

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 20 July 2026 14:19:44 UTC+01:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: RE: DM/25/1050 Land adj. to Barn Cottage, Cuckfield Rd., Ansty

Hi Stefan

Further comments on the above planning application, following the receipt of revised plans and details.

It is positive to see that the applicant has taken on board the advice given and has made amendments accordingly. As noted in my original comments, repeated below, these revisions do not remove entirely the harm arising from the development to the settings and significances of the Ancient Farm and Barn Cottage, but they will reduce the level of harm arising to both assets. As amended, I would consider that the proposal results in a low level of less than substantial harm to the special interest of Ancient Farm, and a low level of harm to Barn Cottage as an NDHA of a possibly mid-level of interest in the local context. As required by paragraph 215 of the NPPF these harms stand to be weighed against the public benefits, if any, of the proposal, which will be a matter for the Case Officer.

If approval is recommended I would suggest the following conditions:

- Details of roofing and facing materials.
- Detailed hard and soft landscaping plan, to include further detail of materials and of any new or altered boundary treatments.
- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of typical examples of window and external doors.
- Rainwater goods and other external pipework to be of painted metal.

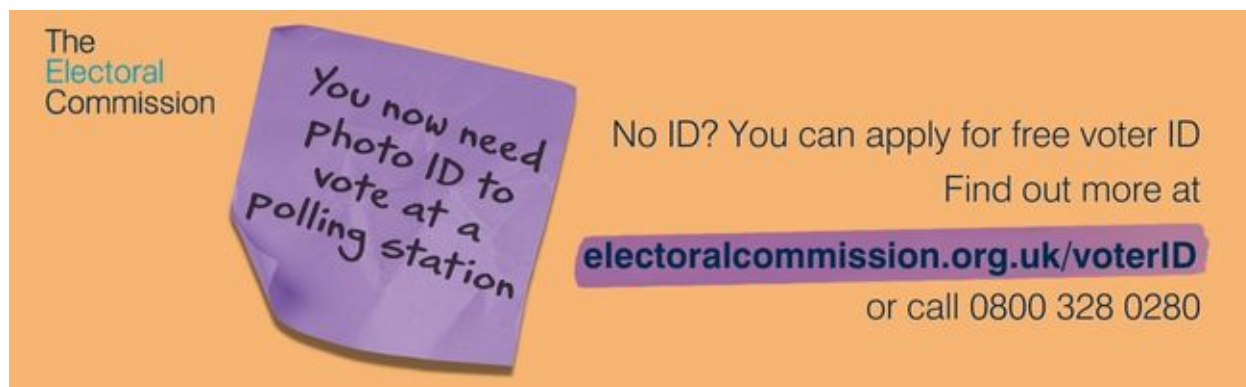
Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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From: Emily Wade

Sent: 01 July 2026 10:14

To: Stefan Galyas <Stefan.Galyas@midsussex.gov.uk>

Subject: DM/25/1050 Land adj. to Barn Cottage, Cuckfield Rd., Ansty

Hi Stefan

Comments on the above application, which I note is now moving forward following a long period of stagnation.

The proposed development site is an area of undeveloped land which is part of the garden to Barn Cottage. The current proposal is for the construction of a 4 bedroom house.

There are a number of heritage assets in the vicinity:

- The Ancient Farm, Bolney Road

This is a Grade II listed 17th century or earlier building, previously known as Crouchfields Farm. It is located a short distance to the north of the site. It is likely to possess architectural value based on its construction and craftsmanship, historical illustrative value as a good example of a rural Sussex farmhouse, and aesthetic value based in part on the use of vernacular materials. It also has group value with Barn Cottage (see below).

As a former farmhouse, the surviving rural aspects of its setting will be considered to contribute positively to its special interest, in particular those parts of that interest which are drawn from historical illustrative and aesthetic values. At present, the site, which was until relatively recently part of a field which was formerly part of the farmlands to Crouchfields Farm, has an open and verdant character which contributes positively to the setting of the former farmhouse and provides a buffer between it and the encroaching modern development to the south and west. This positive contribution to the special interest of the listed building is enhanced by the historical relationship of function which has been identified between the site and the farmhouse.

The proposed development on the site will have a fundamental impact on its character, through the construction of the house and also of the associated driveway and parking area. Its open and verdant character will be lost. This will remove and reverse the positive contribution which the site currently makes, through setting, to the significance of Ancient Farm. This impact will be cumulative with the existing modern developments at Marwick Close to the west and Crouchfields to the south.

I would place the harm caused as less than substantial, at the low-mid end of that scale.

- Barn Cottage, Cuckfield Road.

The submitted heritage statement does not consider the impact on this building, which prior to conversion was part of the Crouchfields/Ancient Farm farmstead. It would be regarded as a non-designated heritage asset, although without further information it is difficult to assess its degree of significance. As part of the historic farmstead it will enjoy the same historical relationship of function with the site as the listed farmhouse, and it also has a broadly similar physical relationship in terms of the contribution of the site to the setting of the building.

Based on the limited information available, I would place the harm caused by the proposal to Barn Cottage as low-mid, to an asset of possibly a mid-level of interest within the local context.

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- 2 Old Cottage, Cuckfield Road

This is a Grade II listed 17th century or earlier timber framed cottage located just to the east of the Ancient Farm, although it would not appear to have been part of the farmstead.

I would consider it likely that the Cottage will possess architectural interest based on its construction and craftsmanship, historical illustrative value as a good example of a modest, rural Sussex cottage, and aesthetic value which may be based in part on the use of vernacular materials. As such, the surviving rural character of the wider rural setting of the listed building will be considered to contribute positively to its special interest, in particular those parts of that interest which are drawn from historical illustrative and aesthetic values.

The site is a short distance to the southwest of the Old Cottage. However, given the lack of intervisibility between the two, the intervening development, and the set back of the site from the road, I would not consider that the proposal will materially affect the character of the setting of this listed building.

Given the restricted nature of the site and the character of the development, mitigatory measures will have only a limited impact in terms of reducing the impact of the proposal

on the settings of the adjacent assets, however I would suggest the following measures are considered, if the application is supported in principle:

- Introducing a hipped or half-hipped roof form to the house would help to reduce its apparent bulk in views from Ancient Farm and its immediate garden setting.
- Planting along the boundary with Ancient Farm and Barn Cottage should be strengthened, with native trees and hedgerow. Any new boundary treatment with Barn Cottage should be carefully considered- native species hedging in conjunction with post and rail fencing will be preferable to close boarded fencing, for example. Further details of this should be required by condition.
- The treatment of the driveway and parking area should also be considered to respect the broadly rural character of the context- bound gravel will be preferable to tarmac, for example.
- The facing and roofing materials to the new building, including fenestration, should be carefully considered for similar reasons. Further details should be required by condition.

As it stands however, I would consider the proposal to be contrary to the requirements of District Plan Policy DP34 for the reasons set out above, and to result in harm to both the Ancient Farm and Barn Cottage, as also set out above.

Thanks,

Emily

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