of at least 10 years before the development under Class Q(b) begins,*

The proposed 4 metre deep, 3.95m high, single storey extension at the rear of the barn with the same eaves height and roof pitch of the existing barn is located on an existing hard surface of compacted gravel over an old, hard sub base, that has been in place before the barn replaced the former glasshouse building in 2002.

- (j) the development under Class Q(c) 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 dwelling house, and*
- (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i)*

The proposed building works will only involve installation and replacement of windows, doors, and insulation of roofs and exterior walls to the extent that are reasonably necessary for the barn to function as dwelling house. No demolition or partial demolition is proposed.

- (k) the site is on article 2(3) land,*

The site is not in a Conservation Area, National Park, Area of Outstanding Natural Beauty and is not a World Heritage Site. The South Downs National Park lies some distance to the south but the site is not considered to contribute to the setting of the national park.

- (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, nor is located in any of these areas.

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

The site is not, or contains a scheduled monument.

(n) the building is a listed building

Neither the barn or the walled garden wall are statutory or locally listed buildings or structures.

(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 standards issued by the Department for Communities and Local Government on 27 March 2015 as read with the notes dated 19 May 2016 which apply to it, or

The proposed conversion of the barn and the rear extension comfortably meet the national space standards for dwelling houses.

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

The barn has a hard surface access, directly leading to and connected to the similar hard surface access to Henfield Lodge and the Gatehouse from Brighton Road, a public highway. An existing, alternative, gated access directly from the public highway lane leading to Hole Harm and also giving access to Kentons Farmhouse, Barn Cottage, Kentwyns Cottage, South Kentwyns and Hole Farm Barn is permanently locked shut and screened and is not proposed to be used as either access to the barn or the garaging at the Gatehouse.

Q2. Conditions

Q2.—(1) Where the development proposed is development under both Class Q (a) and Class Q (c), 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 prior approval of the authority will be required as to—

(a) transport and highways impacts of the development,

A planning application for alterations to the gates at the entrance to Henfield Lodge (which also gives access to the Gatehouse and the barn) from Brighton Road in 2003 was reviewed by the highway authority and granted consent. The gates open in and are set back from the highway with adequate visibility splays.

The proposed change of use of the barn (associated with the vineyard operations) to a single family dwelling is not considered likely to materially increase vehicle trips over those trips associated with the previous vineyard operation.

Three on site car parking spaces for the converted barn are proposed on the existing hard standing close to main entrance doors to the barns.

(b) noise impacts of the development

The proposed change of use to a single family dwelling is considered unlikely to increase noise at the site or its surroundings over its previous use as a barn associated with commercial vineyard operations. South Kentwyns, on the other side of the lane, is the closest property and there is mature tree and hedge screening to the bank to the sunken lane. The west gable to the barn which faces the

lane is only 5 metres wide, where only one small window opening is proposed, and is six metres back from the lane. The main orientation of the barn is north/south, like the main house at South Kentwyns which is also set back from the lane.

The entrance to the barn on the north side is 15 metres from the lane which is well screened by mature, native trees and hedging along its length from Barn Cottage to South Kentwyns and beyond to Hole Farm Barn.

(c) Contamination risks on the site

O/S maps from 1875 to 1956 show the vineyard and barn areas as market garden with associated buildings of similar size and location to the barn. The market garden use later became the vineyard, planted with vines in 1998. No non-agricultural uses have been carried out either while an operational vineyard or since the removal of the vines around 2018/2019. It is considered therefore very unlikely that there are any contamination risks associated with the previous uses of barn, the vineyard and the orchard/market garden.

(d) Flood risks on the site

Up to date Environment Agency flood mapping and data, which includes allowances for increased rainfall intensity associated with future climate change, classifies the site as Very Low risk of fluvial and surface water flooding. Although the proposed change of use increases the 'vulnerability' rating (barn to dwelling) the Very Low risk category does not require any flood risk special mitigation measures to be considered for the barn conversion.

(e) whether the location or siting of the building makes it otherwise impracticable or undesirable for the building to change from an agricultural use to a use falling within Class C3 (dwellinghouses) of Schedule 1 of the Uses Classes Order.

The immediate location is a long established hamlet of 8 detached houses along and around the narrow lane that leads from Brighton Road to Hole Farm, at the western end of Woodmancote, and also includes Woodmancote Church.

Henfield, a local centre with good facilities, is 2 miles to the west along Brighton Road, where a regular bus service runs every 30 minutes. Swains Farm Shop, a convenience store, is closer, a mile away, near Henfield cricket club. The Henfield bus service also runs to Brighton. The barn location is within a comfortable cycling distance of many local services.

The barn location and siting is also discreet, well hidden and quiet in terms of the local landscape, views from public rights of way, the hamlet based around the lane and the main house and grounds of Henfield Lodge.

