



Planning Statement



Prior Approval under Schedule 2, Part 3, Class Q of the
Town & Country Planning (General Permitted Development) Order
2015 (as amended) for the conversion of agricultural buildings to
nine dwelling houses

North Choller Farm
Barnham Lane
Walberton
West Sussex
BN18 0AX

April 2026



1. **Introduction**

- 1.1. Manorwood have been instructed to prepare a prior approval for the proposed conversion of seven agricultural buildings to nine residential dwelling houses.
- 1.2. This Planning Statement will examine whether the proposal meets the criteria set out in Schedule 2, Part 3, Class Q of the Town & Country (General Permitted Development) Order 2015 (England) (as amended) and whether the existing buildings can be converted to residential use under permitted development.

2. Site Description & Planning History

- 2.1. North Choller Farm is located to the west of Barnham Lane and within the village of Walberton. The site also lies close to the larger village of Barnham which is located 488m to the south of the site.
- 2.2. The site forms part of a farmstead dating back to 1870's, comprising the main Choller Farm House located to the north-west and the group of traditional buildings subject to this prior approval.
- 2.3. The Farm has been modernised and adapted through the twentieth century. A farm cottage was built to the north east of the site between 1910-1930 and sits adjacent to a milking parlour which was constructed in the 1960s or 1970s.
- 2.4. Choller Farm House is Grade II listed building and has been sold separately to the farmstead and is no longer part of the agricultural holding. The farmstead buildings subject to this prior approval are a mix of traditional vernacular flint stone walled buildings and the more modern agricultural buildings and a slurry storage tank located in the southern part of the site. Their use as working buildings has gradually reduced as more modern farming practices have taken over. They are now either abandoned completely or used for various types of storage.



2.5. A description of each of the buildings subject to this prior approval is provided below.

- **Plot 1**
A smaller masonry and flint wall building attached to the northern elevation of larger barn 2. The building has brick quoin features, a trussed roof, exposed rafters and purlins and a slate tiled roof.
- **Plot 2**
Is one of the largest vernacular barns on the site. It is purpose-built hay barn and is constructed of solid masonry with a timber trussed hipped roof, conventional rafters and purlins supporting the slate roof tiles.
- **Plot 3**
A modern concrete framed barn located to the south of Barn 2. Open sided to the east and finished in composite and steel sheeting to the external walls.
- **Plots 4,5 & 6**
A modern steel frame large span cowshed with closed ends and sides, with masonry block work walls and corrugated cement board sheeting.
- **Plot 7**
Is masonry and block purpose-out building with window and door openings. There are timber trusses which support the roof. There are some internal block work walls that are providing support vertical support. While there are some local areas of the roof that require repair the building is largely in good condition.
- **Plot 8**
One of two rectangular barns to the east of the Barn 2. The building is a masonry and flint cart building with a Sussex hipped roof to the northern elevation finished in slate tiles.
- **Plot 9**
One of two rectangular barns located to the east of the Barn 2. The building comprises masonry and flint wall with a trussed roof, exposed rafters and purlins and a clay tiled roof with bonnet hipped tiles.

2.6. The site is accessed via a single track from Barnham Lane to the east and there is a cycle and pedestrian path which crosses through the vehicular access providing connectivity to Walberton village to the north-east.

3. Proposal

- 3.1. This proposal seeks confirmation that prior approval is not required for the proposed conversion of seven agricultural buildings to nine residential dwelling houses and that the schemes meets the requirements of Schedule 2, Part 3, Class Q of the Town & Country (General Permitted Development) Order 2015 (England) (as amended).
- 3.2. A summary of the proposals for each building are listed below.
- **Plot 1**
The building will be converted to 1 x 1 bed studio dwelling with the insertion of new fenestration and materials to parts of the building.
 - **Plot 2**
The barn will be converted to 1 x 2 bed dwelling with the re-instatement of existing openings on the building and new fenestration.
 - **Plot 3**
The barn will be converted to 1 x 3 bed dwelling with the insertion of new fenestration, timber cladding, and metal cladding to roof.
 - **Plots 4,5 & 6**
The barn will be converted to 3 x 3 bed dwellings with the insertion of new fenestration, rendering of exposed blockwork plinth, installation of roof lights in existing roof openings and timber cladding under new openings on western elevation.
 - **Plot 7**
The barn will be converted to 1 x 1 bed dwelling with the insertion of new fenestration, render to existing blockwork wall on southern elevation.
 - **Plot 8**
The barn will be converted to 1 x 2 bed dwelling with the insertion of new fenestration, rendering of blockwork walls, with slate roof tiles.
 - **Plot 9**
The barn will be converted to 1 x 2 bed dwelling with the insertion of new fenestration, and brick infill under new openings on eastern elevation.

4. Planning Considerations

- 4.1. Schedule 2, Part 3, Class Q of the Town & Country (General Permitted Development) Order 2015 (England) (as amended) confirms that permitted development under this Class consists of:

Q. Permitted Development

- (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.
- 4.2. The site comprises former agricultural buildings that were, but are no longer part of an established agricultural unit and land within the building's curtilages. The proposal seeks to change the use of these former agricultural buildings to nine residential dwellings within Class C3. The proposal also includes building operations which are reasonably necessary to convert the buildings to residential use. The proposal therefore meets the requirements of permitted development outlined in Class Q of the Order.

