The Farmhouse at Hope Farm, The Haven

Design, Access and Planning Statement

2021-RP-FH-01-3000 Rev P2

January 2025

Prepared by:
Roberts & Treguer Ltd.

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Front cover: 1969 photograph of the east and north elevations of the farmhouse (West Sussex Records Office)

Design Team

ARCHITECT

Roberts and Treguer

LANDSCAPE ARCHITECT

Marian Boswall Landscape Architects

HISTORIC BUILDINGS ADVISOR

Donald Insall Associates

ECOLOGY CONSULTANT

Urban Edge Environmental Consulting

BAT SURVEYOR

Collington Winter Environmental

ARBORICULTURAL CONSULTANT

Bernie Harverson

STRUCTURAL ENGINEER

RSC Structures

SERVICES ENGINEER

Integration

WATER NEUTRALITY CONSULTANT

Batcheller Monkhouse

1.0 Introduction

1.1 Executive Summary

Hope Farm is a peaceful farmstead set within pasture and woodland located in The Haven, an area of mainly old cottages and farms to the south of the parish of Rudgwick.

The farmstead is a collection of residential and ancillary buildings, including the Grade II listed Farmhouse and East Barn, which have undergone significant alterations in the last 50 years. The farmhouse has timber structure dating back to the early 16th and 17th centuries, however, the significant alterations in the late 20th century including removal of internal features, loss of the L-shaped plan and large extension to the north have aversely affected the scale and character of the building, eroding aspects of the building's significance.

Our intention is to sensitively restore the Farmhouse to a state that celebrates its historic origins. Full and Listed Building applications (references DC/22/2377 and DC/22/2378) were submitted at the end of 2022 for the proposed works to restore the neglected farmhouse building to its original plan form and façades whilst making the 1970's extension a more subservient separate dwelling. Consent was received in October 2023.

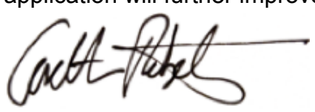
This revised proposal seeks to take this strategy further. Soft strip works of the 20th century extension have underlined the low quality of this modern structure. We are therefore proposing to demolish this later addition so that the original farmhouse can be fully restored to its earlier form. The proposal is now to construct a new cottage further north, separated from the historic building.

A pre-application submission was made earlier this year and discussed with HDC. Comments from the Senior Conservation Officer resulted in the redesign of the proposed new gatehouse which are presented as part of this application.

This document presents the following revised proposals:

1. Demolition of the inappropriate 1970's extension to the Farmhouse.
2. A new cottage at the entrance to the Farmstead.
3. The north wall of the Farmhouse will be rebuilt with new windows.

We hope that you agree that the above proposed changes to our previous application will further improve this beautiful site.



Gareth Roberts



Previous sketch view from the east of proposed renovation of the Farmhouse and its 1970's extension from planning application ref DC/22/2377



Sketch view from the east of the revised proposed renovation of the Farmhouse with new cottage beyond

2.0 Context

2.0 Context

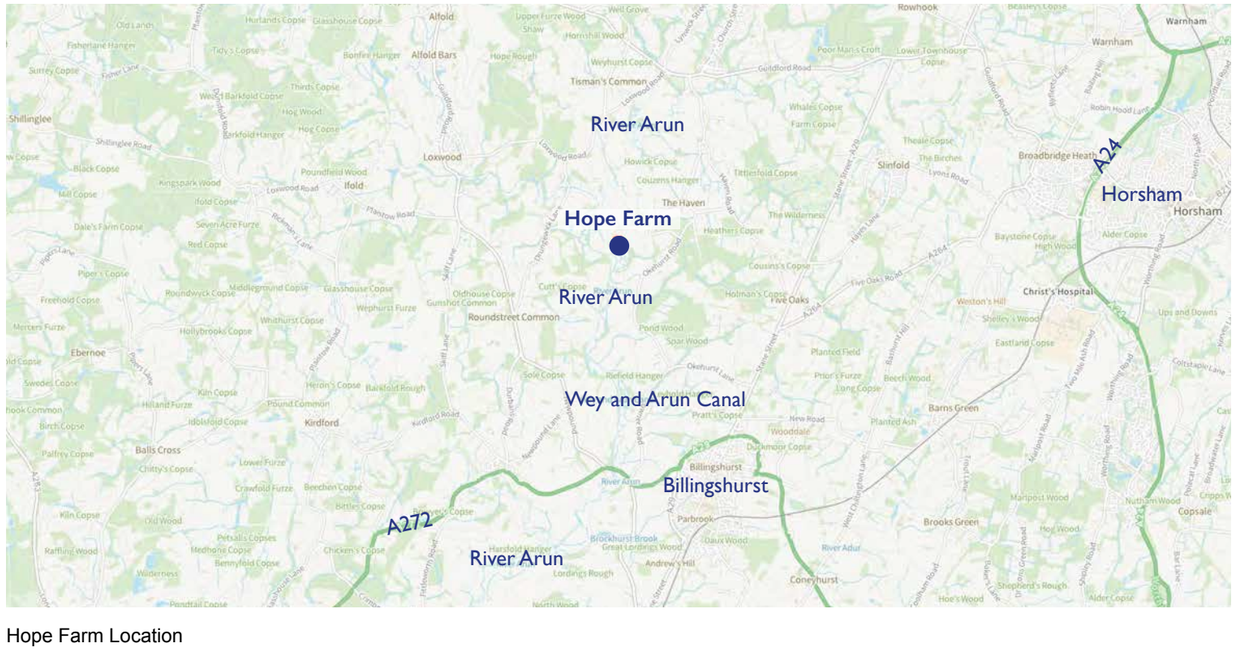
MARIAN BOSWALL
LANDSCAPE ARCHITECTS

2.1 Site Location

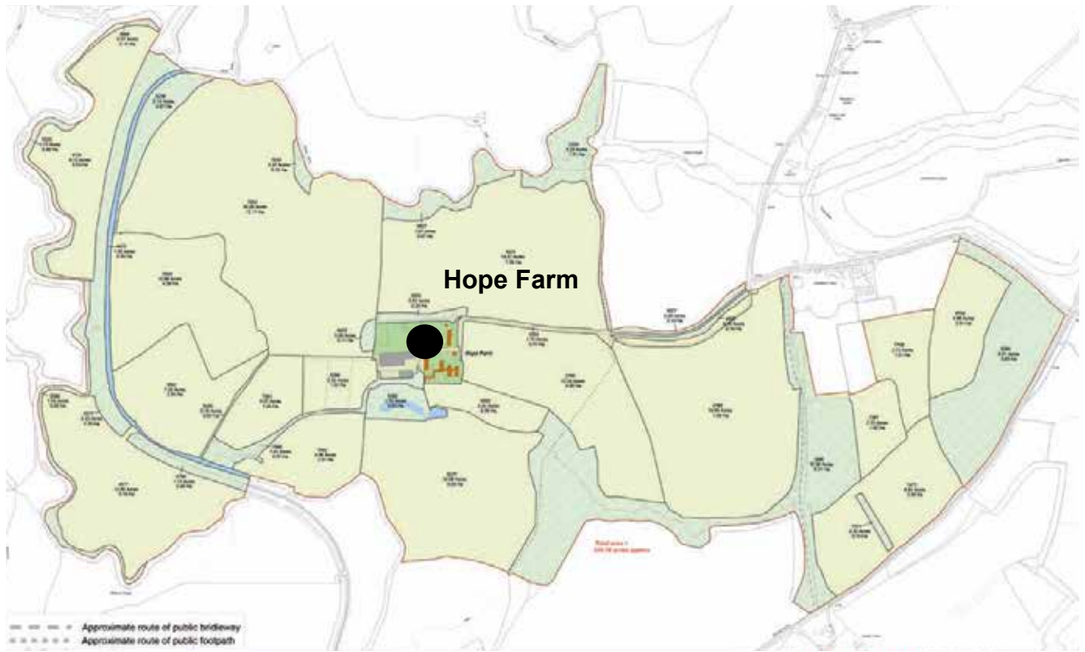
Hope Farm is situated within The Haven, a rural hamlet at the southern end of the parish of Rudgwick,West Sussex. The village of Billingshurst lies to the south. The farmhouse is set on high ground within a loop of the River Arun.

The farm lies within the western body of the Low Weald National Character Area, which runs around three sides of the High Weald through Kent, Sussex and Surrey. This is a well wooded region notable for its many rivers and stream fed fields with ponds and river valleys.

The 220 acre site contains the farm buildings at its core. The surrounding land slopes towards a floodplain in the southern section. The site also includes a section of the River Arun.



Hope Farm Location



Hope Farm - Boundary Plan



The Low Weald National Character Area

2.0 Context

2.2 Farmstead Description

The Farmstead lies within the open countryside, outside of any settlement boundary and is accessed via a long drive which starts close to Heathers Farm. This private access road enters the site from the north-east, runs past the farmhouse and then turns right towards the large farm buildings.

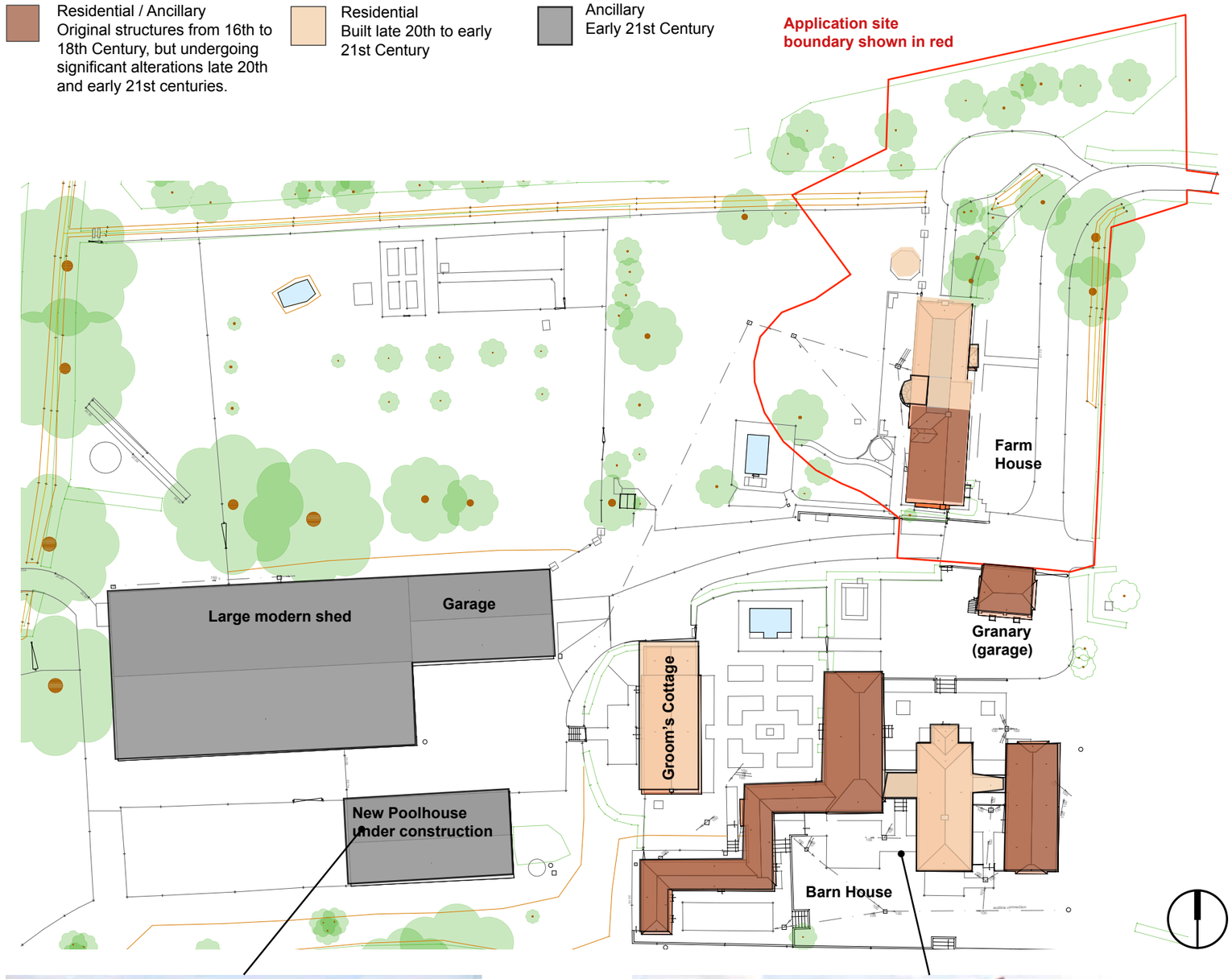
There are beautiful views over pasture and woods to the south due to the elevated position of the farmstead. Due to the gentle slope up from west to east, the modern, large farm sheds are approximately 1.5m lower than the residential buildings to the west.

