



Miss Deborah Lynn
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex RH16 1SS

Our ref MIDS/26/01
Your ref
13.01.26

Dear Miss Lynn,

Development at Great Thorndean Barn, Slough Green Lane, Warninglid, Haywards Heath, West Sussex RH17 5SL

I refer to the above site. I have been instructed by the owner of the property, Mr James Clarke, to submit a Householder application for the demolition and rebuilding of the existing barn within the curtilage of the dwelling. The existing barn is used for storage purposes in relation to the occupation of the dwelling, and the proposed barn will be used for the same purpose- which is incidental to the enjoyment of the dwellinghouse.

SITE AND SURROUNDING AREA

The application site consists of Great Thorndean Barn, a grade II listed barn, that has been converted to residential accommodation. To the southwest of the listed barn lies The Old Dairy which is a brick built structure and is considered to be curtilage listed. The buildings previously formed part of an agricultural complex. The buildings are set within a cluster of buildings and are accessed via a private track to the south of Slough Green Lane. A grade II listed property, Great Thorndean Farmhouse, lies further to the north east, with Oakwood House lying further east, to the east of the access track. Agricultural land lies to the west of the site with land levels of the adjoining field rising westwards.

The existing barn is located on raised ground to the north west corner of the site.

The site was subdivided and sold separately prior to conversion works taking place and therefore the buildings at Great Thorndean Barn and The Old Dairy lie in separate ownership.

PLANNING HISTORY

The site was originally in single ownership prior to the submission of planning applications to convert the two buildings (The Barn- the current application site, and The Dairy- the adjacent building). The details of the relevant planning applications are set out below;



Reference	Site	Description	Decision	Date
Planning permissions				
DM/17/1837	The Barn and the Dairy	Demolition of buildings, conversion and alteration of buildings to form two dwellings and erection of car ports. Site address amended 22.05.2017 (previously given as Great Thorndean Farm).	Grant	23.08.2017
DM/17/5102	The Barn	Discharge of conditions 3, 4, 5, 6, 8, 10 and 11 relating to DM/17/1837.	Details approved	18.04.2018
DM/20/2681	The Barn	Conversion of Barn to residential.	Refused; appeal dismissed	09.08.2021
DM/21/3687	The Barn	Repositioning of garage, changes to fenestration, alteration of the landscaping (from previously approved application DM/17/1837). As well as several internal alterations to the layout of the main dwelling, this includes the relocation of staircases, kitchen and downsizing the number of bedrooms from 6 to 5.	Granted	06.06.2022
DM/22/2018	The Barn and The Dairy	Variation of condition 5 of planning application DM/22/2243 - to allow a different finish to the courtyard. Updated landscaping plan received.	Granted	08.11.2022
DM/24/2423	The Barn	Retrospective erection of shed for the keeping of a donkey, together with proposed extensions to hardstanding areas, gates, fencing and landscaping.	Granted	02.05.2025
DM/25/0854	The Barn	Proposed insertion of 2 rooflights in southern roofslope	Granted	19.08.2025
DM/25/0855	The Barn	Proposed insertion of 2 rooflights in southern roofslope (Listed Building Consent)	Granted	19.08.2025

POLICY CONTEXT

Decisions on planning applications should be made in accordance with the policies of the development plan,



unless material considerations indicate otherwise. In this case the development plan consists of the Mid Sussex District Plan, adopted in 2018, and the Ansty, Staplefield and Brook Street Neighbourhood Plan, “made” in 2017. According to the Local Plan proposals map, the application site is within the countryside and within an area designated as the High Weald Area of Outstanding Natural Beauty- although these areas are now known as National Landscapes.

The following policies of the District Plan are relevant;

- DP12- Protection and Enhancement of Countryside
- DP16- High Weald Area of Outstanding Natural Beauty
- DP26- Character and Design
- DP34- Listed Buildings and Other Heritage Assets

The following policy of the Neighbourhood Plan is relevant;

- AS3- High Weald Area of Outstanding Natural Beauty

Other material considerations

NPPF- the NPPF was published in December 2024 and sets out the Governments policy approach. It is a material consideration in determining planning applications. Paragraphs 10 and 11 define sustainable development as those which do not result in conflict with the policies of the development plan.

Paragraphs 187- 201 relate to guidance for conserving and enhancing the natural environment, including Areas of Outstanding Natural Beauty (now National Landscapes).

Significant weight should be attached to the NPPF as a material consideration.

PROPOSED DEVELOPMENT

The application is for the demolition of the existing barn, which is used for storage purposes incidental to the enjoyment of the dwellinghouse. The barn is in a poor state of repair and it is more cost effective to replace the barn rather than to carry out maintenance and repairs. The proposed barn will be of the same proportions as the existing barn and will be used for the same purpose- as incidental to the enjoyment of the dwellinghouse.

The existing building is 17.02m in width and 18.47m in depth, with a height to the ridge of 5.008m. The proposed



barn is of the same dimensions.

