

Supporting Statement:

Application for Prior Approval of Proposed Change of Use of
Agricultural Building under Class Q permitted development to a
Dwellinghouse (Use Class C3), and for Associated Operational
Development

Site Location:

Five Oaks Barn, Pomper Lane, Hurstpierpoint, Hassocks BN6 9LJ

Lat: 50.955495 Long: -0.17143071

Prepared By:

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Date:

Friday 1st August 2025

1. Summary

- 1.1. This supporting documentation has been prepared by John Houlton. It accompanies a notification for prior approval for the conversion of an agricultural barn to a Class 3 dwelling house under Class Q of The Town and Country Planning (General Permitted Development etc.) (England) Order 2015 and (Amendment) Order 2024.

2. The site of Five Oaks Barn

- 2.1. The site of Five Oaks Barn is situated on land to the south of Pomper Lane, Hurstpierpoint, Hassocks BN6 9LJ (Lat: 50.955495 Long: -0.17143071). The barn is a traditional 'Dutch' barn with a 'D' shaped domed roof and steel frame construction. The barn can be seen on the attached block plan and is outlined in red and the property boundary is outline in blue. The proposed curtilage is the area immediately surrounding the barn and is no larger than the footprint of the barn.
- 2.2. Since construction of the barn around 80-90 years ago it has been used for the storage of farm machinery, tools, animal forage and bedding. This includes storage of; grain trailers, tractors, implements, animal feeds, hay and straw, hand tools, horticultural seed and equipment. The barn also acts as a basic workshop. It should be noted that fuel and chemicals are not stored in the barn and since the holding became Certified Organic (in 2006); there has been no storage or use of any agrichemicals or fertilisers on the holding.
- 2.3. Historically the land has always been farmed and post war to the 1960's a nursery operation was carried out in nearby partially removed glasshouses. More recently and to date the land is farmed under DEFRA agricultural holding number 42/343/0023 (RPA - SBI number: 106357858) as part of the farming operations of Houlton & Co. partnership at Little Park Farm, Hurstpierpoint. The adjoining land Ordnance Survey parcels are on sheet number TQ2818; fields 4893, 5085, 5392. Additionally, all farm production and operations are certified under the Red Tractor Farm Assurance Scheme and audited on an annual inspection basis. Farm operations include production of grain, haymaking, green manuring/clover, straw production and horticultural activities. The site is commercially insured by NFU to cover its agricultural operations.
- 2.4. Relevant planning history at the site includes a successful approval for change of use on the adjacent single storey brick built barn in 2015 under the Class Q scheme into a 2 bedroom dwelling.

3. Compliance with Class Q legislation from 21st May 2024

3.1. Q.1. – Please see our below responses to the latest Amendment of Class Q Part 3:

- a) Site is part of an established unit along with its curtilage on 23rd July 2023
- b) Site continues to be in agricultural use
- c) Proposed internal dwelling floorspace is less than 150m² - proposed floorspace is 84m²
- d) Previous dwellings created under Class Q at this agricultural unit is 1 dwelling – with this proposed development this will increase to 2 dwellings on the holding so within the 10 units limit. Cumulative floorspace will be 138m² so within the 1000m² limit
- e) Site not occupied under agricultural tenancy
- f) Site has never been subject to an agricultural tenancy
- g) No Class A or B development carried out within last 10 years on the agricultural unit
- h) Development within the 0.2m protrusion limit – see attached plans
- i) Development does not contain any proposed extension
- j) Development proposes no building operations other than those noted in paragraph (j)
- k) Site is not on article 2(3) land
- l) Site is not nor part of any of the land uses in paragraph (l)
- m) Site is not nor contains a scheduled monument
- n) The building is not listed
- o) The existing building is capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it
- p) The building has existing suitable access to a public highway

4. Compliance with Class Q conditions

4.1. The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2024,

Article 3, Q2.—(1) Where the development proposed is development under Class Q(a) together with development under 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 the prior approval of the authority will be required as to—

