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Planning Statement Prior Notification

Change of use from Agricultural to Tourist Accommodation under Part Q of the Town and Country Planning Planning (General Permitted Development) (England) Order 2015 as amended.

Morrells Farm, Lower Bognor Road, Lagness PO20 1LR.

November 2025

LAND & PLANNING SERVICES LTD

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1.0 INTRODUCTION

1.1 We are instructed by Chris Bugden to re-submit this part Q Prior Notification of the conversion of the main barn and the old dairy at Morrells Farm, Lower Bognor Road, Lagness PO20 1LR

1.2 The reason for the re-submission is that there was some confusion at the LPA concerning the use of the barn. The barn and diary were last used as an agricultural barn and dairy. A couple of pieces of non-agricultural equipment were previously placed in the barn temporarily, but these items have been removed. There has been no material change of the use of the barns, they remain agricultural barns as last materially used as agricultural. Storage within the barns has been and remains that of agricultural nature. As stated in Appeal decisions, the barns are utilitarian in design and use.

1.3 The previous Prior Notification was refused as there was no S106 to address habitat disturbance of the SPA. A signed S.106 agreement is submitted with this application.

1.4 Plans and information submitted in support of the application comprise the following:

- **Full set of architectural plans**
- **Heritage Assessment**
- **Structural Survey**
- **Signed S106**

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2.0 THE SITE & SURROUNDINGS

2.1 The application site comprises a former agricultural barn and dairy which are adjacent to the Listed Grade II Morrells Farmhouse. The Farmhouse is enclosed within a flint wall with its own separate access. The Barn and dairy are brick with corrugated roofs.

2.2 The farmyard has its own separate access onto the Lower Bognor Road. The site comprises of a double span barn to the north of the dwelling and the dairy along the roadside, and the dairy which runs along the roadside.

2.3 The area is rural in nature with surrounding farmland separated from the site as is the history of many similar farms have been eroded over time.

2.4 The site is within flood zone 1.

2.5 The site is adjacent to the Strategic Site 125 SD3 Land off New Barn Lane/Morrells Farm/Chalcraft Nurseries allocated for up to 2185 dwellings. This will further dramatically change the character of the area and erode any farming activities.

3.0 PLANNING HISTORY OF THE SITE

3.1 Relevant planning history for the site includes

Application	Description	Decision
P/89/21/HH	**Repair and repaint windows. This application may affect the setting of a listed building.**	Approved Conditionally
P/90/21/L	**Listed building consent for the repair and repaint windows.**	Approved Conditionally
P/62/25/PD	**Prior Notification to change use of main barn and dairy to provide 3 tourist units**	Objection

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4.0 LEGISLATIVE CONTEXT

(i) The Town and Country Planning (General Permitted Development) Order 2015 as amended

4.1 The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (herein referred to as "the Order") set out within Schedule 2 a series of Classes of Development that benefit from permitted development rights.

4.2 **Schedule 2, Part 3 Class Q** ***buildings on agricultural units and former agricultural buildings to dwellinghouses***

Permitted Development

Development consisting of—

(a)a change of use of—

(i)a building that is part of an established agricultural unit and any land within that building's curtilage, or

(ii)a former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage, to a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order,

(b) development referred to in sub-paragraph (a) together with the extension of the building referred to in sub-paragraph (a), or

(c) development referred to in sub-paragraph (a) together with building operations reasonably necessary to convert the building referred to in sub-paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule or to extend that building.

Development not permitted

(b) in the case of a site that was (but is no longer) part of an established agricultural unit—

(iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,

(c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,

(d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in—(i)the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or

(ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,

h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than—

(i) extension of the building allowed by paragraph Q.1(i);

(ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),

(i) the development under Class Q(b) would result in an extension that—

(i) has more than one storey,

(ii) is sited anywhere other than to the rear of the existing building,

(iii) extends beyond the rear wall of the existing building by more than 4 metres,

(iv) has eaves the height of which exceed the height of the eaves of the existing building,

(v) is higher than whichever is the lower of—

(aa) the highest part of the roof of the existing building, or

(bb) a height of 4 metres above the ground,

(vi) extends beyond a wall that forms a side or principal elevation of the existing building, or

(vii) would be sited on land that, before the development under Class Q(b), is not covered by a hard surface that was provided on the land by virtue of any development, and—

(aa) the hard surface was not provided on the land on or before 24th July 2023, or

(bb) where the hard surface was provided on the land after 24th July 2023, the hard surface has not been situated on the land for a period of at **least 10 years before the date development under Class Q(b) begins,**

(j) the development under Class Q(c) would consist of building operations other than—

(i)the installation or replacement of—

(aa)windows, doors, roofs, or exterior walls, or

(bb)water, drainage, electricity, gas or other services,

Explanation and Qualification

(b) in the case of a site that was (but is no longer) part of an established agricultural unit—

(iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,

4.3 The Planning Officer took this literally to mean that any non-material change, such as storing a washing line, meant this subsection was engaged. There are appeal decisions that disagree with this approach see below example of an appeal ref APP/J1860/W/20/3263591

4.4 There was a small period when some small domestic items were temporarily stored in the barn, however. The majority of storage items were agricultural in nature. The washing line and other items are now removed and the barns continue to be used for agricultural purposes. No material change of use has taken place and the LPA agree with this.

