KNJ Planning
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SPEER DADE ~ planning consultants

25 August 2026

Director of Place
Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

OLD SPRINGFIELD FARM SPRINGFIELD LANE COLGATE HORSHAM RH12 4TA
APPLICATION FOR PERMISSION IN PRINCIPLE

On behalf of our client, we apply for permission in principle for the erection of a single dwelling and associated development at this site to replace an existing separate dwelling use (flat confirmed in lawful development certificate DC/25/1575) and disused agricultural building (piggery).

Enclosed are:

- Application form
- Location plan
- Block plan existing and proposed (illustrative)
- Tree report
- Application fee £531.00 (to be paid by the applicant)

Please note that the access road adjoining the application site is a public footpath (COL-1699) and so constitutes a public highway.

Application site

The application site is a rectangular-shaped area, comprising a disused piggery unit and associated land. The application site also includes the existing residential unit, within a larger

building, to the south of the piggery. The residential unit is located on the first floor of the building with an internal staircase and access from the ground floor.

The application site is accessed via Springfield Lane and the existing access drive serving Old Springfield Farm. The area of land around the piggery is laid to grass.

On the remainder of the applicant's ownership there is a detached dwelling and associated outbuildings including stables. There are several fields and woodland.

Adjoining to the east of the piggery building is a public footpath that runs partly along the existing driveway to Old Springfield Farm from Springfield Lane.

To the north of the site is a residential dwelling, Oak Keep, and, to the east, west and south of the site is farmland and woodland.

Proposal

The proposal is the erection of one dwelling and associated development, to replace the existing piggery building and separate dwelling use (flat).

Planning background

DC/25/1575 Application to confirm the use of the first-floor building as a self-contained flat for a continuous period in excess of four years. Application permitted and LDC issued 26.11.25

DC/23/1081 Extension to barn and construction of a sandschool. Application permitted on 26.09.23

21/1999 Variation of Condition 1 of previously approved application DC/21/0343 (Demolition of dwelling, stable buildings and pole barn. Construction of replacement dwelling with link attached garage) Relating to design and increased dimensions of the garage. Application permitted on 02.11.2021

DC/21/0343 Demolition of dwelling, stable buildings and pole barn. Construction of replacement dwelling with link attached garage. Application permitted on 21.05.2021

DC/20/0818 Demolition of existing dwelling and outbuildings. Erection of replacement dwelling with a detached garage. Application permitted on 21.10.2020

DC/20/0792 Temporary siting of ancillary mobile home. Application permitted on 21.10.2020

CG/48/91 Retention of agricultural livestock building. Application permitted on 10.01.1992

LB/41/56 Alterations and additions. Application permitted on 14.11.1956

LB/22/64 Conversion of loft over double garage into flat to accommodate farm worker. Withdrawn Application on 25.05.1964

The site is located outside the Built-up Area and within the countryside. The site is within the National Landscape.

The Gov.UK website does not show the application site to be subject to flood risk. The Historic England website does not show any listed buildings or scheduled monuments on the site or in the surrounding area. The West Sussex County Council website does not show the site to be within an archaeological notification area.

There are no trees within the application site itself. There are trees nearby to the north. The proposed garden area lies outside the root protection area (RPA) of the oak tree to the north. We attach a tree survey undertaken by Broad Oak Tree Consultants Ltd which identifies the RPAs of the trees adjacent to the site.

Pre-application enquiry

A pre-application response (PE/22/0082) was received on 24th August 2022.

The enquiry concerned several proposals, including the proposed conversion of the piggery to a dwelling (following cessation of the use of an existing flat in the applicant's ownership).

The response stated that as the site is not allocated for residential development in neither a made neighbourhood plan nor the local plan, the development would ordinarily be restricted in principle. It also stated:

> 'However, the presence of the existing flat on site is material in this consideration provided that the flat is included within the 'red line' of the application submission plans. Subject to confirmation that this flat is lawful and has been continuously occupied (as discussed in greater detail below) the proposal may result in no net gain of residential uses on site. This could be a material consideration of some weight in the planning balance.
>
> …..until residential use has been demonstrated, the principle of the development would be resisted.'