The location and siting for a dwelling is therefore considered practicable, desirable and sustainable although it is accepted that the occupiers will tend to use a car for more convenience and work.

f) The design or external appearance of the building, and

The external form, external materials and appearance of the barn will not materially change and the form, external materials and appearance proposed for the rear extension are the same as the barn. New windows/doors will predominantly be full height set at the centre of the oak frame bays reflecting the simple 'opening' form and appearance of a multi bay 'bank' barn with the main entrance at the higher ground level and the main floor at the lower ground level. The matt, dark grey photovoltaic roof panels proposed across the complete southern roof slopes will appear similar to the existing slated roof slopes but will also be hidden in the local landscape, like the existing barn and roofs.

The external appearance will remain appropriate to its predominantly rural location set within a Victorian walled market garden associated with a country house estate and in the vicinity of earlier farm buildings and barns in the lane hamlet, Kentons Farm and Hole Farm. The barn and the extension will also continue to be hidden in the local landscape and in views from public footpaths in the parish, because of falling ground levels and extensive, mature, native tree and hedge belts at and around the site.

The proposals will therefore have no impact on the local landscape character.

(g) the provision of adequate natural light in all habitable rooms of the dwelling houses,

All the proposed habitable rooms will have very good standards of natural light and pleasant outlooks, predominantly with a southern aspect which will also allow very good levels of sunlight to be experienced in habitable rooms.

and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

Q2.(3) Where the development proposed includes development under Class Q(b), the developer must also apply, as part of the application under sub paragraph (1) or (2) (as the case may be), for a determination as to whether the prior approval of the authority will be required as to the impact of the proposed extension on the amenity of any adjoining premises.

The proposed extension to rear of the barn lies within the site which is defined on the north and east boundaries to the adjoining Henfield Lodge and its grounds by the existing high, brick walls of the former walled market garden.

The main house is some 80 metres from the proposed extension and the indoor pool is some 55 metres from the extension. There will therefore be no noticeable or experiential impact on Henfield Lodge, its indoor pool or grounds.

Q3.—(1) For the purposes of Class Q, “curtilage” means the lesser of—

- (a) any piece of land, whether enclosed or unenclosed, immediately beside or around the building on an established agricultural unit or former agricultural building (as the case may be), closely associated with and serving the purposes of that building, and
- (b) an area of land immediately beside or around the building on an established agricultural unit or former agricultural building (as the case may be) no larger than the land occupied by that building.

A proposed curtilage for Class Q purposes is shown on the 1.500 scale Block Plan submitted with the application.

CONCLUSION

It is considered that the above responses and the submitted plans and elevations demonstrate compliance with the Class Q criteria.

References

TCP Act 1990 S 336 Definition of “agriculture”

“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 that use is ancillary to the farming of land for other agricultural purposes, and “agricultural” shall be construed accordingly;

PPG para 105

Guidance on the extent of building operations permitted is provided by Planning Practice Guidance. In particular paragraph 105, ref 13-105-20150305 states:

"Building works are allowed under the right permitting agricultural buildings to change to residential use: Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. However, the right assumes that the agricultural building is capable of functioning as a dwelling. The right permits building operations which are reasonably necessary to convert the building, which may include those which would affect the external appearance of the building and would otherwise require planning permission. This includes 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 allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right.

*For a discussion of the difference between conversions and rebuilding, see for instance the case of *Hibbitt and another v Secretary of State for Communities and Local Government* (1) and *Rushcliffe Borough Council* (2) [2016] EWHC 2853 (Admin).*

Internal works are not generally development. For the building to function as a dwelling it may be appropriate to undertake internal structural works, including to allow for a floor, the insertion of a mezzanine or upper floors within the overall residential floor space permitted, or internal walls, which are not prohibited by Class Q."