4.5 Therefore the agricultural use continues to be effective as the authorised planning use. Ipso facto, the proposed use is fully in accordance with (b) (iii) as the barn and dairy have not been used for any non-agricultural purposes in any material way whatsoever.

4.6 The proposed conversion of the existing barns fully accords with the above restrictions.

Conditions

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,**

(b) **noise impacts of the development,**

(c) **contamination risks on the site,**

(d) **flooding risks on the site,**

(e) **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 Schedule 1 to the Use Classes Order,**

(f) **the design or external appearance of the building, and**

(g) **the provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.**

(2) **Where the development proposed is development under Class Q(a) only, 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 the items referred to in sub-paragraphs (1)(a) to (e) and (g), and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.**

(3) **Where the development proposed includes development under Class Q(b), the developer must also apply, as part of the application under sub-paragraph (1) or (2) (as the case may be), for a determination as to whether the prior approval of the authority will be required as to the impact of the proposed extension on the amenity of any adjoining premises.**

(4) **Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b) or (c), if any, must be completed within a period of 3 years starting with the prior approval date.**

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Compliance with Conditions

4.7 With regard to the conditions, these have been fully complied with as follows:

(a) transport and highways impact of the development,

4.8 There is an existing access that has been previously used for large agricultural vehicles and has a separate access from the dwelling Morrells Farmhouse. The proposed use for cars is a lesser use and therefore there are no negative impacts on the highway.

(b) noise impacts of the development,

4.9 As above, the noise from agricultural activities on the site would far exceed that of the proposed use, which should generate a reasonable level as from any normal residential use.

(c) contamination risks on the site,

4.10 There are no know contamination issues on the site and the application is for a change of use which requires no ground disturbance.

(d) flooding risks on the site,

4.11 The site is within flood zone 1 where the risk of flooding is low.

(e) 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 Schedule 1 to the Use Classes Order,

4.12 As stated above the site is adjacent to a strategic housing site, and adjacent to existing residential properties therefore there are no reasons this proposed change of use would not be acceptable.

(f) the design or external appearance of the building,

4.13 The small changes to the fenestration do not significantly affect the character of the building or alter the original functional design of the external appearance.

(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses,

4.14 The small fenestration changes are kept to a minimum to protect the integrity of the building and its history and at the same time ensurse that the rooms have adequate natural light to each room.

(ii) Other Policy Considerations

The Planning policy framework relevant to the determination of this Prior Approval application includes the National Planning Policy Framework 2024 (NPPF) and Arun District Local Plan.

The NPPF supports sustainable development and has three objectives, Economic, Social and Environmental to support a strong economy, ensuing that sufficient land of the right types is available in the right places, to protect the natural and historic environments.

Paragraph 88 supports a prosperous rural economy both through conversion of existing buildings and well-designed buildings.

4.15 The proposed conversion of the barns is fully in accordance with the national policies. Agricultural barns and uses were commercial uses and the intended use for tourism to provide a commercial income to help to support the upkeep of the Listed Farmhouse is a diversification of such use. The structural survey demonstrates that the buildings are fully capable of conversion and as the intent of this policy, the proposed change of use will retain the historic context of the site without major changes.

4.16 We therefore cannot see a sustainable reason for refusing to agree to this prior notification for the change of use from agricultural to tourist accommodation.

Local Development Plan

Arun District Local Plan (2018)

Policy H DM4 4.Conversion of rural buildings for residential use

Proposals for the conversion of buildings for residential use outside the built-up area will not be permitted unless:

a. Either, it has been demonstrated that reasonable attempts have been made to market and use the premises for business purposes, and the application must be supported by a statement of the efforts which have been made; or, residential conversion is a subordinate part of a scheme for business re-use;

b. The building is structurally sound, of permanent construction, and capable of conversion without rebuilding or significant alteration or extension;

c. The resultant building and use will not have an adverse effect on the rural character of the area and is sympathetic to its setting in terms of form, bulk and visual design. Particular regard will be given to the impact of any residential curtilage on the character of the countryside;

d. Where the building is of historic or architectural importance, there is no adverse effect on the character and appearance or features of architectural or historic interest, internally and externally, which the building possesses, or its setting; and

e. The traffic to be generated by the new use can be safely accommodated by the site access and the local road system.