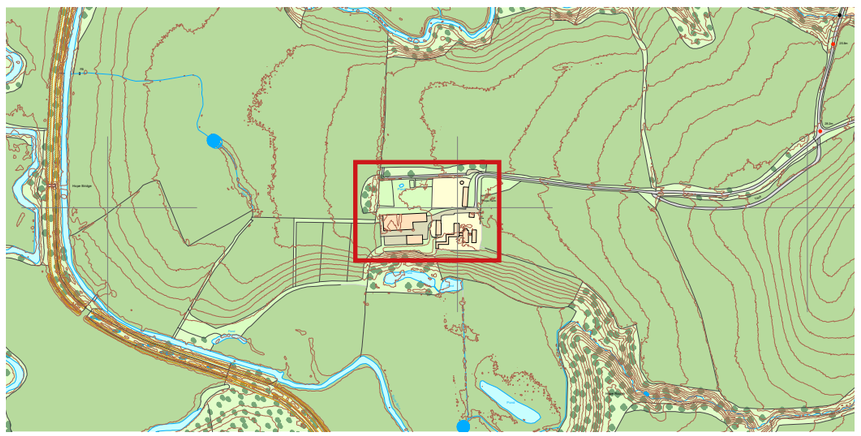
The buildings on the site comprise:

- The Farmhouse, originally constructed in the 16th and 17th centuries with major late 20th century alterations. This was the subject of consented planning applications DC/22/2377 and DC/22/2378;
- The main house, created from converting two historic barns in 2011 and an old granary. These were the subject of planning applications DC/23/2162 and DC/23/2163 which received consent in May 2024.
- The Groom's Cottage - a modern bungalow built on the site of an old pigsty;
- Large sheds constructed circa 2004. These were the subject of the consented planning application DC/23/0677 for a new pool and poolhouse.

There are two Grade II listed buildings on the site - the Farmhouse and East Barn. Rudgwick Barn is curtilage listed.

The focus of the farmstead has moved in the past few decades, with the Farmhouse being replaced as the main residence by the barn conversion.





Farmstead location



Proposed Pool and Poolhouse under construction - Planning Application DC/23/0677



Proposed alterations to the Barn House under construction - Planning Applications DC/23/2162 & 2163

2.0 Context

Donald Insall Associates
Chartered Architects and Historic Building Consultants

2.3 Early Historical development of the Farmhouse

Please refer to Donald Insall Associates' Heritage Statement for a detailed description of the historical development and context of the Farmhouse.

The maps to the right from 1840 to 1971 show how the farmstead has changed over the past two centuries. The Farmhouse, East and Rudgwick barns plus the granary remain a constant while various ancillary buildings appear and are then replaced. By 1971, there were a large number of agricultural buildings to the south and west with the barns enclosed by a structure that appears in the early 20th century.

The farmhouse was always the main residence on the farm and would have been the first building most visitors saw on entering the farmstead. The maps show it had an L-shaped plan from the late 19th century.

The farmhouse was listed after the major works that were carried out in the 1970's and the listing entry is reproduced from the Historic England website below.

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1354216
Date first listed:	28-Nov-1980
Statutory Address 1:	HOPE FARMHOUSE

Details

RUDGWICK THE HAVEN 1. 5404 Hope Farmhouse

TQ 03 SE 5/70

II

2. C17 or earlier timber-framed building on a stone base, refaced in front with fishscale tiles and at the side with brick and shingles. Tiled roof. Casement windows. Two storeys. Four windows. Modern matching addition of 2 windows to north.

Listing NGR: TQ0701030008

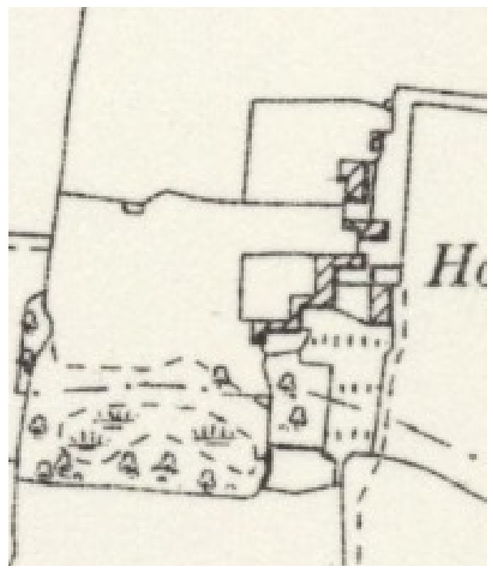
Listing from the Historic England website



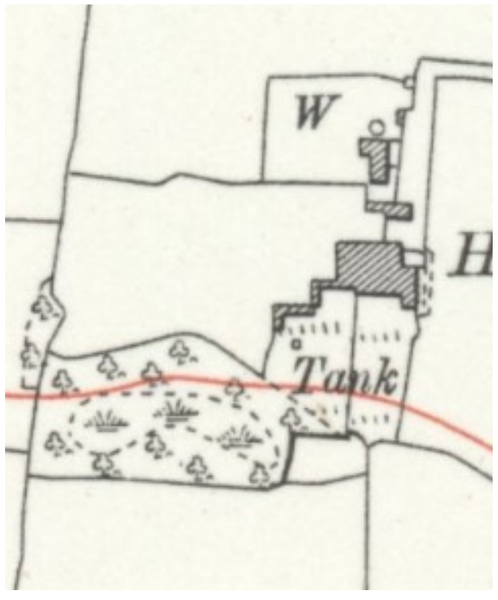
Tithe Map 1840 (West Sussex Record Office)



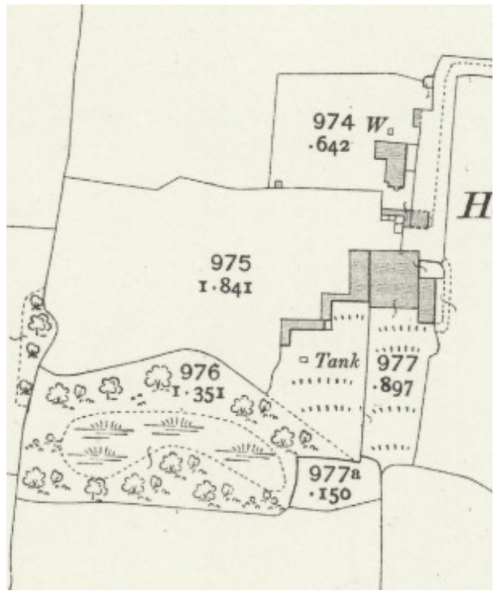
Ordnance Survey map, surveyed 1875-6 and published 1879 (NLS)



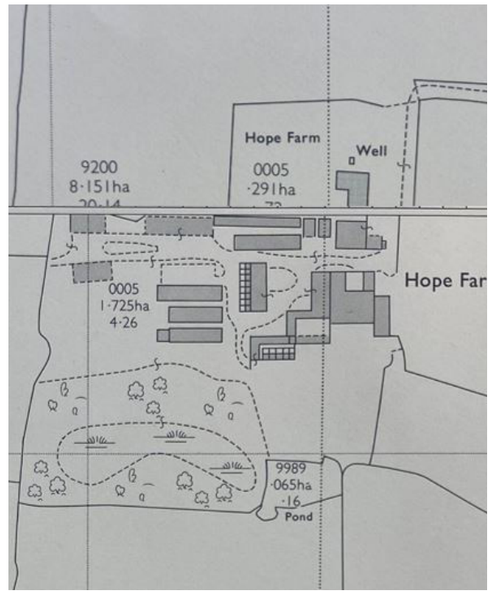
Ordnance Survey map, revised 1895 and published 1898 (NLS)



Ordnance Survey map, revised 1909-1910 and published 1914 (NLS)



Ordnance Survey map, revised 1909-1910 and published 1935 (NLS)



1971 Ordnance Survey map (West Sussex Records Office)

2.0 Context

2.4 The Farmhouse in the Late 20th Century

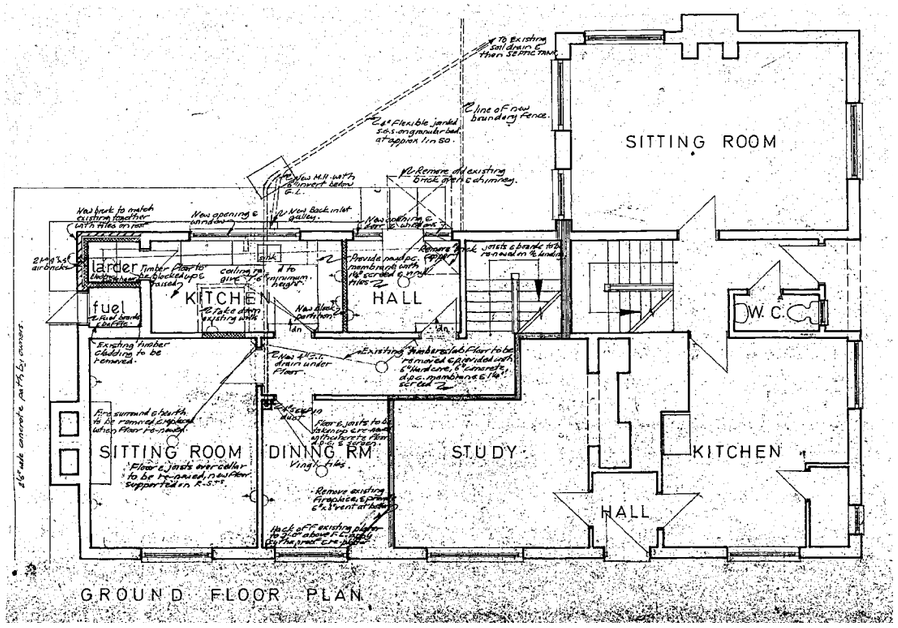
The drawing shown right and the photographs below show the farmhouse before the major alterations in the late 1970's.

The farmhouse had an L-shaped plan with tiled hipped roof, and a mixture of wall hung tiles and bricks. The windows were a mix of sizes and styles. Internally, the building was divided into two dwellings.

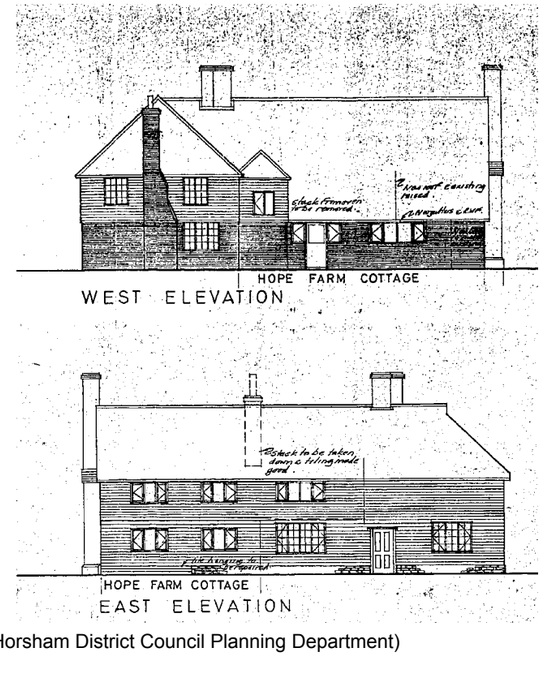
In 1976, planning consent was obtained to carry out significant works to the farmhouse, including a substantial extension to the north and removal of the annex to the west changing the plan form from an L to the long linear form that exists today. In addition, the dining room chimney was removed, the main chimney was rebuilt, much of the external walls were re-clad or rebuilt and the ground floor windows to the east facade replaced with units of the same height.

Please refer to Donald Insall Associates' Heritage Statement for more information.

Donald Insall Associates
Chartered Architects and Historic Building Consultants



Drawing from Planning Application ref RW-32-76 showing the Farmhouse before the late 1970's works (Horsham District Council Planning Department)



Original timber structure revealed during 1970's construction works before recladding with new clay tiles.