Since the pre-application enquiry was made, an LDC (DC/25/1575) has been issued for the use of the flat for a continuous period in excess of four years.

The pre-application enquiry response also stated that given the separation distance between the dwelling and the neighbour, coupled with the existing planting between the two sites and presence of the large barn between, it was not envisaged that a residential use in this location would result in adverse amenity harm.

Since the pre-application enquiry response, the council's position regarding water neutrality has changed and we understand that a water neutrality statement is not required.

Planning policy

Local plan 2015

The proposals map shows the site to be located outside the Built-up Area boundary, and within the countryside.

Policy 4: Strategic Policy: Settlement Expansion allows the expansion of settlements outside built-up area boundaries in certain circumstances.

Policy 26: Strategic Policy: Countryside Protection aims to protect rural character and undeveloped nature of the countryside.

Policy 28: Replacement Dwellings and House Extensions in the Countryside supports replacement dwellings outside the defined Built-up Area if the development can be accommodated appropriately within the curtilage of the existing dwelling and subject to other criteria.

Policy 30: Protected Landscapes states that development proposals will be supported in or close to protected landscapes where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes.

Policy 33: Development Principles provides criteria for development including efficient use of land, amenity of occupiers/neighbours and retention of natural features.

Horsham District Local Plan 2023-2040 (Regulation 19) January 2024

Strategic Policy 45: Replacement Dwellings and House Extensions in the Countryside says that replacement dwellings will be supported in the development can be accommodated appropriately within the curtilage of the existing dwelling and subject to other criteria.

NPPF (August 2026)

The following paragraphs of the NPPF are relevant:

- Para 17 states that achieving sustainable development means the planning system has three overarching objectives – economic, social and environmental.
- DM3 Determining development proposals
- DM6 Use of planning conditions and obligations
- S5 1c The reuse, extension, alteration or replacement of an existing building. Para 19 Conserving and enhancing the natural environment

Assessment

Planning practice guidance says that the scope of permission in principle is limited to location, land use and amount of development.

Location

The application site is located outside the development boundary for the purposes of planning policy. There are several trees to the north of the site and according to the council's tree preservation order interactive mapping portal, there are not TPOs on trees adjacent to the site. There is already a permanent structure (piggery) on the application site. The erection of an appropriately designed dwelling on the site, to replace the existing building, and, in effect, transfer the separate dwelling use from the flat to the application site a short distance away, would protect the rural character of the countryside, meeting the criteria of local plan policy 26.

Policy 28 requires the development to be accommodated appropriately within the curtilage of the existing dwelling. The proposed dwelling would be located on a similar footprint or close to the existing building, thereby avoiding any additional built form on the site.

The location is not constrained by heritage assets, flood risk or preserved trees.

As the proposal would not result in an additional residential unit, the proposed development would be consistent with the locational aspects of NPPF paragraphs 11 and 84.

The cessation of residential use of the flat can be secured at technical details consent stage.

Land use

The conversion of the piggery to a residential development was considered in the preapplication enquiry. It was stated in the officer's response that the presence of the existing flat was a material consideration of some weight in the planning balance.

Policy 28 concerns replacement dwellings in the countryside. The proposal would not result in the net gain of residential use on the ownership and in the rural area and should be considered a replacement dwelling in planning policy terms.

Amount of development

The size and shape of the site would allow the development of one dwelling, with space for parking and turning, in accordance with local plan policies 32 and 33.

Conclusion

The proposed location, land use and amount of development would be in accordance with NPPF S3, with the purposes of local plan policy, which is not deemed out of date, and with other NPPF policy. There is a compelling material consideration weighing in favour of the proposal and no material considerations which would indicate permission should be withheld.

If you have any questions about this application, please contact Kate Jackson or Roy Speer.

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