APPENDIX A

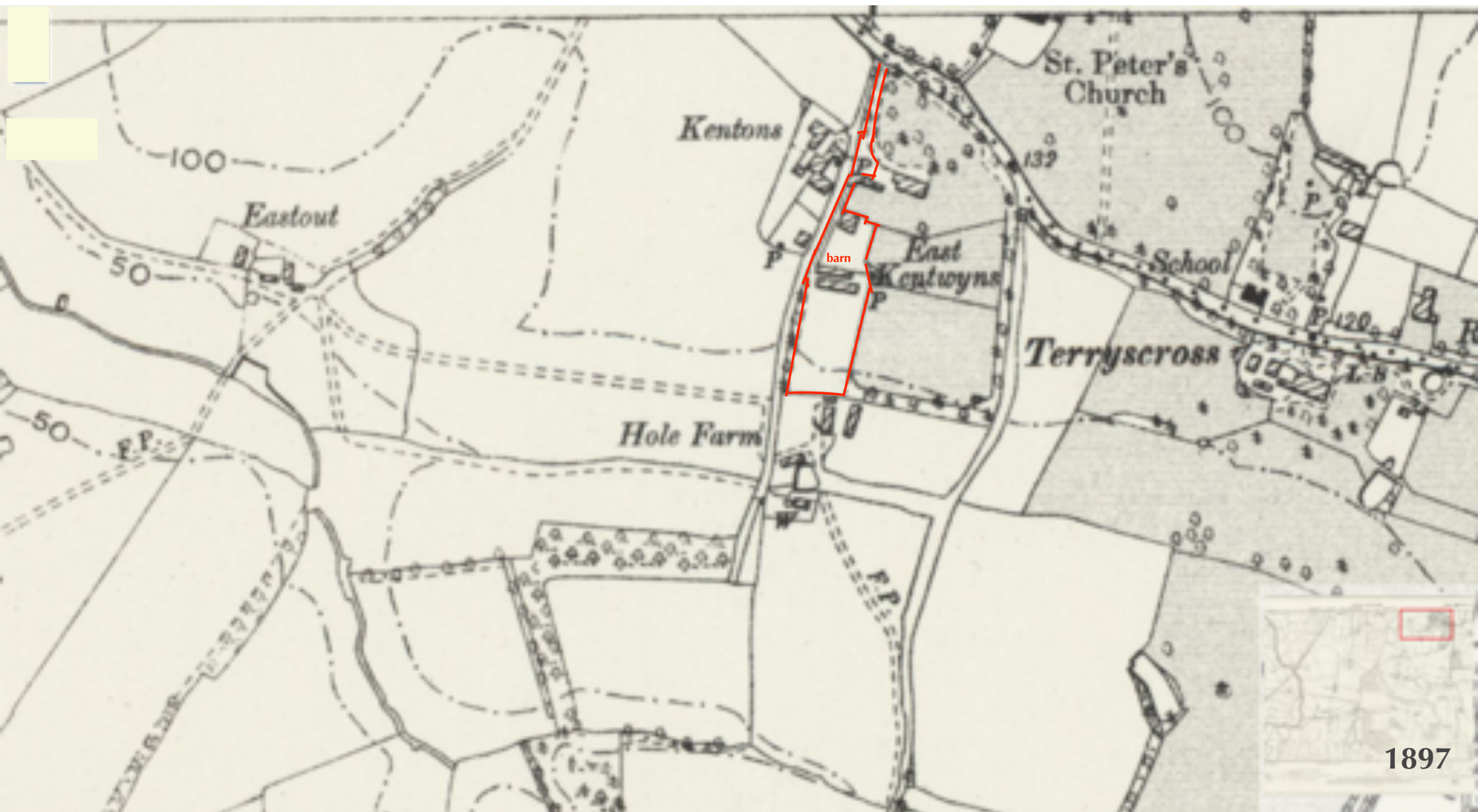
O/S Maps 1875, 1897, 1912, 1956



Henfield Lodge

Vineyard/Barn/Market Garden area outlined

O/S Map 1875



1897

Henfield Lodge (East Kentwys)

