

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2463	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Conversion of the existing timber framed barn outbuilding in to living accommodation for guests of the main house.		
Site:	The Barn House, Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG, ,		
Validation Date	2 Oct 2025	Overall Expiry Date:	30 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	26 Mar 2026
Target Date:	27 Nov 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	27 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2463

**The Barn House, Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG,
Conversion of the existing timber framed barn outbuilding in to living accommodation for guests
of the main house.**

Mr Michael Dykes

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Conservation Officer: The above application appears to be an exact resubmission of the approved scheme DM/20/1718. As the relevant policy context has not materially altered in the intervening period please rely on my comments on the previous application. Comments repeated from DM/20/1718: 'The building is a former open sided cow shed, dating from the late C18th and retains the great majority of its original framing. The revised plans are in general considered sympathetic to the building and its character'.

Naturespace Newt Officer: I have reviewed the applicant's updated Great Crested Newt Appraisal Report and Non-Licensed Method Statement (NLMS)- GPM Ecology March 2026, and can confirm that I am satisfied with the avoidance measures included in section 4.0. I therefore recommend that these measures are secured via a compliance condition.

Ecologist: No ecological objection, subject to recommended conditions.

Contaminated Land Officer: Due to the barn's historical agricultural use, there remains a low potential for residual contamination from the potential storage of items such as biocides, fuels, animal corpses etc. On this basis, I would recommend a discovery strategy be attached to the application, so that in the event that contamination is identified during ground works, that works stop until such time that a further assessment has been made, and remediation methods put in place if needed. Recommends Approval with a condition.

Southern Water: The development site is not located within Southern Water's statutory area for water supply. Recommend a planning condition requiring submission of foul/surface water drainage disposal to be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

PARISH COUNCIL OBSERVATIONS

Ansty and Staplefield Parish Council: None received.

INTRODUCTION

Planning permission is sought for the conversion of an existing timber framed barn in use as a garden outbuilding into living accommodation for visitors to the main house at The Barn House, off Cuckfield Road in Ansty.

An accompanying application for listed building consent has been submitted under DM/25/2464.

RELEVANT PLANNING HISTORY

DM/25/2464. Listed Building Consent: Conversion of the existing timber framed barn outbuilding into living accommodation for guests of the main house. Yet to be determined.

DM/20/1719. Listed Building Consent: Conversion of timber frame barn outbuilding in to living accommodation for visitors to the main house (Amended plan received 8 January 2021) (Amended plan received 24 February 2021). Approved July 2021.

DM/20/1718. Conversion of timber frame barn outbuilding in to living accommodation for visitors to the main house (Amended plan received 8 January 2021) (Amended plan received 24 February 2021). Approved July 2021.

09/00849/LBC. Conversion of barn timber frame barn outbuilding into living accommodation for visitors to the main house. Approved May 2009.

CD/029/86. Listed Building Consent: Conversion of existing barn theatre to domestic dwelling. Approved July 1986.

SITE AND SURROUNDINGS

The Barn House is Grade II listed, as is the immediate neighbouring house at Old Place, to which it has historic agricultural links. The building that is the subject to this application is considered to be curtilage listed. A further single storey former barn, which is also within the garden, sited to the north, is in use as a garage.

The application is to convert an open sided former 4-bay cattle byre, with a pitched clay tiled roof situated within the garden of The Barn House. It is estimated that the barn dates from the very end of the C18th. The building is currently in use for garden storage.

The group of dwellings and associated outbuildings lie within an amber zone for Great Crested Newts.

The Barn House is located in open countryside to the east of the Built up Area boundary of Ansty, off Cuckfield Road.

APPLICATION DETAILS

This application seeks planning permission for the conversion of a detached outbuilding into ancillary living accommodation for guests at The Barn House.

Consents to use the byre as additional ancillary accommodation date back to 2009. More recent consents were granted in 2020 for planning permission under DM/20/1718 and Listed Building Consent under DM/20/1719.

In detail, the proposed plans show the conversion of the building for residential use. Externally the works include the insertion of two pairs of bespoke hardwood French doors with full height glazed sidelights inserted in a set back position in the existing bay opening on the east elevation of the building, to face towards the principle elevation of The Barn House. This will provide access directly into the new living room space, in the centre of the building.

To the south a small kitchen and a bathroom will be created with an internal partition wall, each sharing light from new hardwood framed windows, to be inserted between the existing studs and bracing timbers in the south end elevation of the building, which are to remain exposed.

At the northern end of the building the existing modern partition wall is to be removed and replaced with a new partition wall to create a separate bedroom, above which an enclosed loft space will be retained for bat entry and exit, via new bat access tiles inserted into the roof. An external door sited in the northern end elevation will be removed and replaced with a full height hardwood window and external shutter. The internal timber bay posts and braces will be retained and left to be visible internally with insulation provided between the rafters and studs.

