



# Barn and Farm Conversions Supplementary Planning Document

## Initial Consultation Statement

Prepared in accordance with Regulation 12 of the Town and Country Planning  
(Local Development) (England) Regulations 2012

December 2019

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# 1. Introduction

- 1.1. Within the borough there are a number of barns and farms which contribute to the character and history of the area. Changes in the patterns and methods of farming have resulted in many barns and farm buildings becoming economically redundant or fundamentally ill-suited to modern agricultural practices. As a result, owners have looked for new economic uses which in many cases have involved conversion to non-agricultural purposes. National and local planning policy have changed over the years to reflect and support this.
- 1.2. This Supplementary Planning Document (SPD) provides guidance on the conversion of barns and other farm buildings. The principles (both design and change of use) of conversion of barns and other farm buildings are established in Core Strategy Policy CS4 'Valued townscapes and the historic environment', Core Strategy Policy CS10 'Sustainable development', DMP Policy DES1 'Design of new development', DMP Policy NHE9 'Heritage assets', DMP Policy NHE6 'Reuse and adaptation of buildings in the Green Belt and in the rural surrounds of Horley' and DMP Policy EMP4 'Safeguarding employment land and premises'. Having clear, up to date guidance adopted will provide additional clarity and certainty for developers and the Council to ensure that the conversion of barns and other farm buildings in both rural and urban areas is undertaken in a manner which would benefit and help to enhance the character and local distinctiveness of the surrounding natural and built environment.
- 1.3. The Council's currently adopted "Appropriate Uses for Historic Barns" Supplementary Planning Guidance (SPG) as adopted in 1994 is no longer consistent with national or local policy. As the relevant legislation<sup>1</sup> requires there to be no conflict between an SPD and the adopted development plan, Appropriate Uses for Historic Barns SPG needs to be updated to reflect DMP

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<sup>1</sup> Town and County Planning (Local Planning) (England) Regulation 2012 (Local Plan Regulations (Regulation 8))

policy. It has also been updated to include principles for the conversion of other farmyard buildings.

1.4. This Initial Consultation Statement has been prepared to accompany the draft SPD for the formal consultation in accordance with the relevant legislation<sup>2</sup>. These require a Consultation Statement to be prepared to accompany the draft SPD which the Council makes available for comments through the formal consultation. This Initial Consultation Statement should state:

- Who the Council consulted when preparing the SPD
- A summary of the main issues they raised, and
- How those issues have been addressed in the SPD.

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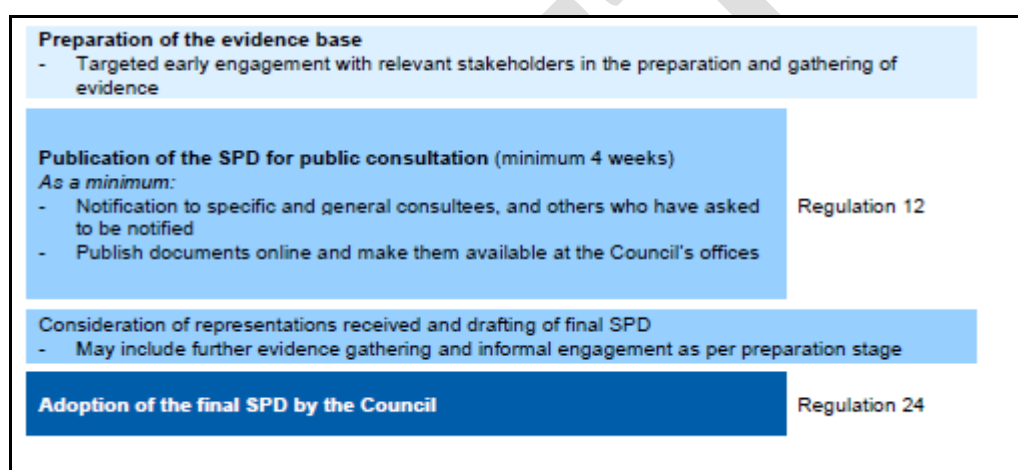
<sup>2</sup> Regulation 12

## 2. Preparing the SPD

2.1. The process of preparing this draft Supplementary Planning Document (SPD) has followed legal requirements<sup>3</sup> and the requirements as set out in the Council's Statement of Community Involvement in Planning (SCI) (April 2019). The SCI summarises how the Council will engage its communities in its planning functions, including in the preparation of Supplementary Planning Documents (SPDs). The process is summarised in **Figure 1** below.

**Figure 1: Process of preparing a SPD**

Source: RBBC (2019) *Statement of Community Involvement*



**Figure 2: Timeline for preparation of the SPD**

Stage	Date
Early scoping and information gathering	July - August 2019
Preparation of draft SPD with relevant key individuals and organisations	August – October 2019
Consultation on draft SPD with supporting initial Consultation Statement, SEA/HRA/EqIA screening (minimum of 4 weeks)	January 2020
Consider representations received and update draft SPD as relevant	February 2020

<sup>3</sup> Town and County Planning (Local Planning) (England) Regulation 2012 (Local Plan Regulations)

Adoption of SPD (and revocation of the 1994 Appropriate Uses for Historic Barns SPG) by Council's Executive	April 2020
Publish SPD with final Consultation Statement and Adoption Statement	April 2020

- 2.2. In preparing the Barn and Farm Conversions SPD, we involved and sought the views on early drafts from the individuals and organisations listed in **Table 2** below. Their suggestions were incorporated into the draft SPD for consultation.

### Next Steps

- 2.3. The Council will hold a statutory public consultation on the draft SPD for a minimum of four weeks, when we will invite comments by emailing and writing to interested parties<sup>4</sup>. This will include making the documents available on our website, and in paper format in the main Town Hall and at the six libraries in the borough. This consultation is currently timetabled for January 2020.
- 2.4. Following the formal consultation stage, the draft SPD will be amended to take account of consultation responses received and any further relevant information. This Consultation Statement will also be updated with a list of who we consulted, a summary of the comments received, and how those comments have been addressed in finalising the SPD. Following its adoption, the SPD may be a material consideration used in determining planning applications and appeals.
- 2.5. On adoption of this SPD, which is currently anticipated to be April 2020, the Council's Appropriate Uses for Historic Barns SPG (1994) will be revoked.

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<sup>4</sup> Specific and general consultees, prescribed bodies for the Duty to Co-operate and other individuals and organisations registered on the Planning Policy database for such purpose

**Table 1: Individuals and organisations involved in preparing the draft SPD**

Person / organisation	Issued / comments raised
<b>RBBC Senior Conservation Officer</b>	<ul style="list-style-type: none"> <li>• Discussed the need to update the original 1994 SPG to reflect changing policy and to expand its remit from “Appropriate Uses for Historic Barns” to include other farm buildings, and non-heritage farm buildings</li> <li>• Reviewed and updated the original “Appropriate Uses for Historic Barns” SPG 1994</li> <li>• Provided text in relation to converting farm buildings</li> </ul>
<b>Natural England</b>	<ul style="list-style-type: none"> <li>• In response to the consultation on the Strategic Environmental Assessment and Habitats Regulations Assessment Screening Statement, Natural England has provided comments on additional guidance that they consider should be included in the SPD.</li> <li>• On Natural England’s suggestion, additional advice has been included in the draft SPD on the importance of biodiversity and landscape enhancement, and advice on protected species.</li> </ul>