



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Planning Statement

re

Proposed Sand school (manege)

at

**Little Walstead Farm
East Mascalls Lane
Lindfield
West Sussex RH16 2QJ**

**On behalf of
Mrs Diana Johnson**

Prepared by:
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No.1 London Road
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Kent
TN1 1DH

June 2025

HERITAGE STATEMENT

- 1 A planning application of an outdoor riding arena at Little Walstead Farm has been submitted to Mid Sussex District Council and given the reference DM/25/1480.
- 2 The Council has requested a Heritage Statement.
- 3 Little Walstead Farm comprises a total of 60 acres with an extensive range of farm buildings. The farmhouse itself is Grade II* listed. A copy of the Official List Entry is appended to this statement and is summarised below:

List Entry Number: 1354878

Date first listed: 28-Oct-1957

List Entry Name: Little Walstead Farmhouse, Scamps Hill

District: Mid Sussex (District Authority)

Parish: Lindfield Rural

National Grid Reference: TQ3561925022

Details

1. 5405 TQ 32 NE 12/332 28/10/57

*Lindfield Rural, Scamps Hill, Little Walstead Farmhouse II**

2. C16 or earlier timber-framed building with plaster and some painted brick infilling. Close-studding under the eaves. Horsham slab roof. Casement window. Gabled projection of 3 storeys forming a porch on ground floor.

Two storeys. Four windows.

Listing NGR: TQ3561925022

- 4 This proposal does not involve any works to the listed building. The MSDC validation list requires that a Heritage Statement is required for all applications that affect the setting of a Listed Building.
- 5 The setting of the c16th farmhouse is dominated by a range of c20th farm buildings approximately 35 metres to the north east of the house and a modern stable block adjoining its residential curtilage to the north and west. The setting of the farmhouse is therefore rural, agricultural and equestrian.

- 6 By contrast the sand school, which complements the equestrian setting of the farmhouse, lies approximately 115 metres from the house in an open field setting.
- 7 In view of the above, it is suggested that paragraphs 207 et seq of the NPPF are not engaged as this proposal does not affect a heritage asset or its setting. In the alternative, if any harm is identified, that harm is less than substantial under paragraph 215 which says that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.
- 8 The public benefit in this instance is the construction of a facility that complements the applicant’s (and subsequent owners’) occupation and use of that part of land at stables at Little Walstead Farm which define the immediate setting of the listed farmhouse.

David Campion

DAVID CAMPION MRICS FBIAC

June 2025

LITTLE WALSTEAD FARMHOUSE

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II***

List Entry Number:**1354878**

Date first listed:**28-Oct-1957**

List Entry Name:**LITTLE WALSTEAD FARMHOUSE**

Statutory Address 1:**LITTLE WALSTEAD FARMHOUSE, SCAMP'S HILL**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **LITTLE WALSTEAD FARMHOUSE, SCAMP'S HILL**

The building or site itself may lie within the boundary of more than one authority.

County: **West Sussex**

District: **Mid Sussex (District Authority)**

Parish: **Lindfield Rural**

National Grid Reference: **TQ3561925022**

Details

1. 5405 TQ 32 NE 12/332 28/10/57

LINDFIELD RURAL SCAMP'S HILL Little Walstead Farmhouse

||*

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Listing NGR: TQ3561925022

Legacy

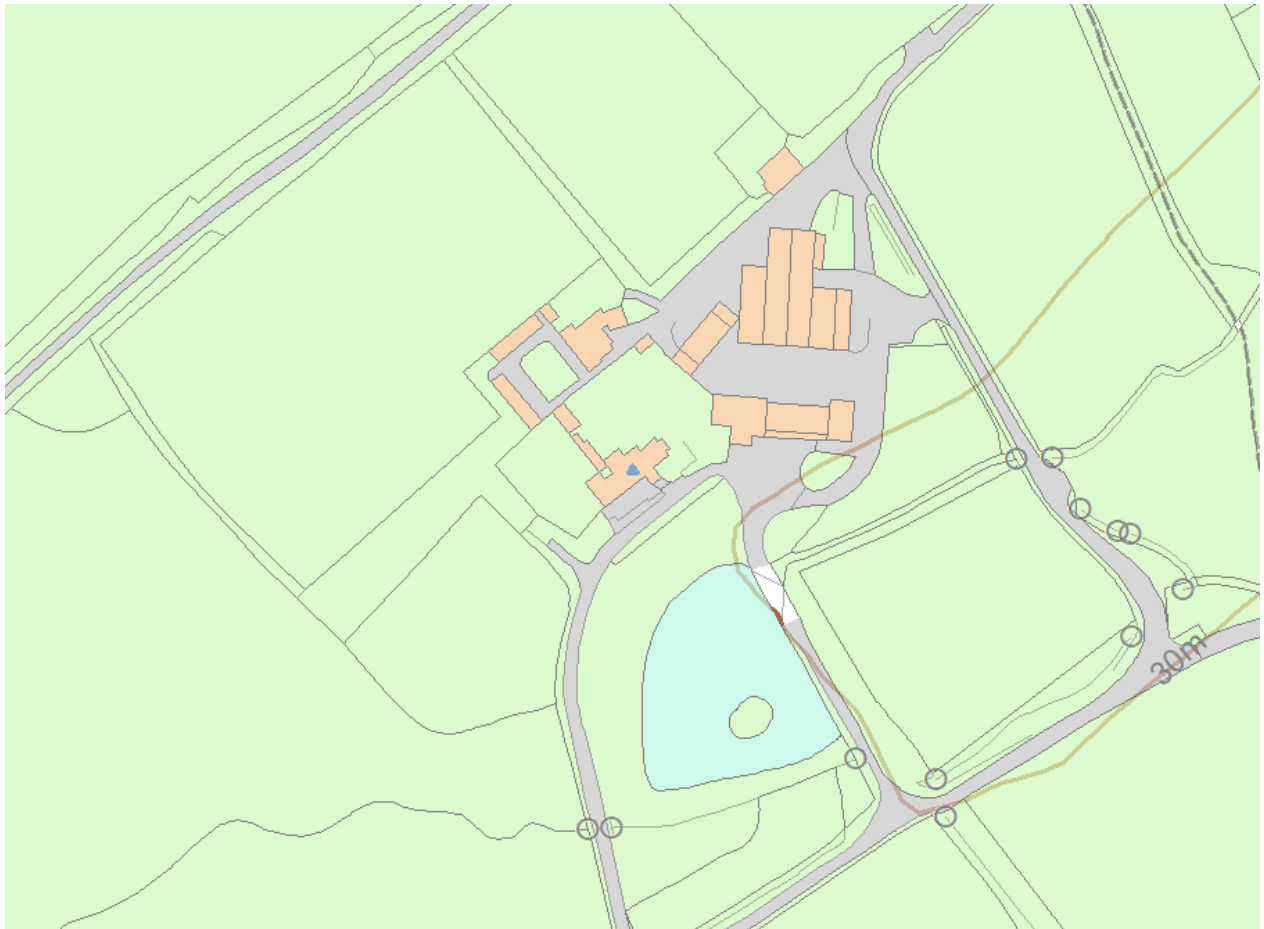
The contents of this record have been generated from a legacy data system.

Legacy System number:**302708**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 26-Jun-2025 at 13:24:31.

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End of official list entry