The application has been accompanied by a Planning, Design and Access Statement, including a Sustainability Statement. This statement confirms that the proposal will convert the storage barn to ancillary residential accommodation used as guest accommodation in association with the existing dwelling.

In addition the application has also been supported by a heritage statement, bat survey reports and recent Great Crested Newt appraisal reports, all of which may be viewed on the planning file.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, the Ansty, Staplefield and Brook Street Neighbourhood Plan and Site Allocations DPD.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP12: Protection and Enhancement of Countryside

DP15: New Homes in the Countryside

DP17: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)

DP21: Transport

DP26: Character and Design

DP27: Dwelling Space Standards

DP34: Listed Buildings and Other Heritage Assets

DP38: Biodiversity

Site Allocations Development Plan Document

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no policies deemed relevant to this application.

Neighbourhood Plan

Ansty, Staplefield and Brook Street Neighbourhood Plan -made February 2017.

No policies are relevant to this proposal.

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has

published his report, until that time only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS2 Sustainable Design and Construction
DPB1 Character and Design
DPB2 Listed Buildings and Other Heritage Assets
DPC1 Protection and Enhancement of the Countryside
DPC6 Ashdown Forest SPA and SAC
DPT4 Parking and EV Charging Infrastructure
DPN1 Biodiversity, Geodiversity and Nature Recovery

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

Planning (Listed Buildings and Conservation Areas) Act 1990

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows:

- The principle of the development
- Impact upon the Countryside
- Design
- Impact upon Listed Buildings
- Impact on residential amenities
- Ashdown Forest
- Ecology
- Contamination
- Biodiversity Net Gain

Principle of development

The proposal seeks permission to use the barn as ancillary accommodation to The Barn House, Whilst it is physically separate from the main house it is located within the established garden curtilage of that Listed property.

Policy DP12 of the Mid Sussex District Plan states (in part):

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- it is necessary for the purposes of agriculture; or*
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

The application site is located in designated countryside. The second criterion of policy DP12 is engaged by Policies DP15 and DP34 of the Mid Sussex District Plan.

District Plan Policy DP15 is relevant in determining this application. This refers to 'granny annexes' that are physically separate to the main dwelling. In such cases annexes are treated as a new home in the countryside and assessed accordingly. Policy DP15 also refers to the reuse of agricultural buildings for residential use. The relevant part of the policy states:

'DP15: New Homes in the Countryside

Re-use of rural buildings for residential use

The re-use and adaptation of rural buildings for residential use in the countryside will be permitted where it is not a recently constructed agricultural building which has not been or has been little used for its original purpose and:

o the re-use would secure the future of a heritage asset; or
o the re-use would lead to an enhancement of the immediate setting and the quality of the rural and landscape character of the area is maintained.'

The proposed accommodation within the barn is physically separated from the main dwelling, but the application description confirms that the accommodation to be provided would be used for guests, thereby being ancillary to the main house.

The application has been made for householder consent and it is considered that a planning condition can be attached to an approval to limit the use of the accommodation only to be used ancillary to the house, to prevent any future separation of the building from The Barn House.

Given the overall scale and form of the proposed development the proposed use and the relationship to the dwellinghouse it is considered that the proposed accommodation would not create a harmful impact upon the rural setting of the property or the wider landscape. The proposal will therefore accord with District Plan Policy DP12.

With regards to DP15 the adaptation of the barn for additional ancillary accommodation would, in principle, secure the future of the barn as a heritage asset, being sited within close proximity to the two adjacent Grade II Listed Buildings at The Barn House and Old Place. Further consideration of the extent and impact of the internal and external works to adapt the building are discussed below.

The proposed development is acceptable in principle and is considered to accord with District Plan Policies DP12 and DP15.

Impact upon the Countryside

The site for this application lies in a small group of dwellings within the open countryside, outside the built up area of Ansty.

One of the objectives of achieving sustainable development is to ensure that proposals '*protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*' (para 8, NPPF).

The primary objective of the MSDC District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development that does not need to be there.

Policy DP12 is relevant in the determination of this application. Details of this are set out above in the principle section.

The impact of the proposed development has been previously considered acceptable in the unimplemented approvals for the barn conversion to ancillary accommodation. It is considered that the proposed barn conversion would not detract from the rural setting or the visual qualities and essential characteristics of the area. It is considered that the ancillary use of the barn may result in some

additional night time light spill, but this would be located in close proximity to the neighbouring dwellings, and would not be harmful to the wider area.

Design

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments.

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions.