- a) transport and highways impacts of the development,
 - 4.1.1. Our response; Good visibility access to the site is via an existing 12ft surfaced gateway shared with the adjacent dwelling. The planned development will not increase traffic movements to the site. It is estimated that there will be an average of 4 car movements per day. This is a reduction from the existing movements made by heavy farm machinery and tractors which can be in excess of 4 movements per day onto the adjoining Pomper Lane entrance. Traffic movements during the development operations will be similar to existing and will not require any heavy goods vehicle access onto Pomper Lane. Car parking will be allocated within the curtilage of the proposed new dwelling on an existing gravelled surface. This will not interfere with the continued agricultural operations of the holding.

b) noise impacts of the development,

4.1.2. Our response; The development will be seen to reduce noise pollution on the surrounding area due to the reduction of agricultural machinery movements. There will be minimal noise pollution during development operations due to there being minimal external alterations. There are no noise pollution issues that will affect the end users of the barn. The owners of Penharbour House to the east of the site have expressed their support for this application and are pleased there will be a reduction in noise from the agricultural operations.

c) contamination risks on the site,

4.1.3. Our response; There are no known contamination risks on the site. Due to the Organic status of the holding there has been no use of any agrichemicals and fertilisers in recent years. At no point since 1982 has there been any fuel storage at this property and there is no use of Asbestos on the property. Environmental Agency maps do not show any contamination risks within the immediate or further surroundings of the property. It can therefore be stated that there are no contamination risks that will affect the end users of the barn or those involved in the building operations required for conversion. The associated building operations will be conducted in such a way as to ensure that there are no contamination risks caused to the property.

d) flooding risks on the site,

4.1.4. Our response; The property is not located in or near any Flood Zones 2 or 3 and therefore does not warrant a flood risk assessment. The property is located within Flood Zone 1 which states that there is less than a 0.1% chance of flooding occurring each year.

e) practicality and desirability,

whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, and the provisions of paragraph N of this Part shall apply in relation to any such application.

4.1.5. Our response; The location and siting of the building do not make change of use under Class Q impractical or undesirable due to:

- minimal external alterations being made to the existing steel frame which would not cause any increase in loading of the existing structure.
- the building being of sound structural condition with no structural corrosion on any part of the steel frame
- no substantial structural alterations required to facilitate its change of use.
- the building being set back 20 metres from the road frontage.
- a minimal impact on traffic, noise and air pollution.
- the building being of a good size to provide a suitable, comfortable and practicable 2 bedroom dwelling space.
- a change of use having a benefit in terms of security for neighbouring properties by providing an extra dwelling presence on what is a quiet country lane reducing the chances of flytipping and burglaries.
- the creation of a suitable dwelling house out of an existing rural structure along a country lane which already has 5 established residences thus providing a level of continuity along the lane. The site is not in any way remote or isolated with settlements of Hurstpierpoint and Burgess Hill in close proximity.
- the development being sustainable and in keeping with the surrounding landscape.
- the development will not infringe upon the rural character of the location by 'domesticating' the area.