1969 photograph of the east and north elevations of the farmhouse (West Sussex Records Office)



1970 photograph of the northern end of the farmhouse (Rudgwick Preservation Society)



1970s photograph of the east elevation of the farmhouse during renovations (Rudgwick Preservation Society)

2.0 Context

2.5 The Farmhouse Today



View from south-east - 1970’s extension to the right



Stone base to older part of farmhouse



The south gable wall and chimney - a mixture of old and new construction



South gable wall detail showing old and new brick-work plus timber cladding



View from the west



View of balcony to the 1970’s extension



View of north end of the 1970’s extension

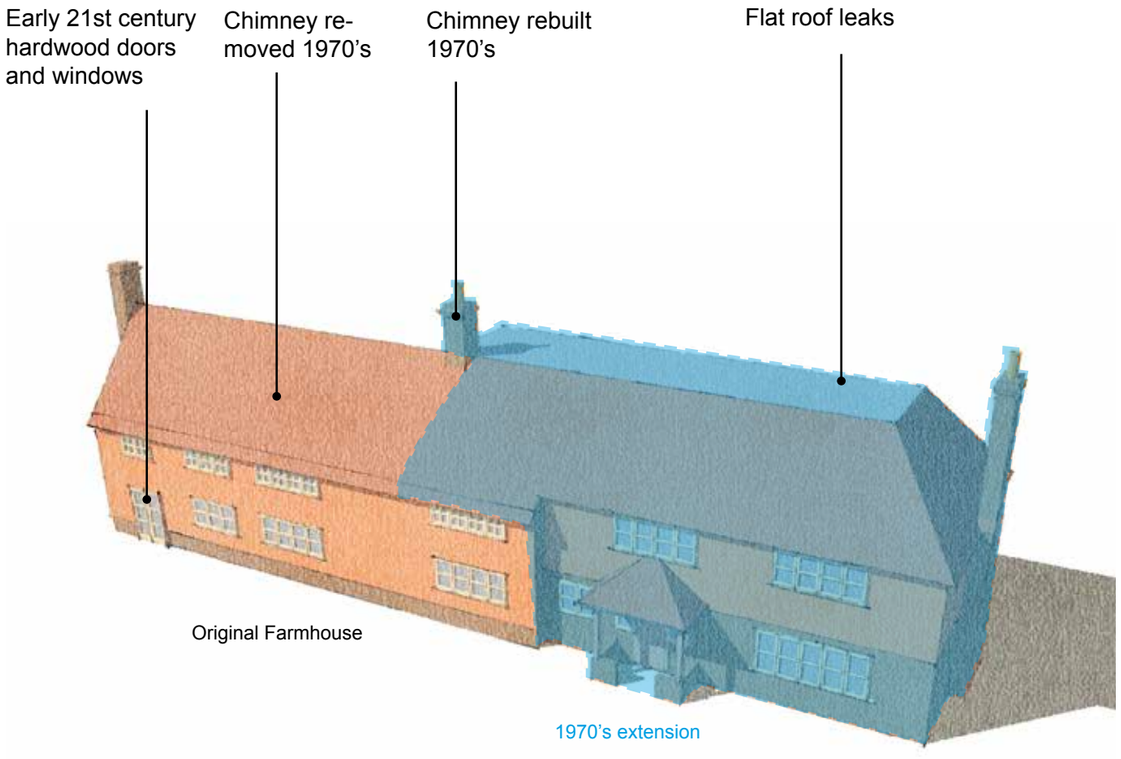
2.0 Context

2.6 The Farmhouse - Current Building Form

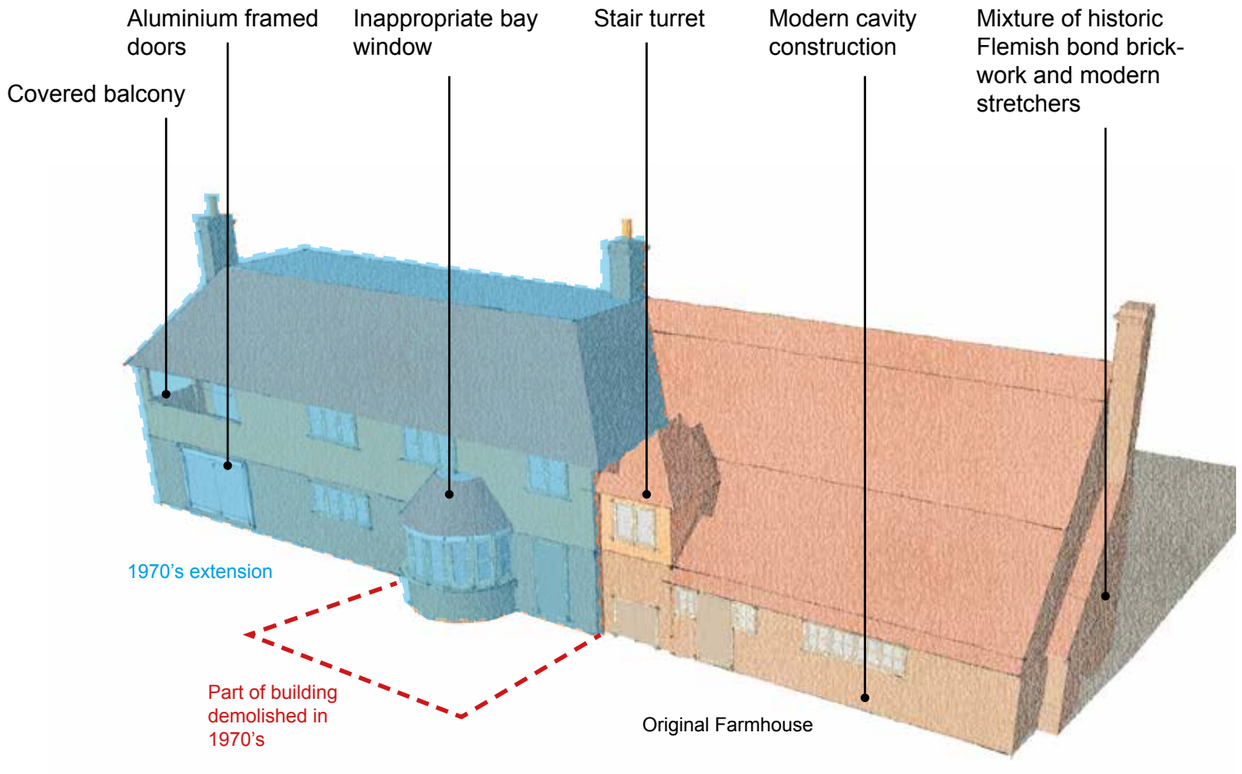
The sketch bird's eye views below show that the current farmhouse has a long, linear form with the original structure at the south end. The pitched, tiled roof over the historic section of the house is asymmetrical with the front stopping above the first floor windows whilst the rear sweeps down to the top of the ground floor doors creating the single storey rear outshot. To the north is the 1970's extension of brick cavity wall construction, with hung wall tiles to the first floor and a chimney to the north. The front entrance to the house has a simple open porch structure. The tiled roof is constructed at the front so that it appears to stretch across the whole house, and is hipped at the north end. In order to create this look, there is a large area of flat roof over the 1970's extension with drainage openings discharging over the rear roof slope. This feature is now creating a serious leak within the farmhouse.

Summary Statement of Significance from Donald Insall's Historic Building Report:

Hope Farmhouse is a is a timber-framed, two-storey building, which was Grade II-listed in November 1980. The primary significance of the farmhouse lies in its 16th and 17th century timber framed construction and the group value it shares with the neighbouring listed farm buildings. Hope Farmhouse was heavily altered throughout the 20th century, which saw its elevations reclad, many internal features removed and a large extension added to its northern end; these works also saw the original 'L' plan of the building removed. These alterations have somewhat eroded aspects of the building's significance and provide an opportunity for enhancement.



Bird's eye view of the farmhouse from the north-east



Bird's eye view of the farmhouse from the south-west

2.0 Context

2.7 Internal Layout

The layout of the original part of the farmhouse is still dictated by the historic 5 bay timber structure, apart from north-west corner which was removed to accommodate the 1970's extension.

There is a cellar with limited head height at the southern end which is accessed via a floor hatch in utility room 1.

The staircase is in it's presumed historic location and leads directly off the main reception room with the much altered 17th century inglenook fireplace.

Upstairs, there are changes of level to accommodate the higher ceiling of the modern extension. There are some odd storage rooms in spaces that could not be used for any other purpose and some oddly laid out bathrooms.

The plan of the 1970's extension is very inefficient and disconnected from the main part of the farmhouse.



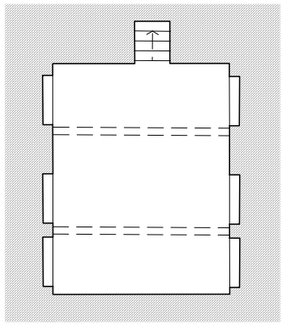
Modern Bay Window



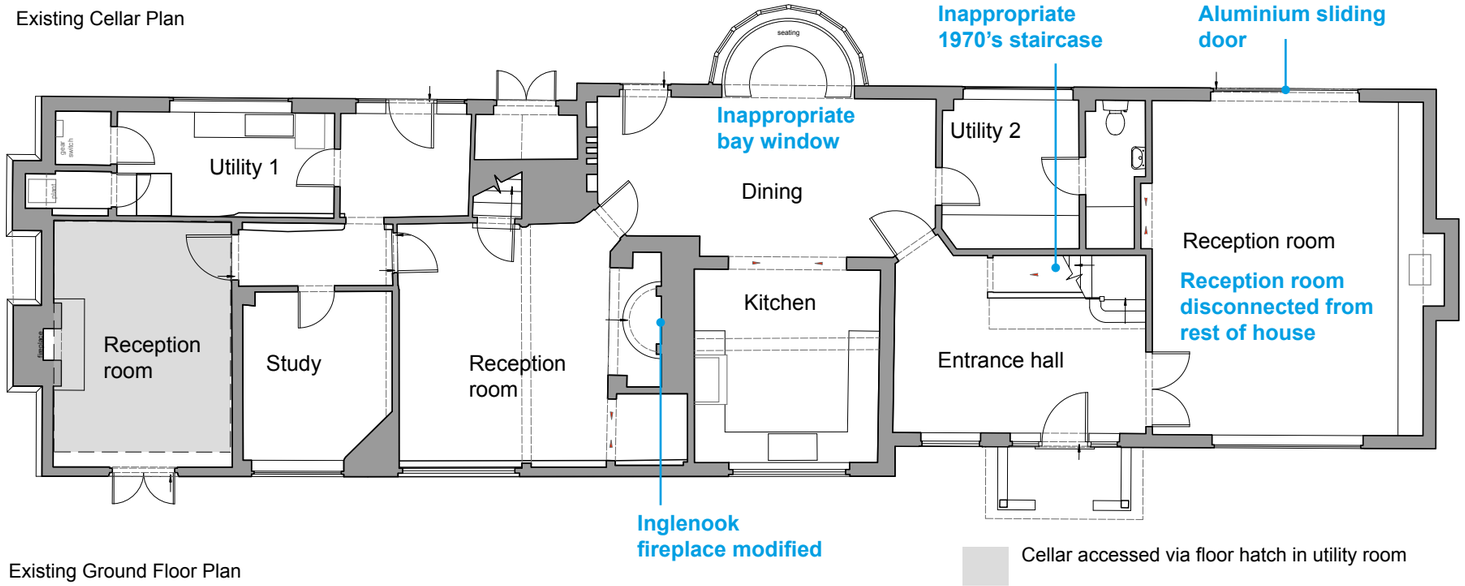
Stair - 1970's extension



Livingroom - 1970's extension

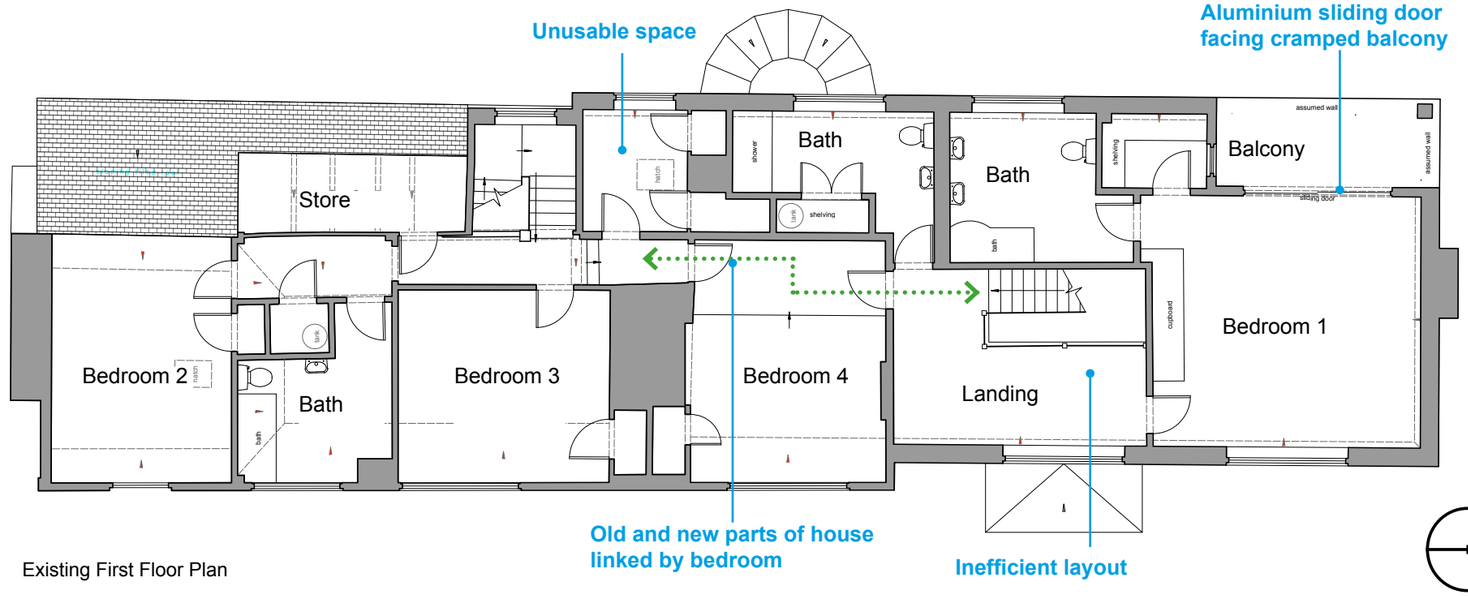


Existing Cellar Plan



Existing Ground Floor Plan

Cellar accessed via floor hatch in utility room



Existing First Floor Plan

3.0 The Proposals

3.0 The Proposals

3.1 Proposed Site Strategy

The previous Planning Application DC/22/2377 for the site which was consented in October 2023, retained the 1970's extension, making it subservient to the original house by creating separate roof structures and different facade materials. A new extension to the west reflected the original L-shaped plan form and created two dwellings as per the historic precedent.