The proposal must minimise the amount of land to be used as residential curtilage. A structural survey may be required to demonstrate that the building is capable of conversion. Provision for bats and/ or owls should be incorporated into the scheme. Where necessary, planning conditions will be imposed removing relevant Permitted Development Rights under the General Permitted Development Order. All large-scale proposals must be accompanied by a landscape assessment.

4.17 A structural survey has been submitted with this application demonstrates that the conversion can be achieved in accordance with this policy. The changes proposed to the building will not alter the character of the agricultural buildings. As stated above there are no negative impacts on highway safety. Adequate car parking is proposed and refuse collection can take place at curb side as currently for the residential dwelling.

5.0 CONSIDERATIONS FOR THE DEVELOPMENT PROPOSAL

(i) The Application Proposals

5.1 The proposal is for the conversion of the barn to one unit of tourist accommodation with the extension attached to the barn retained for storage, and for the conversion of the former dairy to 2 units of tourist accommodation

5.2 Car parking and access will be via the existing barn entrance, which has been continued to be used by the Applicant for vans and deliveries in association with his construction business.

5.3 Amenity space will be provided between the main barn and the dairy.

(ii) Compliance with the Requirements of Class Q

5.4 The site is a former agricultural site which has been separated from the wider planning unit and no longer functions as an agricultural use, but remains as per the original use as agricultural. The barns have been used for storage of agricultural equipment in line with the former use.

5.5 The use is for 3 units which complies with the policy. There are no extensions proposed. The total square meterage is 124 sqm.

Appeal Decision APP/J1860/W/20/3263591

Wood Farm, Burnthorne Lane, Dunley Prior Notification for the proposed change of use of an agricultural building to 3 dwellings.

5.6 The Inspector consider the issue 2 (i) *whether the last use of the buildings was solely for an agricultural use as part of an established agricultural unit (Q.1 (a))*

Paragraph 5

It is stated that the buildings were used for the storage of hay and agricultural equipment and machinery and were in use as part of an agricultural holding on 20 March 2013. There is nothing to suggest that it was not part of a business operation. There is supporting evidence from the previous owners and the selling agents as well as the current owner that the use has not changed in the intervening period.

Paragraph 6

No agricultural activities have been observed by the Council. Nonetheless, the barns have an overtly agricultural and utilitarian appearance. There is no evidence, including planning permissions, that any other use of the barns has commenced. In the absence of any convincing evidence to the contrary and on the balance of probabilities, it is my judgement that the buildings were last in use for agricultural purposes as part of an agricultural holding. Even if

they were not in use on the relevant date, there is nothing to indicate that the agricultural use has been replaced by another. I therefore conclude that criterion Q1(a) is satisfied.

5.7 This application is a mirror of this appeal decision. The dairy and barn equally have an overtly agricultural and utilitarian appearance. There are have been no requests for change of use other than under Part Q in the last application . There is no other activity other than the former use taking place on the site or within the barns, therefore the same judgement should apply that on the balance of probability the last use for agricultural purposes as part of an agricultural holding I therefore conclude that criterion Q1(a) is satisfied.

5.8 The appeal was dismissed for other reasons, however, it is clear that as with Morrells Farm the former use on balance of probability is agricultural.

(iii) Conditions

Highways

5.9 With regard to conditions, there will be no detrimental impacts on highway safety. Car parking is proposed solely for the tourist accommodation of 6 car parking spaces, and there is an existing access onto the highway (farm access) with visibility splays satisfactory as demonstrated on the plans. The access was previously used for heavy farm vehicles.

Noise

5.10 The proposed conversion will not result in any noise impact, as the use is residential, and any noise should not be unreasonable.

Flooding

5.11 The barn is contained within flood zone 1 and therefore not subject to specific flood risk.

Design

5.12 The design of the building maintains as much as possible the existing appearance of the barns. Proposed roof lights avoid unnecessary new windows. Conservation style roof lights can be conditioned.

5.13 The proposed change of use would be completed within 3 years from the date of the prior approval to be compliant with Condition 4.

Contamination

5.14 There is no risk of contamination as the ground will not be disturbed just the buildings converted.

(iv) Structural Survey

5.15 In accordance with Arun District Local Plan Policy H DM4 4. Conversion of rural buildings for residential use, a Structural Survey has submitted with the application. The Survey found that the barns are structurally sound and capable of conversion without major alterations. Some reinforcing of lintels over openings and the rebuilding of a brick pier which appears to have been destroyed by a vehicle.

5.16 In accordance with Condition 2 this is a Prior Notification to determine whether the LPA consider that the proposed development complies with this Permitted Development.

Conclusion

5.17 The issue concerning the ambiguity of the temporary storage of domestic storage in the barns as previously seen at a previous site visit, has now been fully addressed. The continued use is for storage of agricultural nature and the conditions pertaining to this Prior Notification have been met, therefore the Prior Notification to preserve these buildings with an appropriate commercial use has been complied with.