- there being no adverse effects imposed on the surrounding natural environment.
- f) design or external appearance of the building,
 - a. Existing design;
 - 4.1.6. Our response; The barn consists of a traditional 'Dutch' style 'D' shaped roof clad in grey profile 3 corrugated steel on a steel truss frame supported by 6x steel columns. The north and east elevations are open sided. The south and west elevations are clad in grey profile 3 corrugated steel from eaves to ground level. There is a concrete floor throughout and a small brick build lean-to at the southern gable end with a roof again clad in a grey profile 3 corrugated steel. This type of structure is widely accepted in the rural landscape and is commonly found throughout the UK.
 - b. Proposed design;
 - 4.1.7. Our response; (Please see attached proposed plans and elevations to support the below response). Our proposal is to create a 2 bedroom dwelling of 84m² gross internal area. To facilitate change of use from agricultural to residential use the proposal is to utilise the existing primary and secondary steel framework with a replacement roof cladding supported on the existing frame. The existing profile 3 corrugated steel roof and wall claddings will be removed and a lighter weight Zinc or similar grey standing seam roof cladding will be installed along with matching colour eaves guttering and barge boards shaped into the curve of the roof. These types of standing seam roofing products are commonly utilised on this type of conversion and will provide a long lifespan with little or no discolouration with age. The existing exposed steel columns and trussing will be painted black. To create an enclosed 2 storey dwelling a new timber frame supporting structure will be erected within the shell of the existing steel frame supported by new strip foundations. The new structure elevations will be clad with vertical slatted composite cladding of 3 different colours to break up the consistency – Ecoscape 'Midnight', 'Silver Birch' and 'Golden Oak'. Grey aluminium or similar framed double-glazed windows and doors will be utilised to be in keeping with the agricultural history of the structure. Please see elevations as to number, placement and style of windows and doors. We have also provided examples of similar agricultural Dutch barns that have been converted into dwellings under Class Q at the end of this document
- g) Provision of adequate natural light in all habitable rooms of the dwellinghouses,
 - 4.1.8. Our response; The attached plans and elevation indicate the positioning and sizing of windows and doors in the structure in a way that there will be more than adequate natural light in all habitable rooms.

5. Proposed services installations

- 5.1. All services required are available at the site. There will be no requirements for extensive off site work in order to facilitate the barns change of use under Class Q in particular no works disturbing the highway nor neighbours will be required.
 - 5.1.1. Power; Currently there is a 100amp power supply to the neighbouring dwelling off of which the new dwelling will be fed by means of a private sub meter. We have had advice from an electrician who has confirmed the proposed loading is well within the capacity of the supply.

5.1.2. Water; Independent metered water supply is already installed from the highway directly to the building which will again be fed by means of a private sub meter.

5.1.3. Septic water disposal; The existing private Klargest treatment system in field to the south has ample capacity for the additional demand from the new dwelling

5.1.4. Stormwater disposal; Roof water will be collected in a water butt harvesting tank. Excess water will be disposed by means by soak away in field to the south. The elevated position of the property will ensure that this will not create flooding or ground saturation near to the dwelling nor will there be and adverse effects on neighbouring properties.

6. Conclusion

- 6.1. It is deemed that the proposed change of use of this barn should be considered as permitted development under The Town and Country Planning (General Permitted Development etc.) (England) Order 2015 and (Amendment) Order 2024.
- 6.2. The proposed change of use will not lead to any detrimental or adverse effects on transport and highways, noise, contamination and flooding. We also consider the integrity of the building to be sufficiently sound to enable conversion without unnecessarily extensive development operations as it is traditionally built. The location and siting of the barn are deemed to be ideal for the proposed residential use and has support from the neighbouring properties on Pomper Lane. Other examples of conversion of this type of structure are easily found throughout the UK and are widely accepted in the rural landscape.
- 6.3. The barn complies with all the criteria set out in paragraph Q1 and conditions of the Class Q order to allow its change of use.
- 6.4. We hope this application will be supported for Prior Approval of proposed change of use of our Agricultural Building to a dwellinghouse and for the associated operational development.

7. Declaration

I confirm that the facts stated in this planning statement are accurate and true:



John Houlton
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11:47:47 +01'00'