This application proposes the removal of the modern extension so that the historic Farmhouse can genuinely be restored to its pre-1970's plan form. A separate cottage is then proposed further north. The planning application for the western side of the site, ref DC/23/0677, has introduced a new access into the farmstead so that the existing driveway to the east of the Farmhouse can be replaced by a footpath. The new cottage will then become the gatehouse to the farmstead.



Existing Site Plan



Demolition Site Plan



Proposed Site Plan

3.0 The Proposals

3.2 The Farmhouse - Design Philosophy

The revised proposals will remove the inappropriate 1970's extension so that the farmhouse can be restored to its pre-1976 form.

The following proposals from the previous planning applications DC/22/2377 and 2378 have been consented:

- The main chimney which was rebuilt in the 1970's to be reconstructed in a more appropriate style.
- Reconstruct historic third chimney to Farmhouse.
- Reinstate larger windows and external timber door to the east elevation of the older part of the farmhouse.
- Building an extension to the west to restore the original L-shaped plan form and creating two dwellings as per the historic precedent.
- Restoring the interior by reinstating appropriate features and upgrading existing low quality finishes to reflect the historic significance of the farmhouse.



Pre 1976



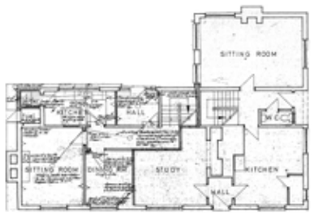
Today

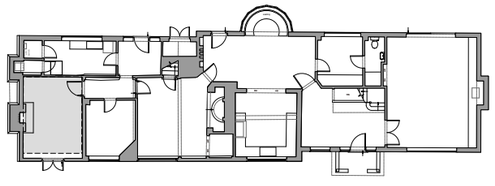


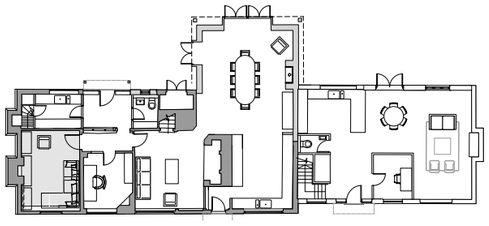
Planning Application DC/22/2377

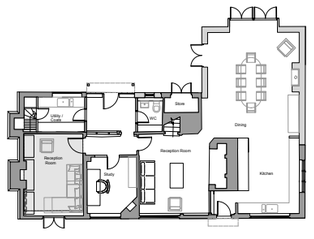


Revised Proposal





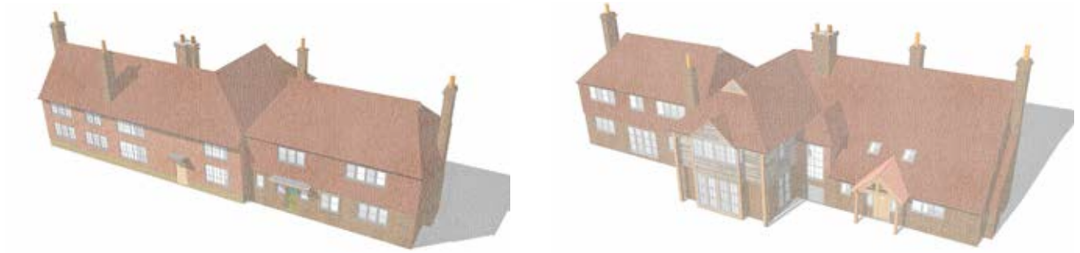




3.0 The Proposals

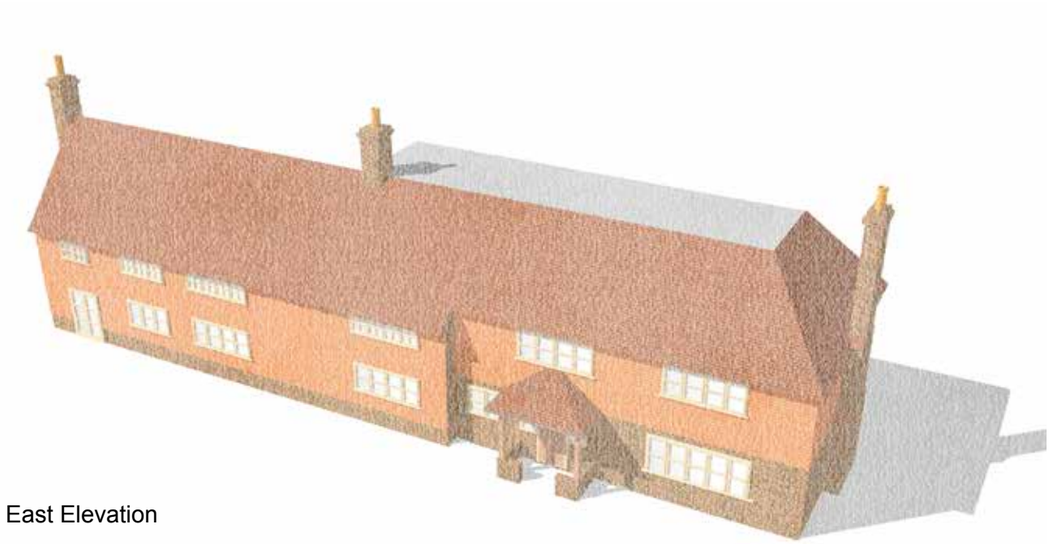
3.3 Farmhouse: Proposed Building Form

Removing the 1970's extension and adding the previously consented new extension to the rear will return the Farmhouse to it's historic configuration.

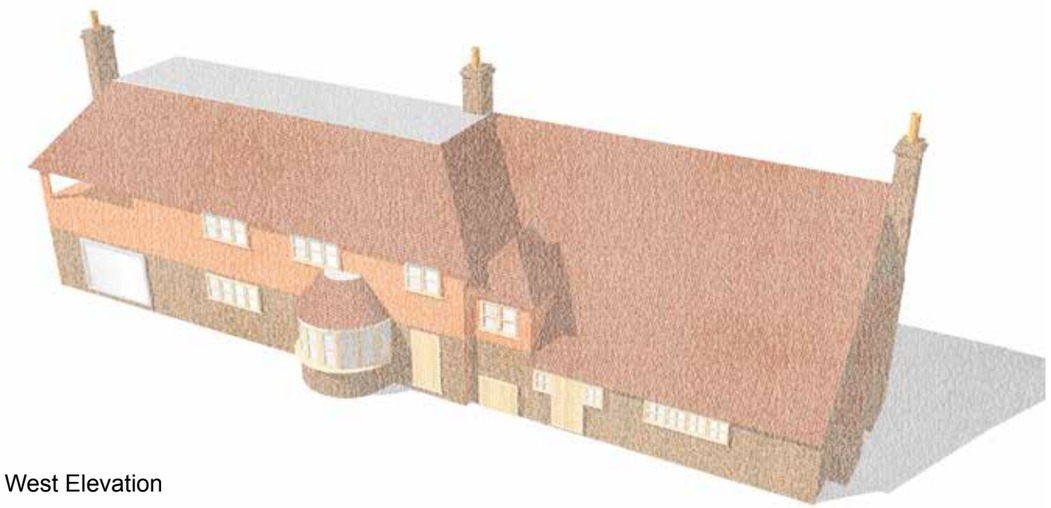


The consented proposed building Form

Existing



East Elevation



West Elevation

Proposed



East Elevation



West Elevation

3.0 The Proposals

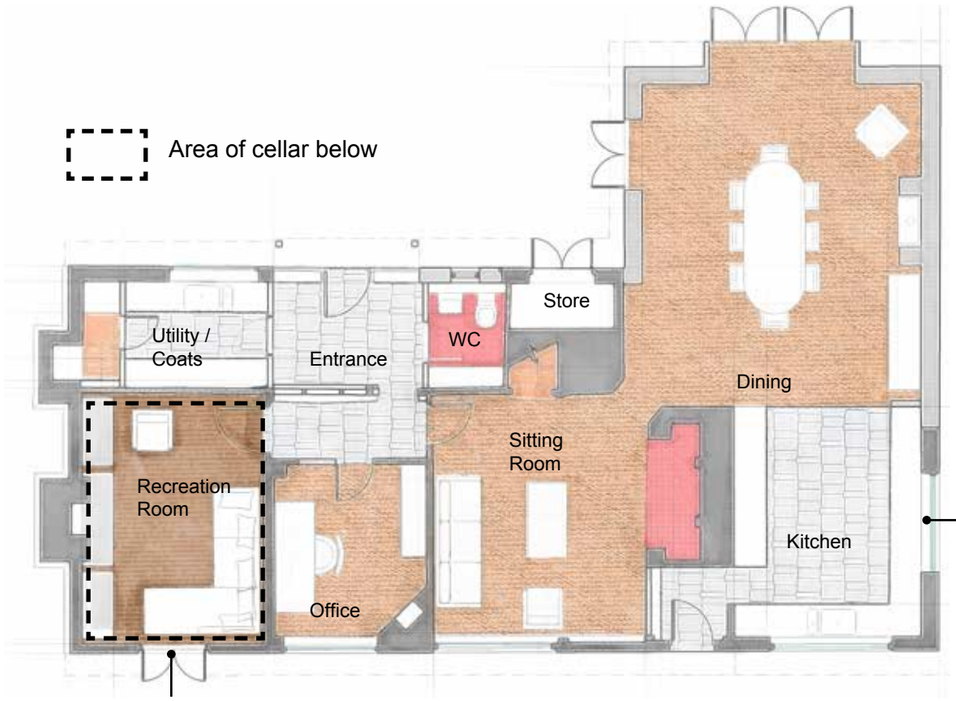
3.4 Farmhouse: Proposed Plans

Apart from the removal of the modern extension, the only changes to the plans from the consented layouts are:

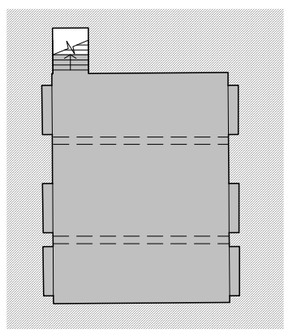
- New windows to the north facade.
- New external doors to the recreation room

From Donald Insall's Heritage Statement:

"Being of no historical or architectural merit, the 1970's northern addition to Hope Farm is considered to be of neutral significance, and as such, the proposed demolition of this addition would cause no harm to the special interest of the listed building. Indeed, its removal, in conjunction with the previously consented 'L' shaped rear extension, would see Hope Farmhouse restored to its historic footprint, which would be a significant heritage benefit."



Proposed Ground Floor Plan



Cellar Plan



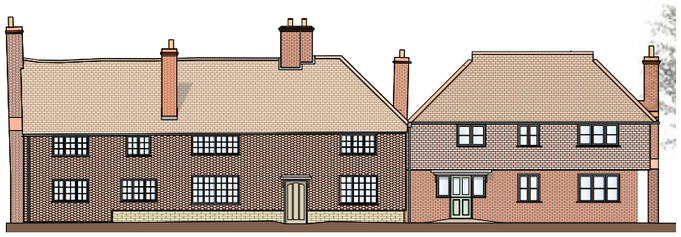
Proposed First Floor Plan

3.0 The Proposals

3.5 Farmhouse: Proposed Elevations

There are some minor changes from the consented application. These are:

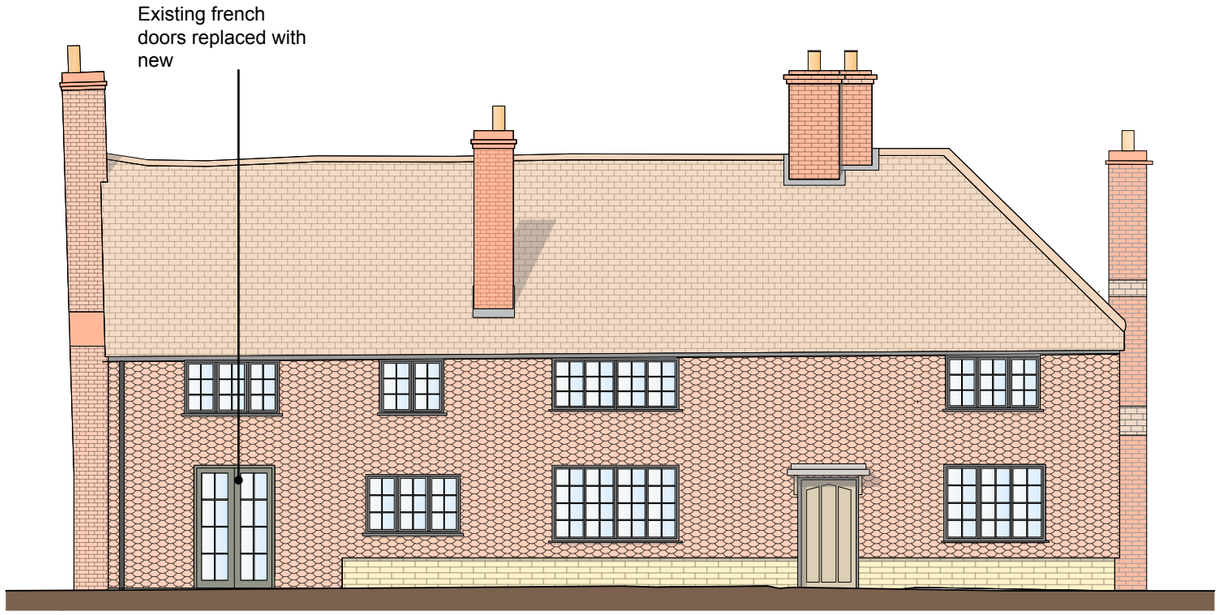
- The new extension will have exposed timbers and render, referencing how the Farmhouse would have looked originally.
- Replacing the existing french doors to the east elevation.
- New windows to the newly exposed north elevation.



