



NUTHURST PARISH COUNCIL

DC/26/0814

Alternative Reference PP-14944796

Application Received Tue 19 May 2026

Application Validated Tue 19 May 2026

Address New House Farm Broadwater Lane Copsale West Sussex RH13 6QW

Proposal Prior Notification for change of use of agricultural buildings to 7 dwellinghouses.

Should the Planning Authority decide to bring this application to Committee, the Parish Council would like the opportunity to present its views in person. It was RESOLVED to strongly object to the application and to request a speaker at the Committee hearing.

1. Conflict with Housing Strategy:

The development is within a countryside location outside of the built-up area boundary of any settlement on a site which has not been allocated for development within the Horsham District Planning Framework. Consequently, this scheme would be contrary to the overarching strategy and hierarchical approach on concentrating development within the main settlements. It has not been demonstrated that there are any material considerations of significant weight to justify a departure from this overarching spatial strategy. The proposed development would therefore be contrary to Policies 2, 3, 4, and 26 of the Horsham District Planning Framework (2015), the Nuthurst Parish Neighbourhood Plan (2015) and the National Planning Policy Framework.

The Nuthurst Parish Neighbourhood Plan (NPNP) sets a target of approximately 50 new homes between 2015 and 2031, prioritising small-scale developments that reflect the rural character of the parish. This is not on land allocated within the Plan. There are also still areas that are within the plan yet to be developed. This development would also be outside the built boundary. Allowing this development could establish a precedent for further speculative housing, undermining the parish's carefully considered strategy for sustainable growth and rural preservation. Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions must be made in accordance with the development plan unless material considerations indicate otherwise. The NPNP forms part of the statutory development plan; therefore, approval of this application would be contrary to the adopted planning framework.

2. Non-Conformity with Policy 10:

Housing Design Policy 10 of the NPNP states that all new housing must consider the scale, density, massing, height, layout, landscape design, and materials of surrounding development to ensure compatibility with the architectural and historic character of the area. The current proposal lacks detail

on how it will meet these requirements, particularly in relation to the surrounding buildings and rural streetscape. It is therefore inconsistent with Paragraphs 126-136 of the National Planning Policy Framework, which emphasise the need for high-quality design that responds to local context, heritage, and character.

3. Insufficient Infrastructure Planning

The NPNP explicitly highlights the importance of adequate infrastructure to support development, including roads, schools, and healthcare facilities. The property is on a rural road, has no bus service, shops, schools, doctors in the area. It would be an inappropriate location for 7 small 1 bed accommodations. The application does not provide sufficient information to assess the impact of seven new dwellings on these essential services. Under Paragraphs 34-36 of the NPPF, planning decisions should ensure that developments are sustainable and well-served by existing infrastructure. Approving this application without robust evidence of infrastructure capacity would risk overburdening local services and reducing the quality of life for current residents, contrary to both the NPNP and national planning guidance.

4. Access

Broadwater lane is a narrow country lane. Little detail has been provided on the access to these properties and the increased traffic burden 7 new properties with potentially 14 cars will have. A comparison to the farm traffic is not applicable as the farm has not been in use for some years.

5. Nature Impact

There is no information or detail on the impact on nature and biodiversity. There is potential for the current barns to be supporting wildlife. Nothing with regards to water and water neutrality and how these will be designed to assist the carbon footprint

6. Eligibility for Class Q permitted development

The councils understanding is that the milking heard was sold approx. 20 years ago and ceased farming activity. This would imply the barn has not been in 'agricultural' use for the same period and certainly not a milking parlour.

Class Q permits the conversion of agricultural buildings into residential dwellings (Use Class C3) without the need for a full planning application, provided specific criteria are met. This is aimed at facilitating the reuse of existing buildings while ensuring that the development is appropriate for the location. With the above the Parish Council are concerned that this does not meets the criterion in terms of agricultural usage. Whether the building been in full agricultural use or just used for storage in the last 20 years. It stated that there will be extensions to the building therefore it is not the original agricultural building.

7. Conversion

The council believe that conversion of this building is not appropriate and perhaps not even possible to convert. It concrete framed and is full of asbestos concrete. It is an ugly farm building that is totally inappropriate to convert into housing. It should also be noted that the building backs on to the main road. Council feels that this would not be a conversion and ends up as a new build.

Therefore, it is recommended that Horsham District Council refuse this application. It appears not eligible for Class C. To uphold the policies and objectives of the NPNP and ensure that future development in Nuthurst Parish is sustainable, context-sensitive, and meets the needs of the local community