The proposed barn conversion will adapt the building as it stands and does not include any extensions to it. The proposed plans indicate the inclusion of some internal partition walls to create the proposed accommodation. External changes are limited and are sympathetic to the heritage status of the building. The provision of new doors and windows utilise existing openings in the building and are sympathetic to the original building structure and features of interest, including the internal timber framing.

Further comments in respect of the proposed changes to the barn are discussed below, with reference to the advice provided by the Conservation Officer.

Impact upon Listed Buildings

The site is considered to be curtilage listed by virtue of its historic association with Old Place (formerly Ansty Farm). The barn lies within the setting of Grade II designated heritage assets at Old Place and The Barn House.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 'In considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Detailed elements affecting the internal and external fabric of the Listed Building are the subject of Listed Building Consent application DM/25/2464.

District Plan Policy DP34 is relevant in the determination of this application. It states in part:

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- Special regard is given to protecting the setting of a listed building;*
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.'*

Comments have been provided by the Conservation Officer and these are reproduced above. The submitted application plans reflect earlier approvals.

In converting the barn to ancillary accommodation it is recognised that both the fabric and the appearance of the building will be altered. The changes that are proposed seek to retain the overall appearance and form of the building, to retain its historic features and fabric, whilst enclosing and thereby protecting the internal structure.

The proposal will allow the preservation of the curtilage listed barn, which makes a positive contribution as a building of special interest to the setting of The Barn House and Old Place.

The relevant NPPF guidance on proposals affecting heritage assets is contained in Paragraphs 207 to 210, which state:

'207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of:

a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c. the desirability of new development making a positive contribution to local character and distinctiveness.'

Also relevant are paras 212-215, which state:

'212. When considering the impact of a 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be

demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

The proposal will preserve the barn, itself a curtilage Listed Building and the setting of the adjacent Listed Buildings at The Barn House and Old Place. The proposed use of the barn for ancillary accommodation will secure a viable use, conserving the building and thereby enhancing the setting of the adjacent Listed Buildings.

The conversion works will not result in harm to the Listed Building, but will enhance the appearance of the curtilage barn, give it a future use that will secure its preservation and make a positive contribution to the group of dwellings. The proposed conversion scheme therefore meets the aims and requirements of District Plan Policy DP34 and relevant guidance contained in the NPPF.

Impact on residential amenities

In assessing the potential impact of the proposed conversion works upon the neighbouring amenities consideration needs to be given to District Plan Policy DP26.

Policy DP26 requires that '*All applicants will be required to demonstrate that development does not cause significant harm to the amenities of existing nearby residents and future occupants of the new dwellings.*'

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The proposed use of the barn at The Barn House will benefit the occupiers of the main house, by providing physically separate guest accommodation. The Grain Loft is located approximately 10m to the south of the barn. That property falls within the blue outline on the submitted Site Location Plan, indicating that the property also falls within the applicant's ownership.

The building is separated from Old Place, which is located some 52m away to the east, beyond the host dwelling at The Barn House. This distance is sufficient to protect the amenities of the occupiers of that dwelling from any harmful impact from the proposed ancillary use.

The relationship of the barn to the neighbouring properties means that the proposal is deemed acceptable due to the ancillary nature of the accommodation. A planning condition is recommended to ensure that use of the converted building remains incidental to the main use of the house. Any future separation of the barn from The Barn House would therefore require planning permission.

In order to protect the residential amenities of the immediate neighbouring residents from the conversion works an informative is recommended with hours for the development to be carried out, during normal working hours. Accordingly, the scheme would comply with Policy DP26 of the Mid Sussex District Plan and the relevant Design Guide principles on amenity.

Ashdown Forest

Under the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations'), the competent authority - in this case, Mid Sussex District Council - has a duty to ensure that any plans or projects that they regulate (including plan making and determining planning applications) will have no adverse effect on the integrity of a European site of nature conservation importance. The European site of focus is the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).

The potential effects of development on Ashdown Forest were assessed during the Habitats Regulations Assessment (HRA) process for the Mid Sussex District Plan 2014-2031. This process identified likely significant effects on the Ashdown Forest SPA from recreational disturbance and on the Ashdown Forest SAC from atmospheric pollution.

An overall Habitats Regulations Assessment has been undertaken for the planning application which includes the type of development proposed.

Recreational disturbance

Increased recreational activity arising from new residential development and related population growth is likely to disturb the protected near-ground and ground nesting birds on Ashdown Forest.

In accordance with advice from Natural England, the HRA for the Mid Sussex District Plan 2014-2031, and as detailed in District Plan Policy DP17, mitigation measures are necessary to counteract the effects of a potential increase in recreational pressure and are required for developments resulting in a net increase in dwellings within a 7km zone of influence around the Ashdown Forest SPA. A Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) mitigation approach has been developed. This mitigation approach has been agreed with Natural England.