Previously consented East Elevation



Previously consented West Elevation



Proposed East Elevation - generally as per consented proposal apart from removal of modern extension and new french doors



Proposed West Elevation- generally as per consented proposal apart from removal of modern extension and different materials to extension



Existing stone base



Fishscale clay wall tiles



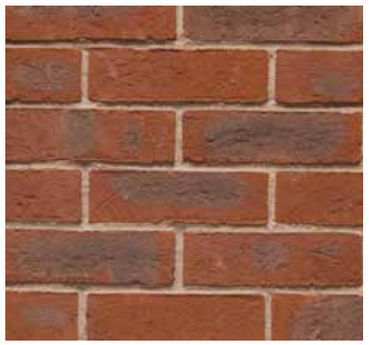
Flemish bond with blue headers to new chimney



Timber and lime render



Clay roof tiles



Wealden brickwork

3.0 The Proposals

3.6 New Gatehouse - Pre-Application Proposal

In March 2024, we submitted a pre-application submission showing a proposed new gatehouse in the form of a traditional cottage which was smaller and subservient to the Farmhouse as per the drawings shown right.

The proposed elevational treatment of the gatehouse was to be exposed green oak timbers and lime render, which referenced the Farmhouse's historic facade materiality.

We met the Senior Conservation Officer, Seán Rix, on site to discuss the proposals in May 2024. He was happy with the principle of a separate dwelling. However, he felt the design could be more interesting, referencing 19th century Arts and Crafts buildings which reinterpreted traditional architecture in playful, experimental and whimsical ways.

Gatehouse Pre-application Proposal March 2024 - changed after planning officer comments



North Elevation



South Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan

3.0 The Proposals

3.7 New Gatehouse - Precedents

In response to Seán Rix's comments, we researched Arts and Crafts house, including lodges and gatehouses in West Sussex and elsewhere in England.

Below and right are photos of some precedents which we felt were relevant in terms of materiality, form and playfulness.



Stoneywell by Ernest Gimson



East Lodge by Edward Lutyens



Little Leat by Edward Lutyens



Sullingstead by Edward Lutyens

3.0 The Proposals

3.8 Revised Gatehouse Proposal

In response to Seán Rix's comments, we have developed the design of the Gate House to create a quirky building which still references local materials and crafts.

The sweeping clay tile roofscape will be a major feature. The walls are constructed from local stone and waney edged oak cladding. There are playful details such as rusticated brick quoins, solid stone lintels and sloping dormers. The stone chimney will create a prominent sculptural element at the end of the entrance drive.

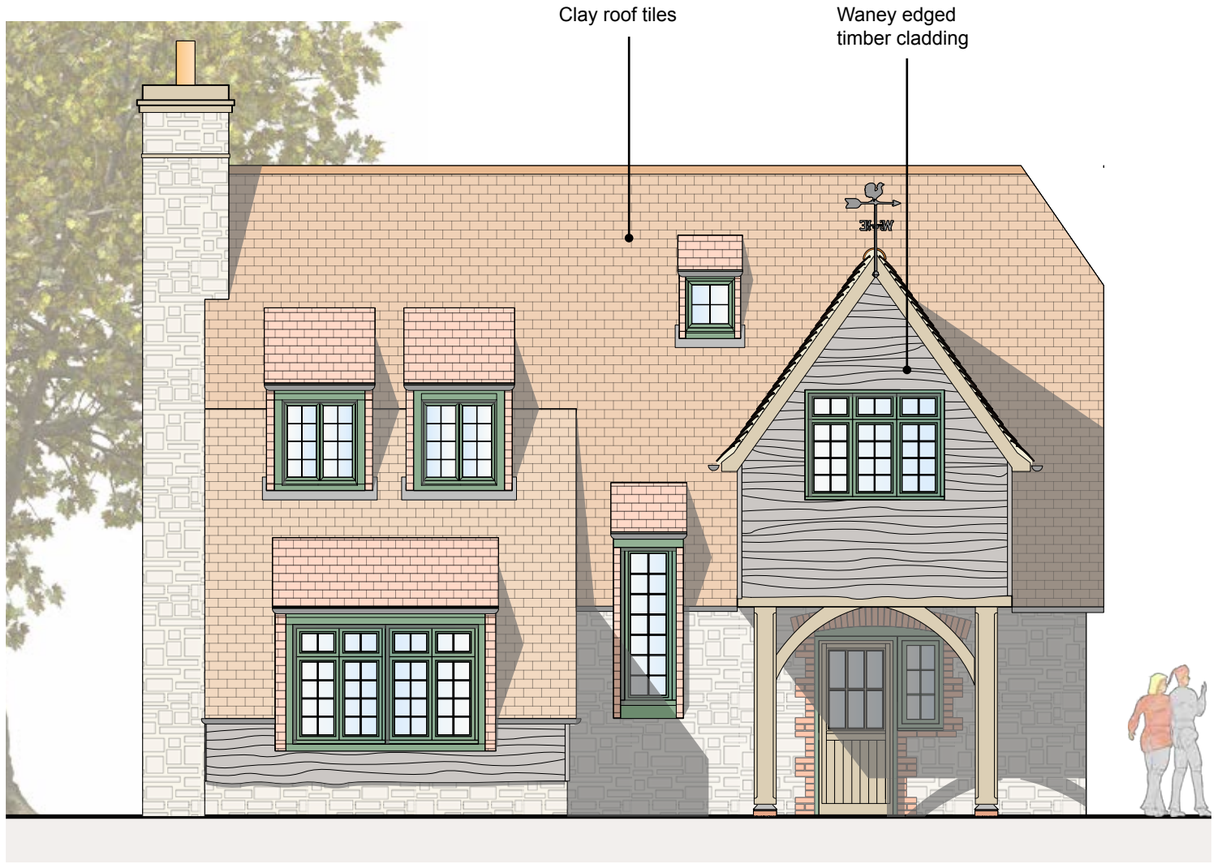




Sketch View of the front of the Gate House

Revised Gate House

3.9 Proposed Gatehouse Elevations



1. Proposed North East Elevation



2. Proposed South West Elevation



Stone walls with brick quoin detail



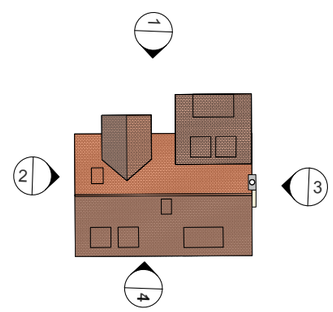
Waney edged timber cladding



Clay roof tiles

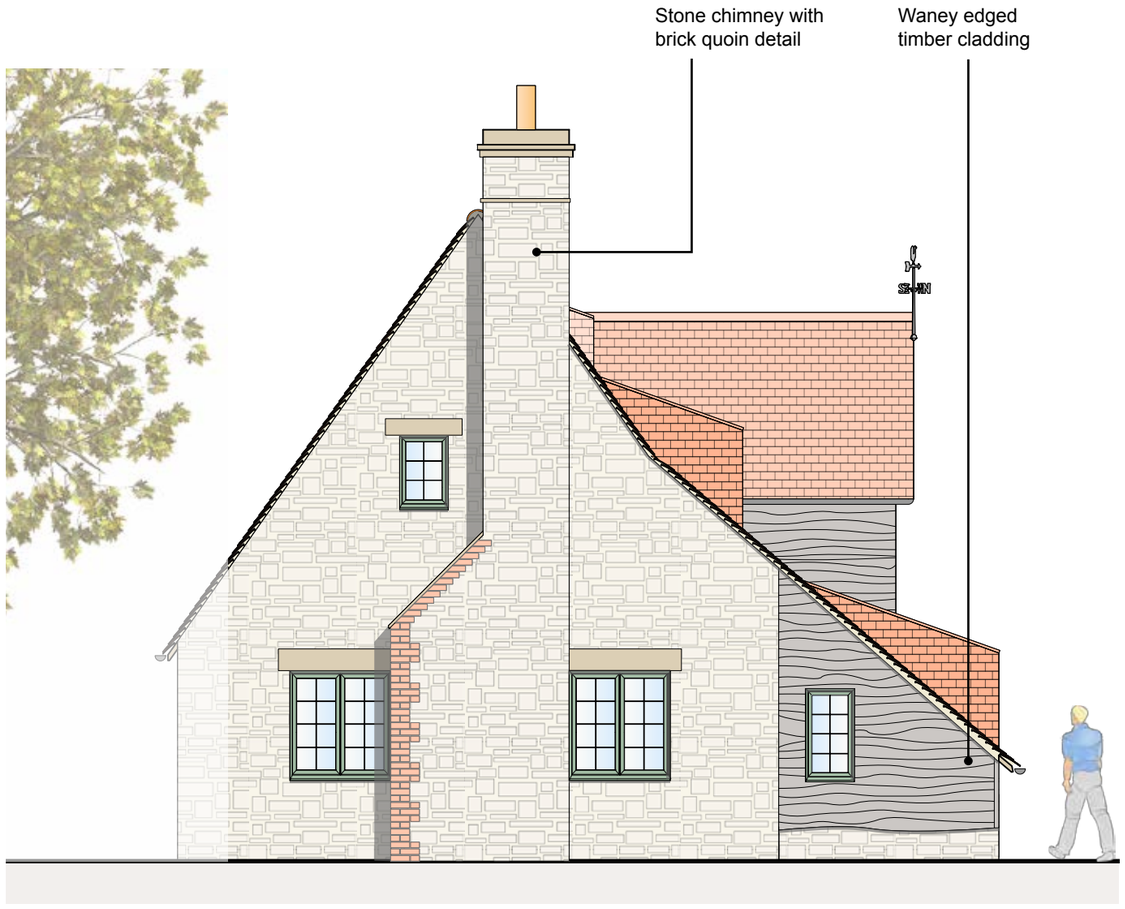


Entrance door precedent



Revised Gate House

3.9 Proposed Gatehouse Elevations



3. Proposed North East Elevation



4. Proposed South East Elevation



Stone walls with brick quoin detail



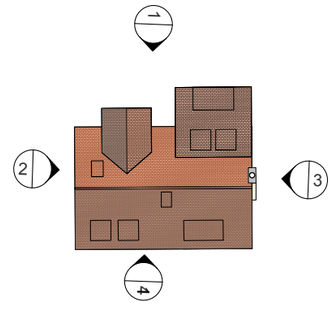
Dormer window precedent



Clay roof tiles



Stone and brick chimney

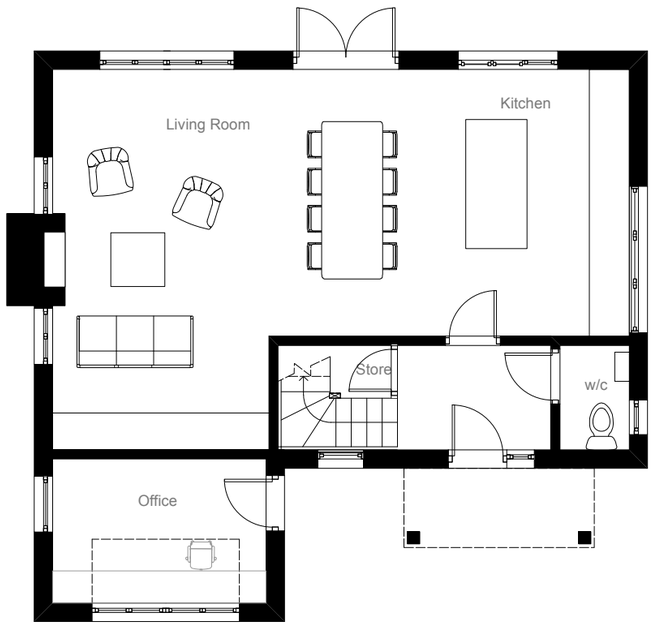


3.0 The Proposals

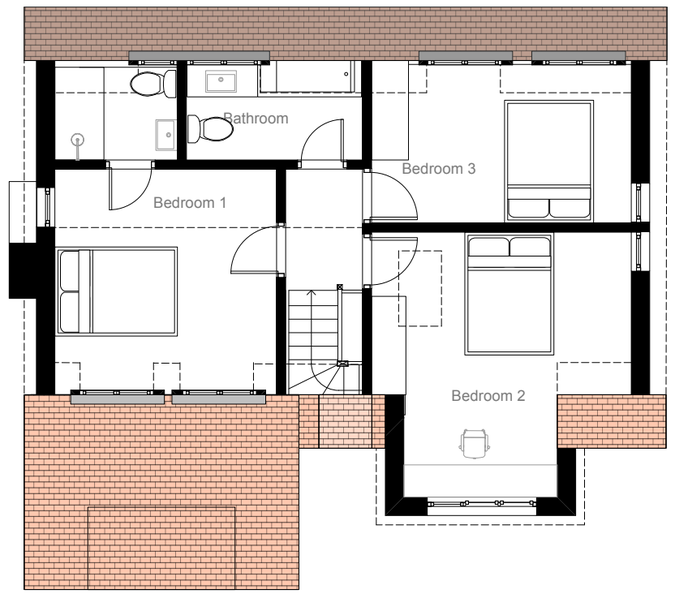
3.10 Proposed Gatehouse Plans

From Donald Insall's Heritage Statement:

"The proposed creative design is considered appropriate for the rural farmstead context and has followed the advice provided by officers at pre-application stage. The proposed Gatehouse is considered to preserve the immediate setting of both Hope Farmhouse and the wider setting East and Rudgwick Barns.."