8. Site photographs at Five Oaks Barn



View of access from Pomper Lane looking south



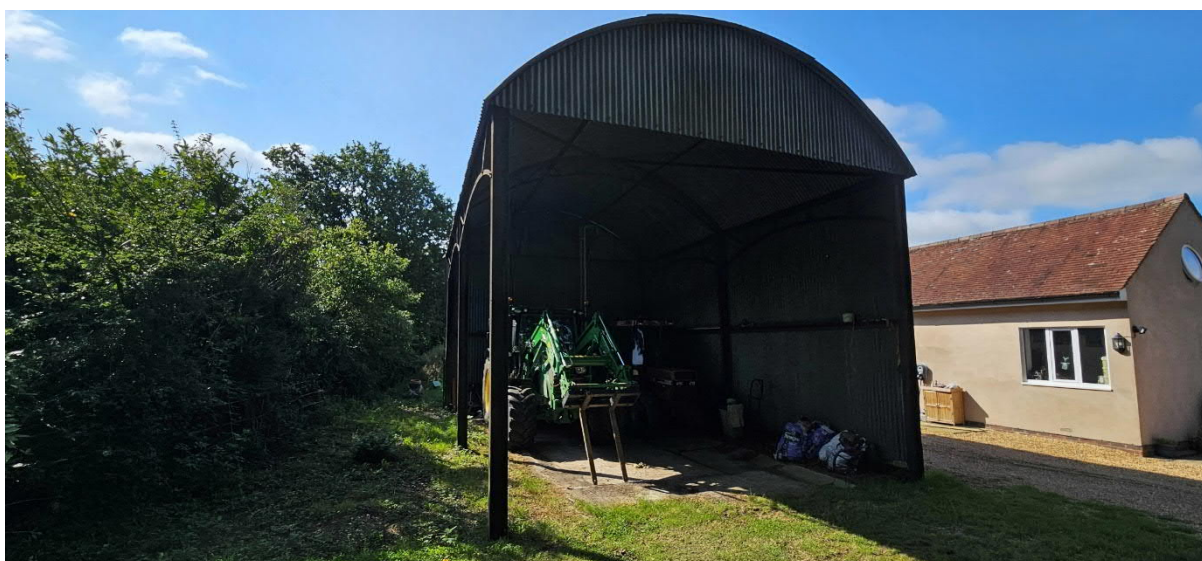
Southwest elevations



Northwest elevations



Southeast elevations



Northeast elevations

9. Examples of similar Class Q converted agricultural Dutch barns



An example of a new dwelling structure within existing frame of a Dutch style barn with original columns and trussing exposed

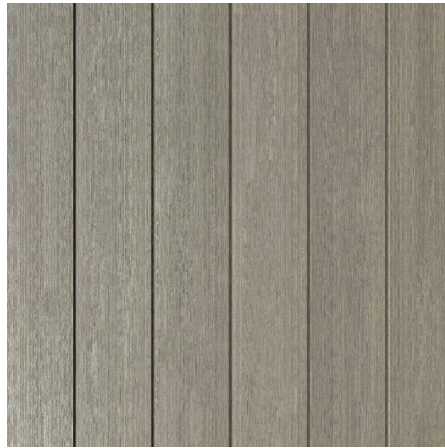


An example of Zinc or similar standing seam roof cladding, barge boards and rainwater goods

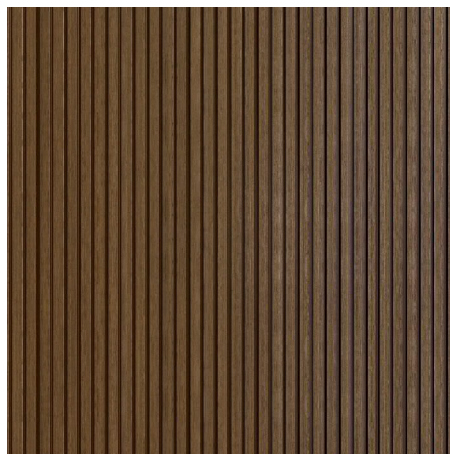
10. Examples of proposed wall cladding



Ecoscape Midnight Composite Slatted Cladding



Ecoscape Silver Birch Composite Panel Cladding



Ecoscape Oak Composite Slatted Cladding

11. Example of windows and doors similar to proposed



Grey aluminium or similar style double glazed windows and doors are proposed