This planning application does not result in a net increase in dwellings within the 7km zone of influence and so mitigation is not required.

Atmospheric pollution

Increased traffic emissions as a consequence of new development may result in additional atmospheric pollution on Ashdown Forest. The main pollutant effects of interest are acid deposition and eutrophication by nitrogen deposition. High levels of nitrogen may detrimentally affect the composition of an ecosystem and lead to loss of species.

It is considered that the proposed development will not lead to a significant increase in traffic across Ashdown Forest. There is not considered to be a significant in combination effect on the Ashdown Forest SAC by this development proposal.

Conclusion of the Habitats Regulations Assessment

The Habitats Regulations Assessment concludes that there would be no likely significant effects, alone or in combination, on the Ashdown Forest SPA and SAC from the types of development identified which includes this proposed development.

No mitigation is required in relation to the Ashdown Forest SPA or SAC.

A full HRA (that is, the appropriate assessment stage that ascertains the effect on integrity of the European site) of the proposed development is not required.

Ecology

The relevant District Plan Policy is DP38. This states:

'Biodiversity will be protected and enhanced by ensuring development:

o Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through

creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and

- o Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and*
- o Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- o Promotes the restoration, management and expansion of priority habitats in the District; and*
- o Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.*

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.'

The Ecologist has been consulted on this application and has reviewed the submitted Bat Survey Report (2) (Batscan Ltd. September 2025) and Bat Survey Report (1) (Batscan Ltd. July 2025), including the identified mitigation measures. Sufficient ecological information has been provided to support the determination of this application. The Ecologist is also satisfied that this application is exempt from mandatory biodiversity net gains, as the development meets the householder exemption.

On the advice of the Naturespace Newt Officer, based on the vicinity of multiple ponds nearby the site and recent Great Crested Newt (GCN) records for the site, more detailed Preliminary Ecological Assessments (PEAs) and GCN reports have been requested to be submitted during the course of determining the application, the latest of which was received on 09.03.2026, a Great Crested Newt Appraisal Report and Non-Licensed Method Statement (NLMS). The Naturespace Newt Officer has been consulted on the submitted documents and her most recent comments are reported above.

Subject to compliance with the recommended conditions from the Ecologist and Naturespace Newt Officer it is considered that the proposal would comply with Policy DP38 of the Mid Sussex District Plan, Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and the relevant NPPF guidance.

Contamination

As the proposal involves the use of a barn, formerly used for agricultural purposes, for ancillary residential accommodation the Contaminated Land Officer has been requested to comment on the proposal.

A planning condition is recommended to ensure that any previously unidentified contamination is discovered during the conversion then a method statement to identify and assess the risk and proposing remediation measures will be required, to ensure that the site is suitable for residential occupation and does not pose unacceptable risks to human health or the environment.

Subject to the works being carried out accordingly the proposal is considered to address the aims of District Plan Policy DP26.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

Other matters

Southern Water have commented on the application, although they recognise that the site is not located within their statutory area for water supply. The arrangements for foul/surface water drainage will be dealt with under Building regulations and therefore is not a matter for which a planning condition is required.

PLANNING BALANCE AND CONCLUSION

The proposed works include internal and external alterations to a curtilage listed barn. The details of the proposed conversion works and their impact upon the historic fabric of the building have been re-examined, with reference to an earlier approved, but unimplemented conversion scheme.

The proposed barn conversion to ancillary accommodation will conserve the curtilage listed building and protect its future as a heritage asset. The conversion works will enhance the external appearance of the building, whilst preserving the important internal features. The conversion will maintain the special interest of the curtilage listed barn and ensure its future and the positive contribution which it makes to the setting of The Barn House.

The proposal will accord with District Plan Policies DP26 and DP34 and with the relevant provisions of the NPPF and adopted design guidance in respect to the design of the conversion.

Careful consideration has been given to the impact of the proposed changes and alterations to the building upon the neighbouring residents. It is considered that the living conditions and neighbouring privacy would not be adversely impacted by the proposed alterations. The proposal complies with District Plan Policy DP26, and the relevant Design Guide principles on amenity.

The Ecologist has confirmed that the application has been accompanied with sufficient ecological information and has recommended conditions, which have been accepted by the applicant in draft. With these in place the proposal is found to accord with the aims of District Plan Policy DP38 and the relevant NPPF guidance.

The conversion scheme has been assessed by the Council's Contaminated Land Officer. A planning condition has been recommended to ensure that the site is suitable for residential occupation and does not pose unacceptable risks to human health or the environment.

Subject to the works being carried out accordingly the proposal is considered to address the aims of District Plan Policy DP26.

Consequently, the application is recommended for approval, subject to a number of planning conditions, which have been reviewed and accepted by the applicant.

Decision: Permission

Case Officer: Anna Tidey