Proposed Ground Floor Plan



Proposed First Floor Plan

3.0 The Proposals

3.11 Proposed View

Sketch view of the proposed farmhouse and new cottage from the north-east.



View of previously consented proposal



(Note that landscaping is indicative - refer to the Landscape Architect’s drawings)

4.0 Landscape and Ecology

4.0 Landscape and Ecology

4.1 Preliminary Ecology Appraisal - Summary

Urban Edge has carried out a updating Ecological Walkover Survey of the application site. Please refer to their technical note which is part of this application for more details.



Hope Farm Habitat Map produced by Urban Edge

4.0 Landscape and Ecology

4.2 Arboricultural Assessment - Summary

A survey of the trees to the entire Farmstead area has been carried out by Bernie Harverson, Arboricultural Consultant. He has subsequently produced a Arboricultural Method Statement and Tree Protection Plan for the application site which was included as part of the application.



ARBORICULTURAL METHOD STATEMENT

Hope Farm, The Haven, Billingshurst
- Gatehouse & Farmhouse -

-prepared on behalf of ***Roberts & Tregeur*** *–*

10 Southleigh Grove, Hayling Island, Hampshire PO11 0SH mob: 07875 520881 - email: bernieharverson@gmail.com -

Front cover of the Arboricultural Method Statement by Bernie Harverson

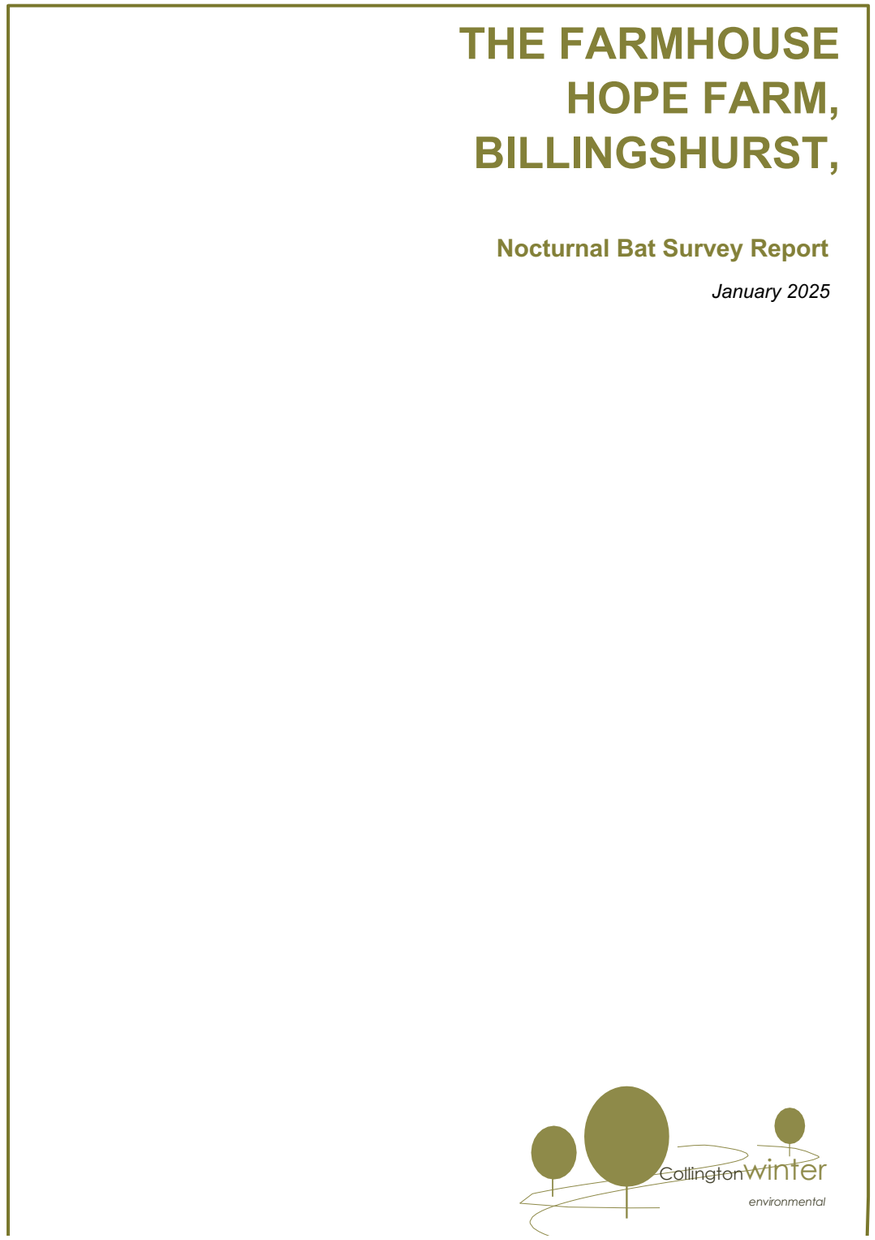
4.0 Landscape and Ecology

4.3 Protected Species - Bat Survey

The bat survey team from Collington Winter Environmental have undertaken a Preliminary Roost Assessment, Nocturnal Bat Surveys, Hibernation Surveys and Maternity Roost survey at the site. Their Survey Report was included as part of the recently consented planning application DC/22/2377. This has been recently been updated by Collington Winter and is part of this application.

In summary, the Farmhouse was assessed as having High bat roosting potential. A European Protected Species Licence (EPSL) will be required to allow the lawful destruction of the roosts and minimise risk of killing/injuring individual bats prior/during the proposed works. A Method Statement is included within the Bat Survey Report.

Please refer to Collington Winter's report for details of the proposed mitigation.



Front cover of the updated Bat Survey Report by Collington Winter

4.0 Landscape and Ecology

MARIAN BOSWALL
LANDSCAPE ARCHITECTS

4.4 Proposed Landscaping - Design Philosophy

The design proposals seek to surround the farmhouse with an appropriate and beautiful landscape setting, to create a garden of harmony, with areas to enjoy the wide views and also of refuge, with privacy and gathering places to be created through planting and orientation. Parking spaces to be nestled amongst multi-stem trees to reduce the prominence of parked cars. The whole to feel rural and unpretentious; a warm and welcoming farmstead.











Images, clockwise, from top left
1. Parking screened with multi-stem trees and paved with reclaimed natural stone setts
3. Farmhouse glimpsed through wildflower planting and clipped shrubs
6. Reclaimed natural stone stepping stones in lawn
7. Cloud-pruned hedging

4.0 Landscape and Ecology

MARIAN BOSWALL
LANDSCAPE ARCHITECTS

4.5 Proposed Landscaping Plan

The landscape proposals include the following:

1. Existing driveway to be changed to a path as new access route to be constructed as per consented Planning Application DC/23/0677
2. Removal of one tree (retrospective).
3. Other trees have been relocated in line with previously consented planning application.
4. The planting of new trees of appropriate native species.
5. Wildflower meadow planting to the east of the Farmhouse.
6. Lawn and cloud hedging to the west.
7. Natural stone paving close to the houses.
8. Turning (including for fire engines) and parking areas with permeable paving.



Proposed Landscape Plan

4.0 Landscape and Ecology

MARIAN BOSWALL
LANDSCAPE ARCHITECTS

4.6 Proposed Landscaping - Materials

The materials are appropriate to the character of the historic Sussex farmstead setting: surfaces of reclaimed natural stone and aggregate and structures of locally sourced timber to be used where possible, with subtle detailing referencing traditional rural building skills and techniques.

The use of weathered steel references the importance of the iron industry to the Low Weald. Sawn timber and steel fencing to be used near the house, and traditional cleft Chestnut fencing to be used for the field boundaries.


1


2

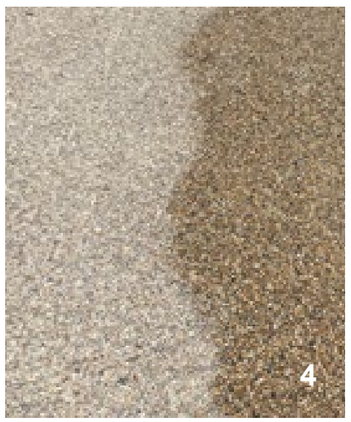

3


7


6

Images, clockwise, from top left
1. Timber and weathered steel fencing
2. Planting around Gate House
3. Cleft chestnut post and rail fencing
4 & 6. Tar spray and chip
5 & 7. Reclaimed natural stone paving


5


4

4.0 Landscape and Ecology

MARIAN BOSWALL
LANDSCAPE ARCHITECTS

4.7 Proposed Landscaping - Tree Palette

The proposals seek to plant approximately 46 new trees around the farmhouse. Species appropriate to a traditional Sussex farm setting have been selected, with a succession of flowers and fruit throughout the year to support a wide range of wildlife species.


Arbutus unedo

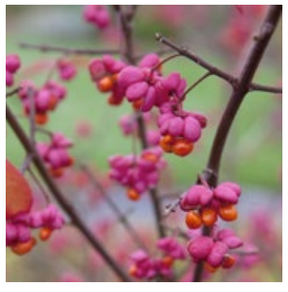

Carpinus betulus


Cornus kousa


Crateagus monogyna


Crataegus coccinea

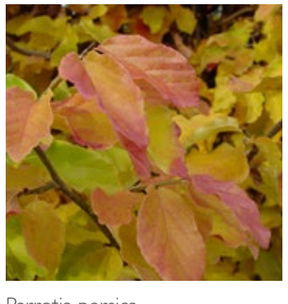

Crataegus persimillis

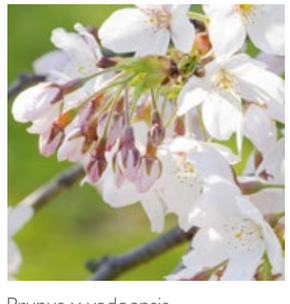

Euonymus europaeus


Ilex aquifolium

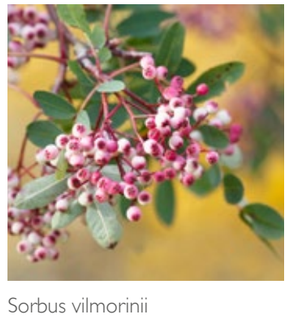

Malus hupehensis

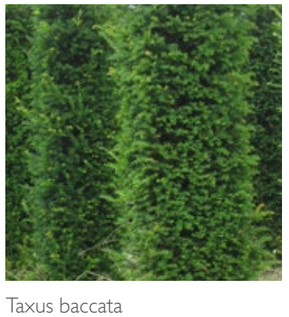

Malus 'John Downie'