The proposed building will be clad externally with timber cladding with a metal profiled sheet roof. The main difference between the existing and proposed buildings is that the existing building has three openings to the south facing elevation and one opening to the north facing elevation, and the proposed building will have two roller shutter access doors and a smaller personnel access door to the south facing elevation.

MAIN ISSUES

Given the policy context above, the main issues for consideration are;

- The principle of development
- Impact on the character of the area
- Impact on the amenities of adjoining properties
- Impact on the setting of nearby heritage assets.

Principle of development

Policy DP12 of the Mid Sussex District Plan states that 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 proposed building will be sited in the north west corner of the site adjacent to the field surrounding the dwelling (also in the applicant's ownership). The structure is relatively large in scale and reflects the historical use of the wider site as an agricultural holding.

Whilst the replacement building would not be used for an agricultural purpose, it was historically used as such, until planning permission was granted for the conversion of the Barn and the Dairy to residential use. Upon the conversion of the Barn to residential, the building the subject of this application was included within the red line area that defined the curtilage of the residential unit. It has been used since that time for storage purposes, incidental to the use of the main dwelling. The replacement structure is of the same proportions as the existing



structure, and will be designed to appear as though it were a barn in agricultural use, with the external materials reflective of the historic agricultural use of the site and the rural character of the area. As a result, it would protect the intrinsic character and beauty of the countryside which is the core objective of policy DP12. Policy DP16 sets out that development within the High Weald Area of Outstanding Natural Beauty (now National Landscapes), will only be permitted where it conserves or enhances natural beauty. As the proposed building will have the same impact on the natural beauty of the area as the existing structure, it is submitted that the natural beauty of the area will be conserved, meeting one of the tests of policy DP16.

Policy AS3 of the Neighbourhood Plan sets out a similar approach, with the prime aim of conserving and enhancing the natural beauty of the National Landscapes. As highlighted above, the building has no greater impact on the natural beauty than the existing structure, thus conserving the natural beauty of the National Landscape.

Given the overall proposed scale, materials and form relative to the existing structure, it is submitted that there will not be a harmful impact on the rural and landscape character of the area and the proposal will accord with policies DP12, DP16 and AS3.

Character and appearance of the area

Policy DP26 requires all development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. The policy has a number of criteria that are required to be complied with, however, due to the scale and nature of the proposal, not all are relevant to the consideration of this application.

As highlighted above, the proposed structure will be of the same proportions as the existing structure. The siting of the building is to the north west corner of the site, and is not subject to a high degree of visibility from general public vantage points. The proposed structure is of high quality design reflecting the function that the existing building previously performed as part of the historical agricultural unit.

As a result, the development does not conflict with the relevant parts of policy DP26.

Amenities of adjoining properties

Policy DP26 also contains a criterion that requires development to not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution.



The proposed structure is located in the north western corner of the site. The nearest dwelling is The Dairy- now converted to a residential property. However, the proposed structure is approximately 28m from the closest point of the dwelling at The Dairy, and the proposed structure is of the same scale, form and siting as the existing structure. As a result, the proposed building will have no greater impact on the residential amenities of the occupants of the nearest dwelling than the current building.

As a result, there will be no conflict with the relevant section of policy DP26.

HERITAGE STATEMENT

Impact on heritage assets

Policy DP34 is aimed at protecting listed buildings and their settings. The Barn is a listed building and therefore a designated heritage asset. The policy requires 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. Special regard is given to protecting the setting of a listed building.

The Barn is a former agricultural building that was part of an agricultural context focussed on Great Thorndean Farm. As with historical farm complexes, there would have been historically a number of buildings and structures to house livestock, crops, plant, equipment and working animals. Whilst the proposed building is not required for storage of crops, livestock, plant, equipment or working animals, it nevertheless reflects and responds to the historic significance of the heritage asset, and as it is of the same proportions as the existing building, would not be out of place in the historic development of the former agricultural land use.

The structure is sited away from The Barn and separated from it by the existing access drive and hard surfaced area that runs up to the application building. As a result, it is submitted that the proposed development will not result in harm to the setting or appearance of the heritage asset, and there will be no conflict with policy DP34.

CONCLUSION

In the light of the above, it is submitted that the proposal should be considered acceptable in principle, as there will be no harm to the intrinsic rural character of the countryside, and no harm to the landscape character of the National Landscape. There will be no harm to the wider character and appearance of the area given the proposed scale, siting and design of the structure is the same as the existing. The development will not result in harm to the amenities of the occupiers of the adjoining dwelling, and no harm to the setting of the Grade II Listed building (The



Barn).

As a result of the above, the proposed development does not conflict with the policies of the development plan, and consequently falls within the definition of sustainable development, as set out in paragraphs 10 and 11 of the NPPF. The proposed development should therefore be granted planning permission without delay.

Should you wish to make a site visit, please feel free to contact me to arrange access, or to discuss any aspect of the proposed development.