Vineyard/Barn/Market Garden area outlined

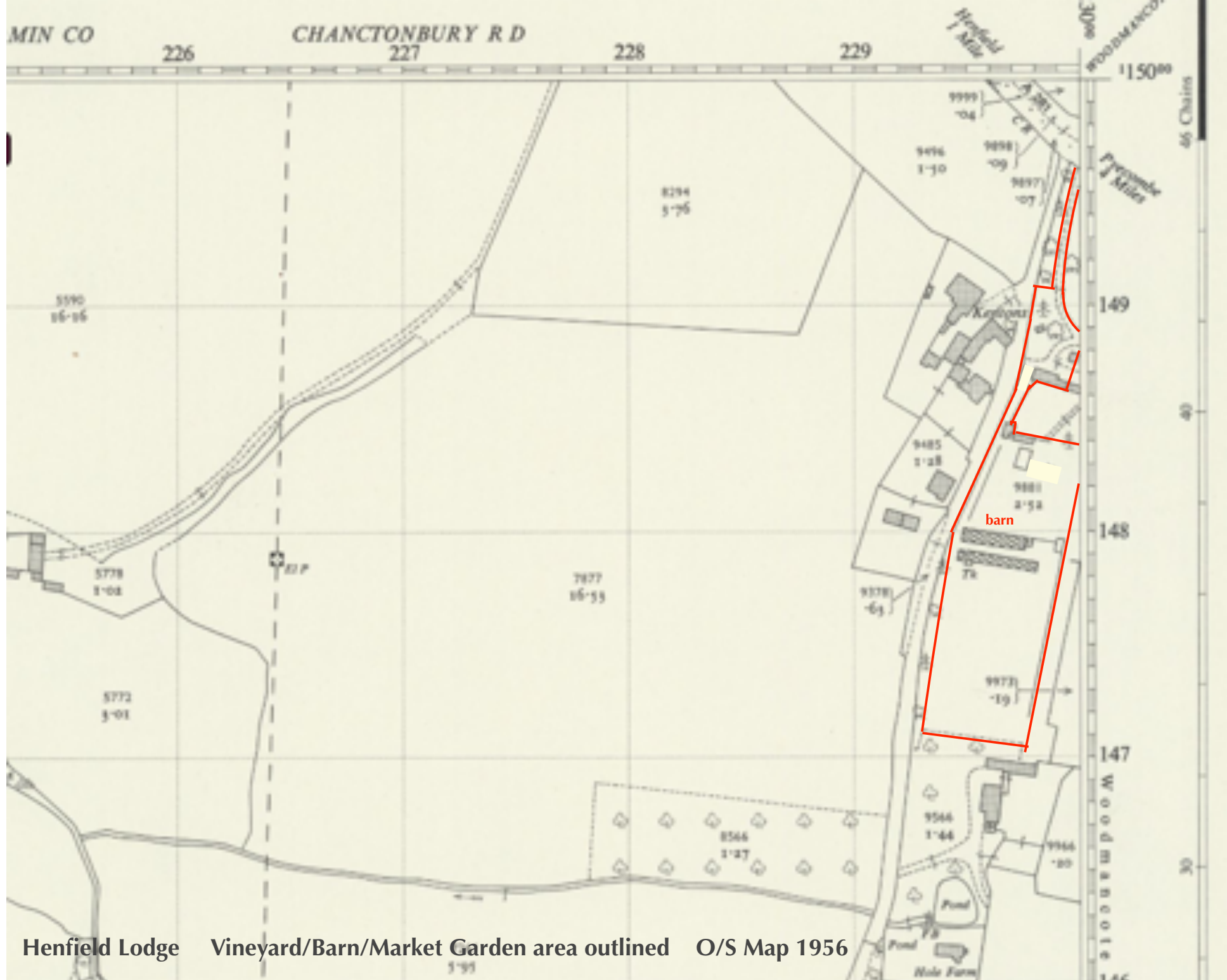
O/S Map 1897



Henfield Lodge

Vineyard/Barn/Market Garden area outlined

O/S Map 1912

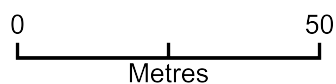
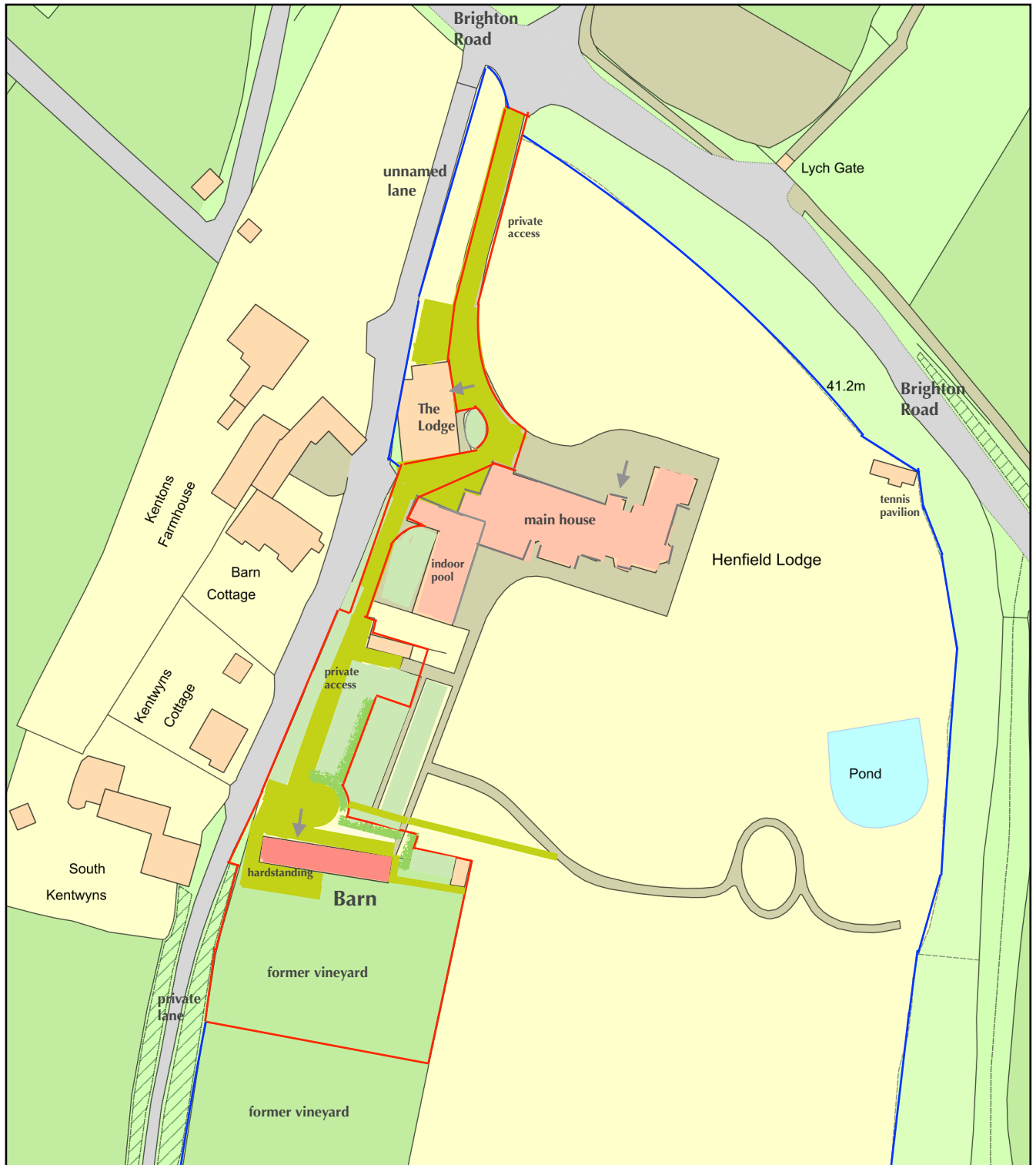