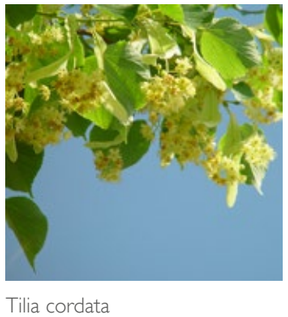

Parrotia persica


Prunus x yedoensis


Robinia pseudoacacia


Sorbus vilmorinii


Taxus baccata


Tilia cordata

4.0 Landscape and Ecology

MARIAN BOSWALL
LANDSCAPE ARCHITECTS

4.8 Proposed Landscaping - Sketch View of Approach from the South



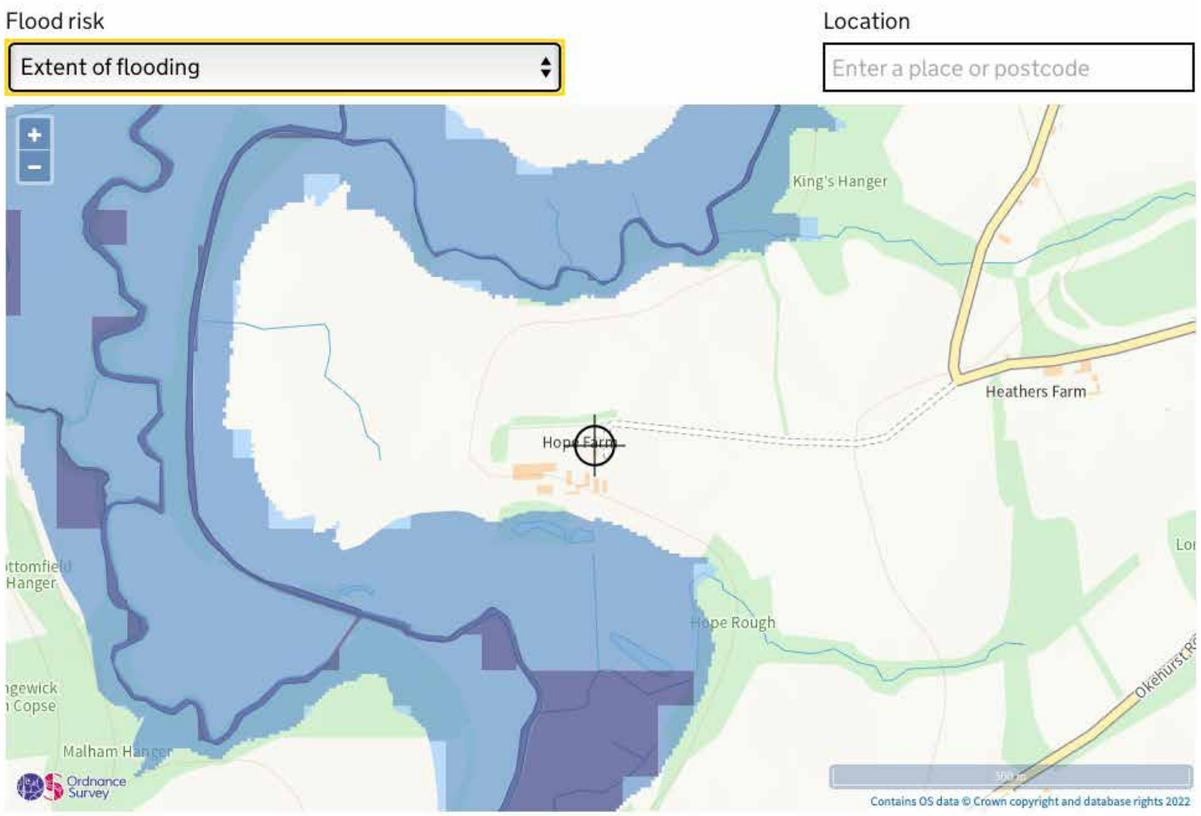
5.0 Water Use

5.0 Water Use

5.1 Existing Hydrology and Flood Risk

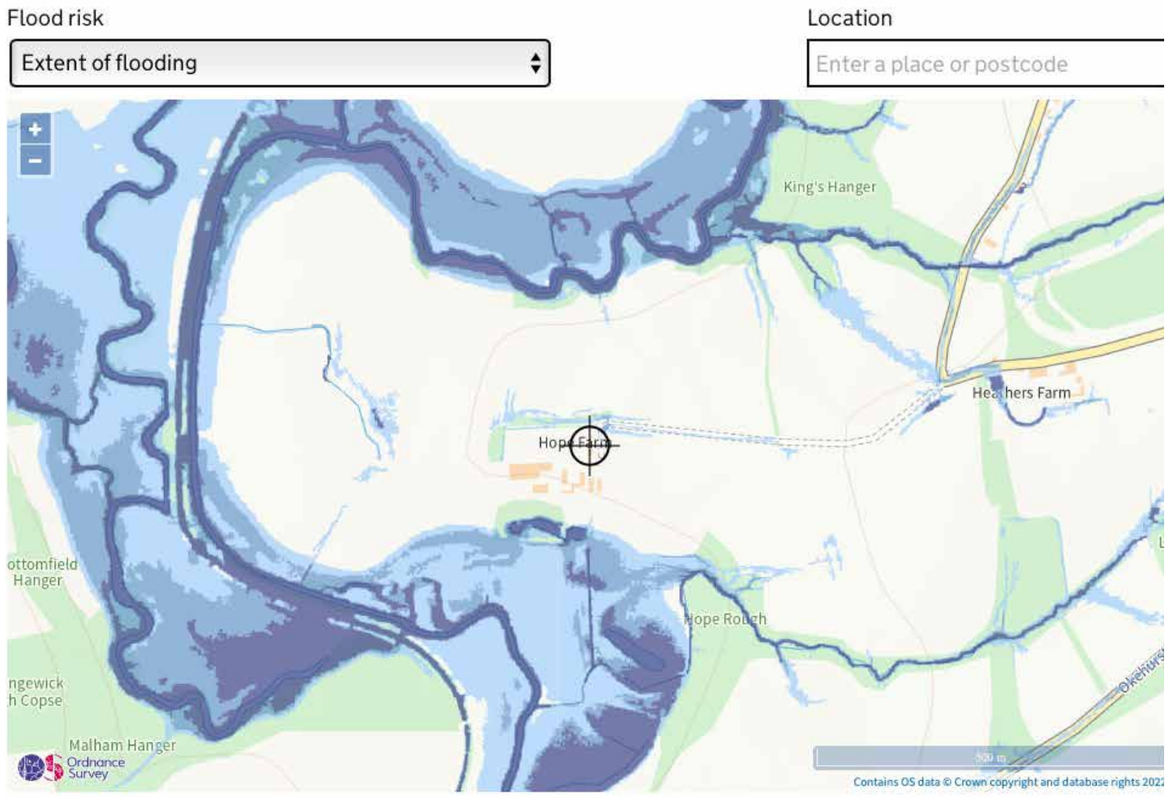
Hope Farm is bordered by the River Arun to the west, and includes a section of the river. A floodplain occupies the southern section of the Farm (outside the planning boundary), which includes an ephemeral pond. Two large ponds, connected by a channel, sit directly south of the farmstead at the base of the ridge.

The maps below from the https://check-long-term-flood-risk.service.gov.uk/ website show that although there is a flood plain to the south and west of the application site, the Farmhouse sits above these areas and is therefore has a Low to Very Low risk.



Extent of flooding from rivers or the sea

High Medium Low Very low Location you selected



Extent of flooding from surface water

High Medium Low Very low Location you selected

5.0 Water Use

5.2 Water Neutrality

The water neutrality strategy will remain similar to that for the previous application with rainwater harvesting and water efficient fittings. Refer to the report by Batcheller Monkhouse.

Batcheller Monkhouse

Water Neutrality Statement

Redevelopment of the Existing Residential Dwelling
as an alternative to DC/22/2377

at

Hope Farm
The Haven
Billingshurst

On Behalf of
Roberts & Treguer

Prepared by
Charlotte Catton-Giltinane AssocRTPI
c.catton-giltinane@batchellermonkhouse.com
01798 877555

December 2024

Front cover of the Water Neutrality Statement by Batcheller Monkhouse

6.0 Planning Statement

6.0 Planning Statement

6.1 Site Description

The application site comprises the Grade II listed Farmhouse at Hope Farm, the adjacent garden and part of the driveway. It is located within the Area Outside Built up Area Boundary as per Policy 3 of Horsham District Planning Framework 2015.

Planning applications DC/22/2377 and DC/22/2378 received consent for alterations and an extension to the Farmhouse, including dividing the building into two dwellings. This application revises the proposals by demolishing the 1970's extension in order to fully return the building to it's historic plan form and construct a new cottage to the north. There are also some minor changes to the proposed Farmhouse elevations.

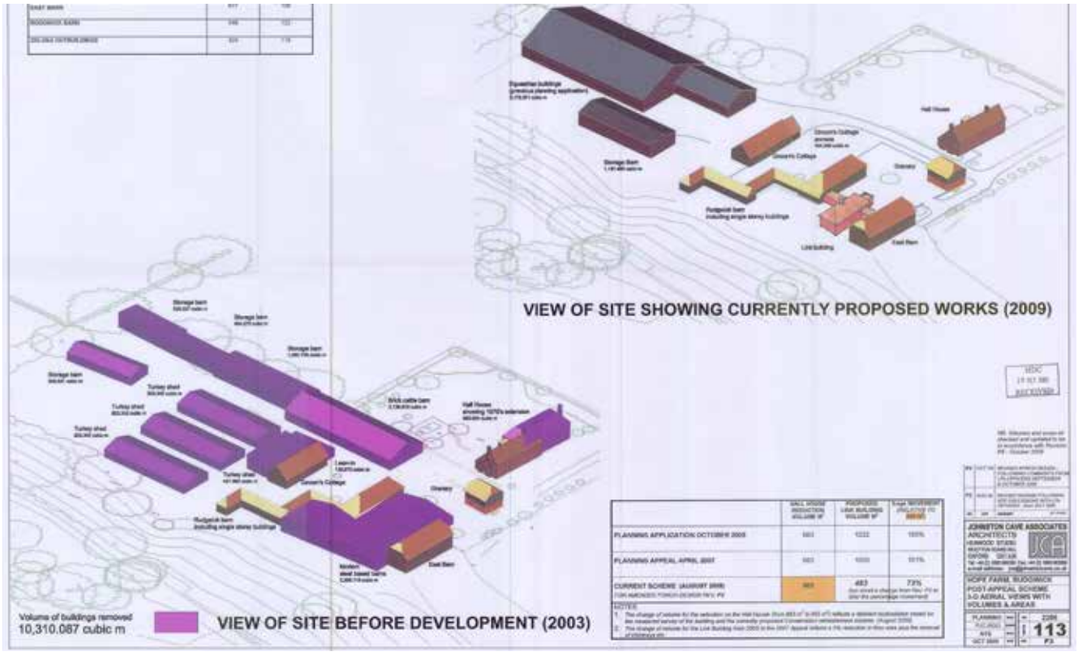
6.2 Planning History

To the right is a schedule of the significant planning applications that have been submitted for Hope Farm. The 1976 application RW/32/76, highlighted with a red box, was submitted before the listing of the Farmhouse and was responsible for the major changes to the building including the large extension to the north. Note that the planning applications for the conversion of the listed barns in 2008 included the demolition of the 1970's extension to the farmhouse, but this did not become a condition of the consent. The demolition was not carried out and the extension remains.

The recently consented Listed and Full applications are highlighted in blue.

Reference	Type	Proposal	Date Validated	Decision	Decision Date
RW/32/76	HIST	Alterations and extension to farmhouse		PER	02.12.1976
RW/13/89	HIST	Erection of Sun Room		PER	31.03.1989
RW/8/02	FUL	Conversion of outbuilding into residential accommodation: Hope Farm	06.02.2002	PER	02.04.2002
RW/60/03	FUL	Conversion and alteration of building to dwelling erection of building for stables indoor arena pole barn exercise yard & re-aligned drive	11.06.2003	PER	16.12.2003
DC/04/0257	FUL	Conversion of Rudgwick Barn and East Barn and associated building and erection of 2 storey link building to form one single residential unit and external alterations to roof and elevations of Hope Farm	03.03.2004	REF	28.04.2004
DC/04/0258	LBC	Demolition of later extensions, alterations to roofline and re-instatement of timber frame	03.03.2004	REF	28.04.2004
DC/05/0568	FUL	Erection of barn for storage of machinery and animal feed	08.03.2005	PER	25.05.2005
DC/08/1614	LBC	Construction of new single-storey residential link building between East Barn and Rudgwick Barn, repairs and alterations to convert barn complex to residential use to form 1 x 3 bed dwelling	21.07.2008	PER	27.05.2010
DC/08/1576	FUL	Construction of new single-storey residential link building between East Barn and Rudgwick Barn, repairs and alterations to convert barn complex to residential use to form 1 x 3 bed dwelling	21.07.2008	PER	27.05.2010
DC/22/2377	FUL	Sub-division of existing dwelling to form 2no dwellings, incorporating demolition of existing sunroom, porch and bay window and erection of a two-storey front extension and first floor front extension. Window and door alterations and replacements, creation of new chimneys and associated internal and external alterations (Listed Building Consent)	04.01.2023	PER	11.10.2023
DC/22/2378	LBC	Sub-division of existing dwelling to form 2no dwellings, incorporating demolition of existing sunroom, porch and bay window and erection of a two-storey front extension and first floor front extension. Window and door alterations and replacements, creation of new chimneys and associated internal and external alterations	04.01.2023	PER	11.10.2023
DC/23/0677	FUL	Replacement of southern maintenance shed with new oak framed barn. Recladding of Sheds A and B and installation of new external doors and windows. Installation of solar panel array on roofs of Sheds. Landscaping to include the planting of new trees and an open air swimming pool for family use.	04.05.2023	PER	10.11.2023
DC/23/2162	FUL	Removal of existing entrance and erection of a link extension to create a replacement entrance. Erection of an extension to and reconfiguration of central building. Installation of shower room to the East Barn and conversion of first floor of the Granary to habitable space. Replacement of windows and external doors and installation of windows and shutters	11.12.2024	PER	17.05.2024
DC/23/2163	LBC	Removal of existing entrance and erection of a link extension to create a replacement entrance. Erection of an extension to and reconfiguration of central building. Installation of shower room to the East Barn and conversion of first floor of the Granary to habitable space. Replacement of windows and external doors and installation of windows and shutters	11.12.2024	PER	17.05.2024

Schedule of significant planning applications relating to Hope Farm



Two 3D views showing the site before 2003 and the 2009 proposal from the consented application.