Q1. Development is not permitted by Class Q if–

- (a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit–
 - (i) on 24th July 2023, or
 - (ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,
- (b) in the case of a site that was (but is no longer) part of an established agricultural unit–
 - (i) the site was part of an established agricultural unit on 24th July 2023,
 - (ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or
 - (iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,

The site was part of an established agricultural unit on 24th July 2023 and meets the requirements of Class Q.1(b).

- (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,

The floor space of each dwellinghouses would not exceed 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,

The number of dwelling houses would not exceed 10 and the cumulative floor space would equal 916 square metres and therefore not exceed 1,000 square metres.

- (e)the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,

- (f)less than 1 year before the date development begins—
- (i)an agricultural tenancy over the site has been terminated, and
 - (ii)the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use,

The site is not occupied under an agricultural tenancy.

- (g)development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,

No development under Part 6 has been carried out during the previous 10 year period.

- (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,

No extensions are proposed to the buildings.

(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,
 to the extent reasonably necessary for the building to function as a dwellinghouse, and
 (ii)partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(j)(i),

A Structural Survey has been submitted with this prior approval with detailed structural observations of each building. The survey concludes that the buildings are structurally suitable for conversion to Class C3 residential dwellings without the need for demolition or significant structural re-building. Conversion works will comply with Buildings Regulation.

The submitted drawings show that the proposed conversion works would only relate to those reasonably necessary for the buildings to function as dwelling houses.

(k)the site is on article 2(3) land,

The site is not located within a Conservation Area, National Park, or National Landscape.

(l)the site is, or forms part of–
 (i)a site of special scientific interest;
 (ii)a safety hazard area;
 (iii)a military explosives storage area,

The site does not fall within any of these area designations.

(m)the site is, or contains, a scheduled monument,

The site is not a scheduled monument.

(n)the building is a listed building,

The buildings are not listed buildings.

(o)the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be 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, or

The nine dwellings would comply with the Government's Nationally Described Space Standards.

(p)the building does not have suitable existing access to a public highway.

The buildings have existing vehicular access from Barnham Lane which has good visibility from the junction with the road.

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,

The dwellinghouses would use the existing vehicular access from Barnham Lane which has good visibility at the junction with the road.

The proposed residential use of the site would be likely to reduce the number of vehicular movements in comparison to the agricultural use of the site.

The proposed change of use of the buildings from agricultural to residential use would not cause any significant increase in vehicular traffic that would be harmful to the operation of the highway network.

(b)noise impacts of the development,

There would be no concerns regarding the noise impacts from the development as all the former agricultural buildings would be converted to residential dwellings or removed from the site.

(c)contamination risks on the site,

A Preliminary Contamination Risk Assessment has been undertaken on the site which confirms that there are no potentially significant sources of offsite contamination and there is a low-medium risk of contamination in relation to the agricultural use of the buildings and site. This is to be expected given its agricultural use, and can be appropriately mitigated with additional details to be secured through the imposition of a planning condition.

(d)flooding risks on the site,

The application is supported by a Flood Risk Assessment (FRA) prepared by Aegaea, which confirms that the site is located entirely within Flood Zone 1. The fluvial and tidal flood risk to the site is low and the risk of flooding from rivers and sea is very low.

There are some areas of surface water within the site. All plots other than plots 4 and 8, are not considered to be at risk of depths exceeding 0.2m. Plot 4 has a High likelihood of depths exceeding 0.2m (albeit in external areas only) but is outside of the High, Medium and Low likelihood extents for exceeding 0.3m. The footprint of plot 8 is again outside the High, Medium and Low likelihood of extents for depths exceeding 0.2m based on the mapped extents, but has a Medium to High likelihood of depths exceeding 0.3m in external areas only – and this plot is wholly outside the High, Medium and Low likelihood extents of depths exceeding 0.6m.

The pluvial risk can therefore be managed through appropriate mitigation measures as detailed in Section 5 of the FRA.

As the proposal comprises the change of use of the existing buildings, it is exempt from the sequential test and exception test within the NPPF.

(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,

The agricultural building to the south of the barn and the silo to the south-east would be removed from the site and no agricultural activity would take place on the site. This would ensure no conflict with the conversion of the farm buildings to nine residential dwellings.

The converted dwellings would be located close to the existing dwellings on the wider Choller Farm site. It is therefore considered to be practical for the disused farm buildings to be converted to residential use which will be compatible with the use of neighbouring residential properties.

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

The design and appearance of the buildings would predominantly remain as existing with some changes to the fenestration and external materials of the buildings. The external changes have been kept to a minimum and only those necessary to allow the converted buildings to function as residential dwellings.

The buildings would retain their agricultural appearance and would not detract from the rural character of the site or the surrounding area.

(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.

The internal arrangement of the nine dwellings has been carefully considered and new fenestration has been incorporated to ensure that all habitable rooms within the converted dwellings have adequate natural light.

The prior approval has been supported by a full set of drawings and supporting statements which meet the requirements of paragraph W.

5. Conclusion

- 5.1. This assessment has demonstrated that the proposed conversion of the existing agricultural buildings to nine dwelling houses, meets the requirements of Schedule 2, Part 3, Class Q of the Town & Country (General Permitted Development) Order 2015 (England) (as amended).
- 5.2. The proposed conversion of the buildings to residential dwellings and the associated alterations reasonably necessary for the buildings to function as a dwellinghouses, can therefore be constructed under permitted development and do not require the benefit of planning permission.