Henfield Lodge Vineyard/Barn/Market Garden area outlined O/S Map 1956

APPENDIX B

Location Plan and Block Plan

Henfield Lodge Woodmancote

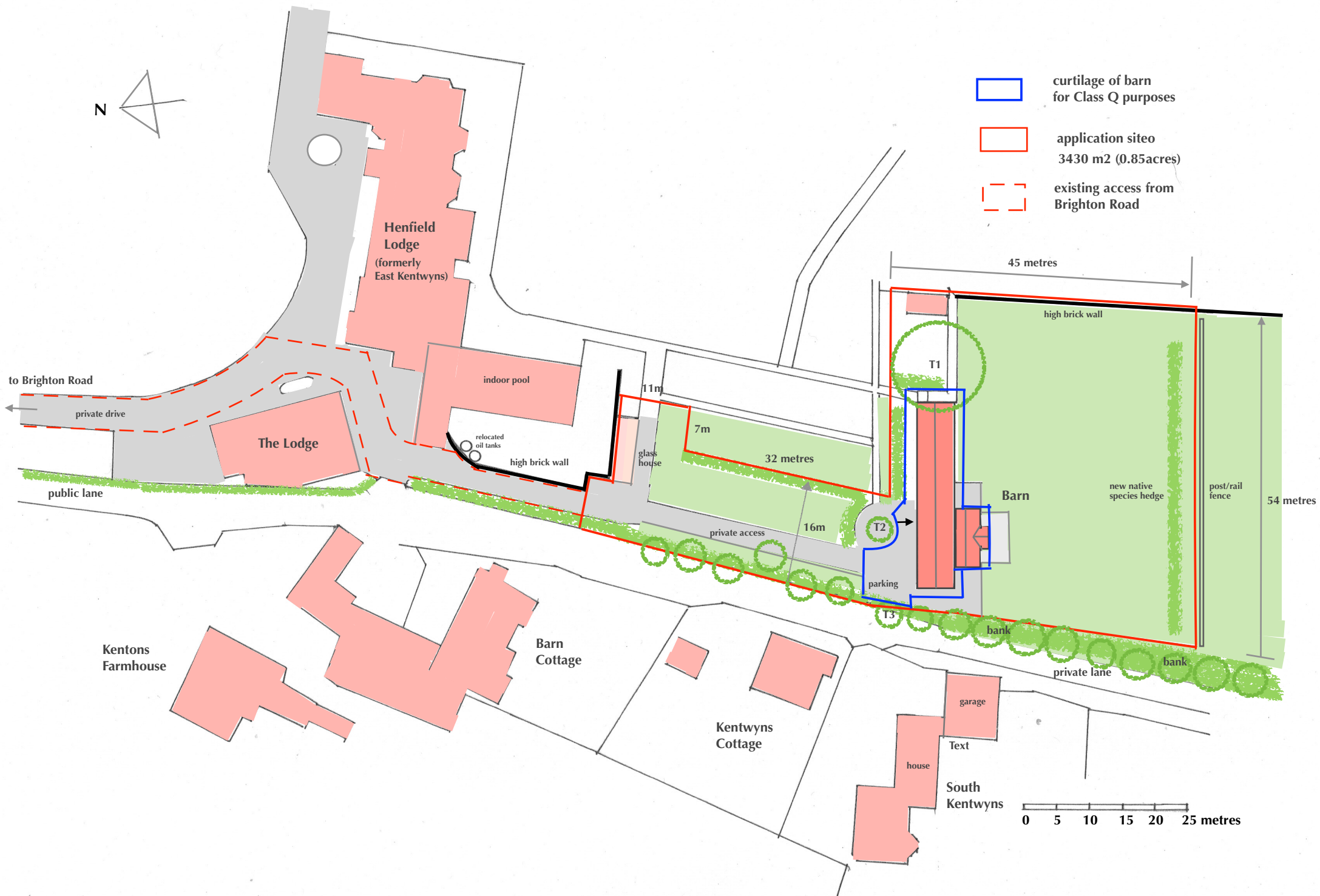


Plan Produced for: David Hutchison