6.0 Planning Statement

6.3 Planning Policy Context

The site is located outside of the built-up area and is therefore considered to be located within the open countryside. The Farmhouse is Grade II listed, but not within a conservation area. The main policies the proposed works will be assessed against are Policies:

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 25: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 40 - Sustainable Transport
Policy 41 - Parking

Of these policies, the key policies of the Horsham District Planning Framework (HDPF) are as follows:

Policy 26 deals with countryside protection and enhancement and states that 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: support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas.

The proposal is a sympathetic restoration of a neglected heritage building surrounded by a landscape that will include new trees, natural planting and appropriate materials.

Policy 31 of the HDPF states that development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure.... Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.

The proposals seek to plant 46 new trees around the farmhouse. Species appropriate to a traditional Sussex farm setting have been selected, with a succession of flowers and fruit throughout the year to support a wide range of wildlife species.

The Farmhouse is within the Bat Sustenance Zone. The application is supported by a Bat Roost Assessment and relevant Surveys which demonstrate that suitable mitigation can be provided. A condition may be used to ensure this takes place.

An AMS and TPP is also submitted, which demonstrates that harmful impacts on trees will be avoided and protective measures will be put in place. One small tree is proposed to be removed, with another four to be relocated.

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 34 of the Horsham District Planning Framework states that Development should reinforce the special character of the district's historic environment through appropriate siting, scale, form, and design, and should make a positive contribution to the character and distinctiveness of the area. In addition, development should preserve and ensure clear legibility of locally distinctive vernacular building forms and their setting, features, fabric and materials, and should seek to secure the viable and sustainable use of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.

Policy 6 Design of the Rudgwick Neighbourhood Plan states that:
- Development should utilise materials that reflect the common building styles across the Parish.
- New development proposals should be designed with reference to the surrounding architecture, paying particular attention to features of the local vernacular and locally characteristic details.

Paragraph 199 of the NPPF (2021) states that "when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)." Paragraph 200 continues to state that "any harm to, or loss of, the significance of a designated heritage asset (from its alterations or destruction, or from development within its setting), should require clear and convincing justification.

The proposed development meets the requirements of these policies by:
1. Building on the historic footprint of the Farmhouse.
2. The new cottage has a small footprint and is of a sympathetic design which would preserve the setting and special architectural and historic of the listed building,.
3. The property is located some distance from neighbours.
4. High quality materials will be used that reflect the local vernacular, including clay roof and wall tiles, brickwork, stone, oak cladding and timber windows..
5. The existing landscape and trees will generally be retained and enhanced, with 46 new trees of local species and meadow planting.

The Farmhouse is Grade II listed, but underwent major changes in the mid 1970's. The Heritage Statement by Donald Insall Associates presents a history of the site based on research and establishes the original significance of the building. The document then assesses Robert and Treguer's proposals which seek to restore the historic plan form, quality and significance of the historic part of the Farmhouse.

Donald Insall have concluded that:

"The proposals would, therefore, meet the tests for sustainable development outlined in the NPPF, insofar as they relate to the historic environment. Furthermore, the proposals would also accord with Policy 34 of the Horsham District Planning Framework and would ensure the beneficial long-term and optimum viable use of this building. It is therefore the conclusion of this report that the proposals would comply with national and local planning policy on the historic environment and the application would be acceptable in heritage terms."

Policy 41: Parking

The proposal will provide adequate parking provision and turning space within the application boundary and elsewhere on the Farmstead. Additional parking has been provided by planning application DC/23/0677 with an external parking area and a large garage space.

6.0 Planning Statement

6.3 Planning Policy Context cont.

Other relevant policies include:

Policy 28: Replacement Dwellings and House Extensions in the Countryside
The proposed extension will replicate the historic footprint, massing and materials of the building before the 1970's changes. The new dwelling to the north provides similar residential area to the 1970's extension which is to be demolished, but in a more sensitive manner.

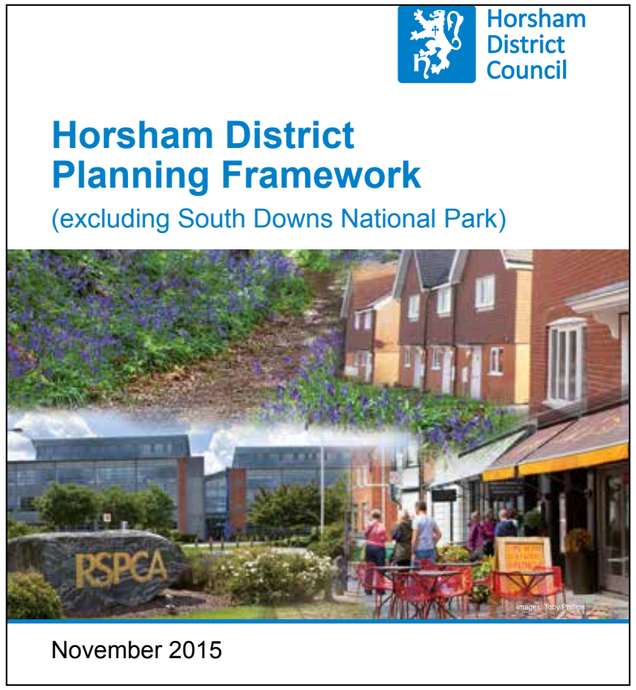
Policy 38: Flooding
Although there is a risk of flooding to the areas to the south and west of the application site, the Farmhouse sits above the flood plain and is therefore not at risk.

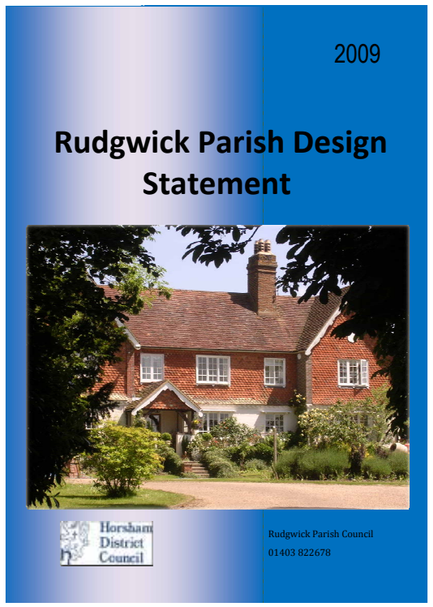
The proposed rainwater harvesting system will minimise the amount and quality of rainwater draining into the landscape.

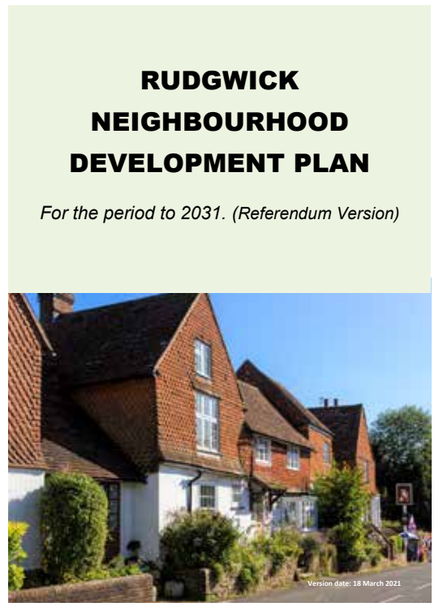
Another consideration highlighted by HDC is that:

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty,that they will not contribute further to an existing adverse effect. To achieve this Natural England have advised that the matter of water neutrality should be addressed to ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

As a result, we have included a Water Neutrality Statement as part of the application. This demonstrates that by the use of highly efficient water fixtures and fittings, the maximum water usage of 110 litres of water per person per day can be achieved. Also as outlined in the Water Neutrality Statement, the Farmhouse will be connected to a rainwater harvesting system.







6.0 Planning Statement

6.4 Principle of Development

The previously consented proposals subdivided the existing 4-bed dwelling into one 4-bed and one 3-bed dwelling. This is replicated by the revised proposals.

6.5 Conclusion

This is a well-considered proposal that is respectful of its sensitive site and setting. The proposal will restore the historic façades and plan form of the Grade II listed Farmhouse, by removing the inappropriate 1970's extension, thus re-establishing the significance of the original building on the site.

The new gatehouse has been thoughtfully designed to possess its own distinctive character, ensuring it stands as an independent architectural feature. At the same time, its design has been carefully considered to complement and enhance the historic significance of the adjacent farmhouse, creating a cohesive and respectful relationship between the old and the new. The natural landscaping will create a sympathetic setting for the house whilst also enhancing local habitats.

The proposal will revive a neglected heritage asset and ensure it continues as a valued part of the architectural history of The Haven.

Appendices

Appendix A

List of drawings and documents included in the planning application

2201 **DRAWING & DOCUMENT REGISTER: HOPE FARM**

Roberts and Tréguer Ltd

PROJECT REF: 2201
PROJECT: Hope Farm, The Haven, Billingshurst RH14 9BN
Date: 6 January 2025
Issue: For Planning Application

DRAWING REGISTER

Document	Document No. BS	Drawing Title	Rev	Size	Scale
SITE LOCATION (00)	2201-DR-FH-00-000	Farmhouse Site Location Plan	P3	A3	1:2500
EXISTING SITE (01)	2201-DR-FH-01-010	Farmhouse Existing Site Plan	P1	A1	1:200
	2201-DR-FH-01-020	Farmhouse Site Demolitions	P1	A1	1:200
	2201-DR-FH-01-021	Existing Farmhouse Foul Drainage	P1	A1	1:200
ARCHITECTURAL DRAWINGS by Roberts and Treguer					
EXISTING GAs	2201-DR-FH-01-110	Farmhouse Existing Ground Floor Plan with Demolition	P1	A1	1:50
	2201-DR-FH-01-111	Farmhouse Existing First Floor Plan with Demolition	P1	A1	1:50
	2201-DR-FH-01-112	Farmhouse Existing Roof Plan with Demolition	P1	A1	1:50
	2201-DR-FH-01-200	Farmhouse Existing Elevations - East and West	P1	A1	1:50
	2201-DR-FH-01-201	Farmhouse Existing Elevations - North and South	P1	A1	1:50
	2201-DR-FH-01-400	Farmhouse Existing Sections	P1	A1	1:50
PREVIOUSLY CONSENTED GAs	2201-DR-FH-03-100	Previously Consented Farmhouse Ground Floor Plans	P1	A1	1:50
DC/22/2377 and DC/22/2378	2201-DR-FH-03-101	Previously Consented Farmhouse Proposed First Floor Plans	P1	A1	1:50
	2201-DR-FH-03-102	Previously Consented Farmhouse Proposed Roof Plan	P1	A1	1:50
	2201-DR-FH-03-200	Previously Consented Farmhouse Proposed Elevations - East and West	P1	A1	1:50
	2201-DR-FH-03-201	Previously Consented Farmhouse Proposed Elevations - North and South	P1	A1	1:50
	2201-DR-FH-03-202	Previously Consented Farmhouse Proposed Sectional Elevations	P1	A1	1:50
PROPOSED SITE	2201-DR-FH-05-010	Farmhouse Proposed Site Plan	P1	A1	1:200
PROPOSED GAs	2201-DR-FH-05-100	Farmhouse Proposed Ground Floor Plans	P1	A1	1:50
	2201-DR-FH-05-101	Farmhouse Proposed First Floor Plans	P1	A1	1:50
	2201-DR-FH-05-101	Farmhouse Proposed Roof Plan	P1	A1	1:50
	2201-DR-FH-05-200	Farmhouse Proposed Elevations - East and West	P1	A1	1:50
	2201-DR-FH-05-201	Farmhouse Proposed Elevations - North and South	P1	A1	1:50
	2201-DR-FH-05-202	Farmhouse Proposed Sectional Elevations - North and South	P1	A1	1:50
	2201-DR-FH-05-400	Farmhouse Proposed Sections	P1	A1	1:50
	2201-DR-GH-05-100	Gatehouse Proposed Plans and Sections	P1	A1	1:50
	2201-DR-GH-05-210	Gatehouse Proposed Elevations	P1	A1	1:50
LANDSCAPE DRAWINGS by Marian Boswall Landscape Architects					
	22130-T064	Hope Farm-Planning Drawing - Gatehouse_I	A	A3	1:200
	22130-T065	Hope Farm-Planning Drawing - Gatehouse_II	A	A3	1:200
ARCHITECTURAL DOCUMENTS					
	2201-RP-FH-01-3000	Design, Access and Planning Statement	P2	A3	
DOCUMENTS by other consultants					
Donald Insall Associates		Heritage Statement	1		
Batcheller Monkhouse		Water Neutrality Statement			
Bernie Harverson		Arboricultural Method Statement			
		Tree Constraints Plan			
		Tree Protection Plan			
		Trees_No Dig Porous Options			
Collington Winter Environmental		Bat Survey Report			
Urban Edge Environmental Consulting		Technical Note - Ecological Walkover Survey for The Farmhouse			
		The_Statutory_Biodiversity_Metric_Calculation			
		Habitat Plan for Metric Calculation			