Plan Reference Number: TQRQM21096145233364

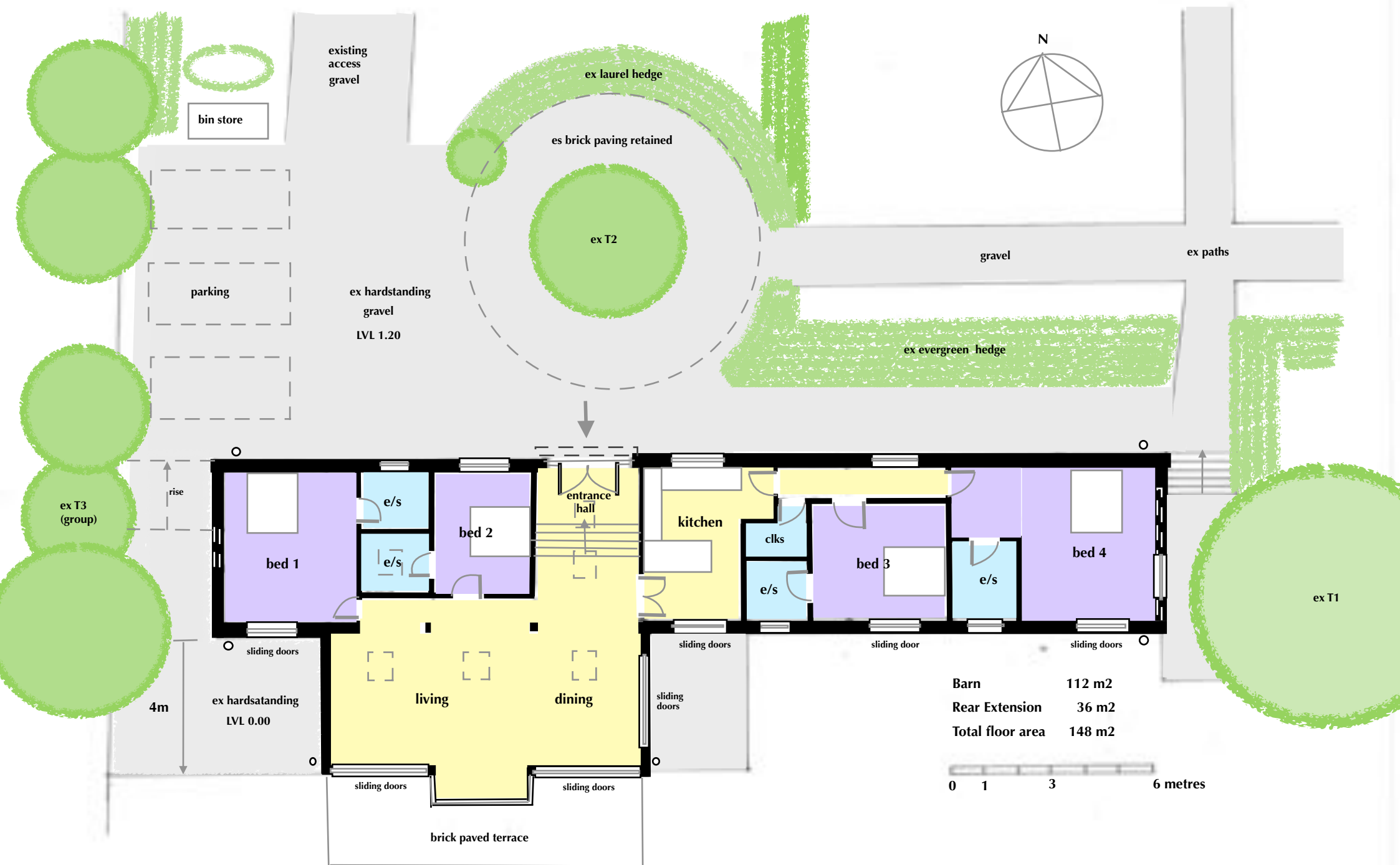
Scale: 1:1250 @ A4

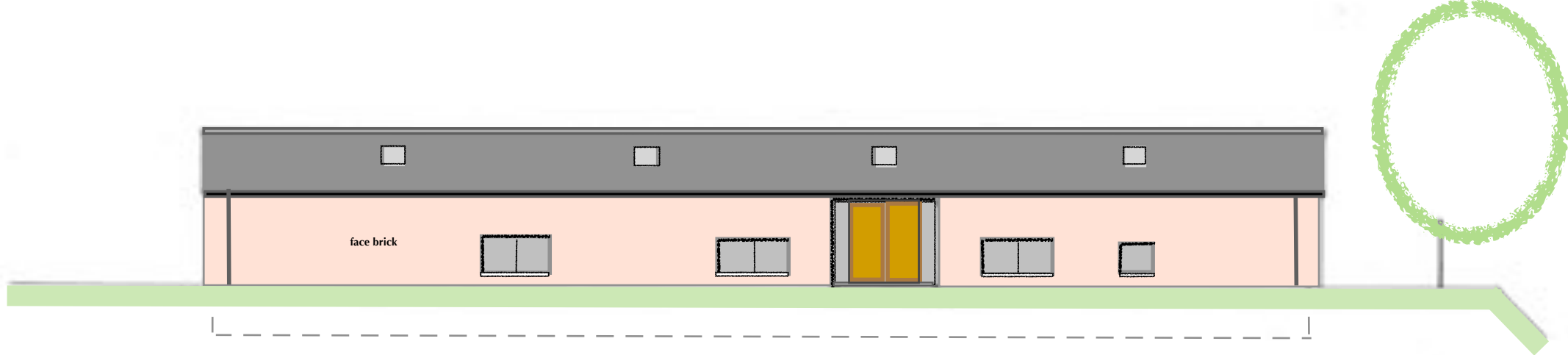
Proposed Barn Conversion LOCATION PLAN 1.1250 at A4 0283_01



APPENDIX C

Proposed Plan and Elevations



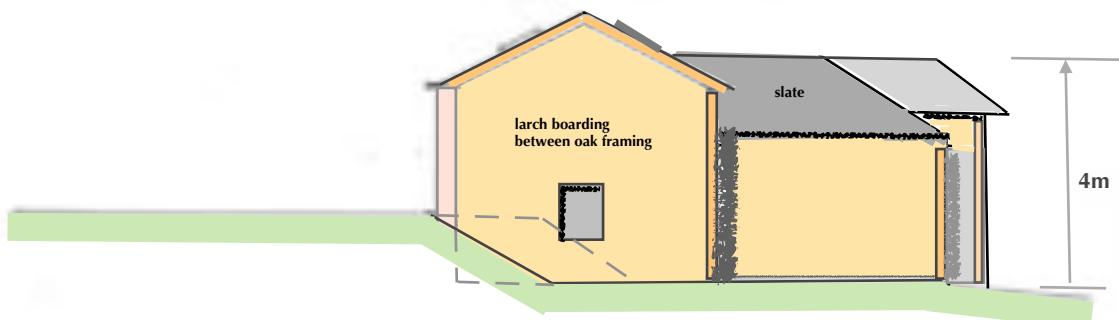


Front_north

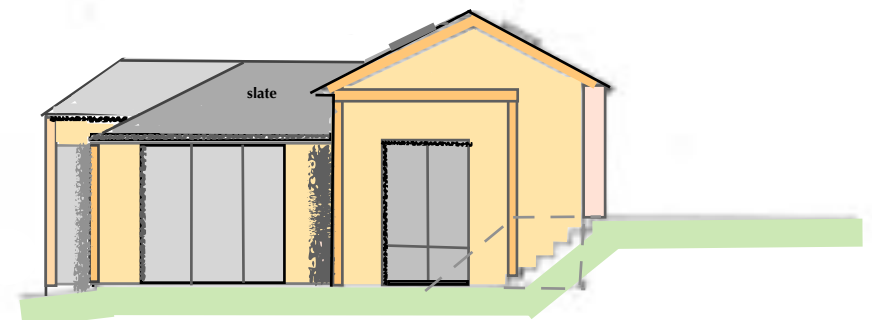


Rear_south

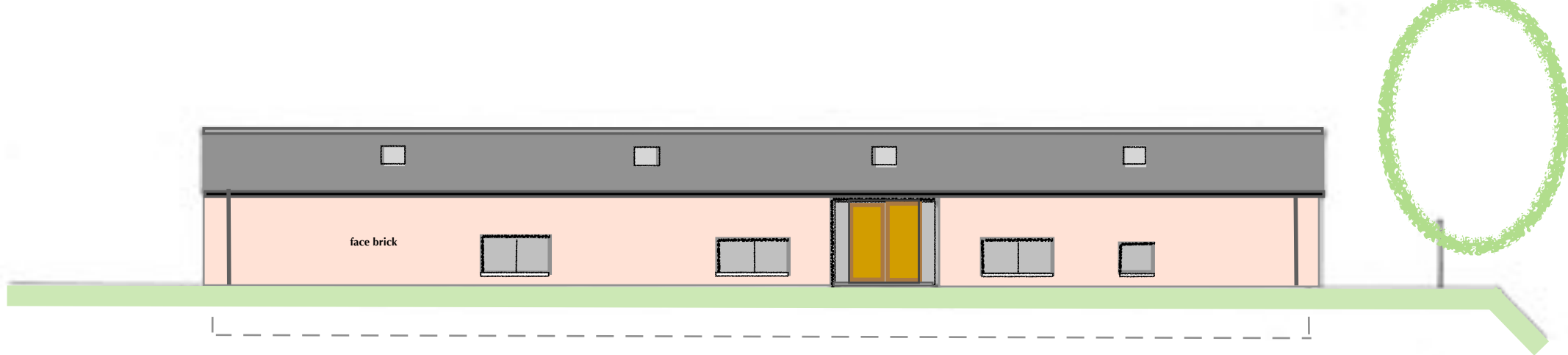
0 1 3 6 metres



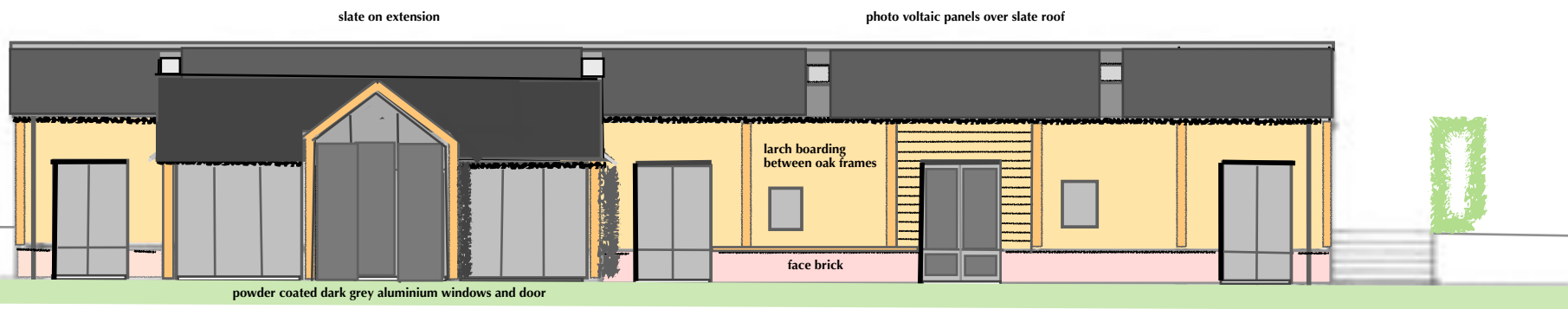
Side_west



Side_east

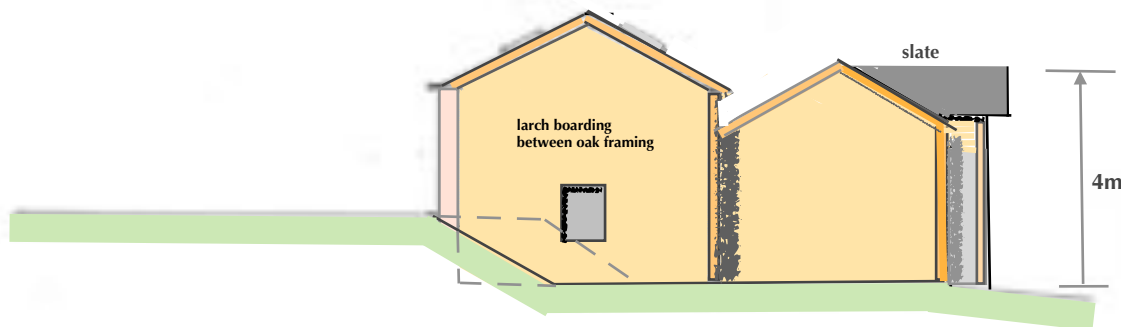


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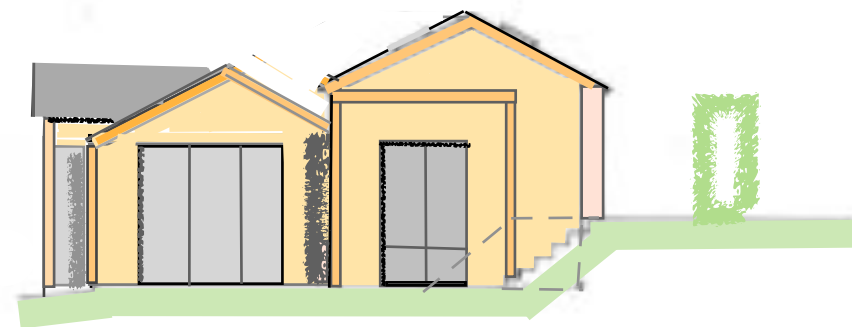


Rear_south

0 1 3 6 metres



Side_west



Side_east

APPENDIX D

Flood Risk Assessment

Flood risk summary

Your selected location: Henfield Lodge, Brighton Road, Henfield, BN5 9SU

This information tells you the flood risk of the land around a building, not the building itself.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2040 and 2060

Very low Low Medium High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2036 and 2069

Very low Low Medium High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Groundwater

[More about your groundwater flood risk](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

Reservoirs

[More about your reservoir flood risk](#)

Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.



APPENDIX E

Photographs of Barn and Setting
(separate submitted documents)

APPENDIX F

Report on Structural Condition of Barn
(separate submitted document)