

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 18 August 2025 12:16:54 UTC+01:00
To: "Catherine Cardin" <Catherine.Cardin@midsussex.gov.uk>
Subject: DM/25/1623 Park Farm, Twineham Lane, Twineham

Hi Catherine

Comments on the above planning application.

The application site, Park Farm is a historic farmstead located in a rural position to the south-east of Twineham. The former farmhouse, which dates from c.1600, is a Grade II listed building. There are two outbuildings to the west and south-west of the house, which from historical map regression appear to date from the 19th century or earlier, and would be regarded as curtilage listed. The majority of the former farmstead is however located just to the north, and although it has not been previously regarded as curtilage listed due to its separate ownership, would be considered a non-designated heritage asset (NDHA), which has group value with, and contributes positively to the setting of the house.

The current application affects a field to the south-west of the house and farmstead, and is for the construction of a 60 panel solar array. It is also proposed to install a wall-mounted inverter and two free-standing batteries within one of the two curtilage listed outbuildings.

Based on the information in front of us, Park Farm house would be considered to possess architectural value based on its construction and craftsmanship, historical illustrative value as a good example of a Sussex farmhouse of its period, altered and extended in response to changing socio-economic circumstances and the evolving needs and aspirations of successive owners, and aesthetic value based in part on the use of vernacular materials viewed within the landscape from which they were drawn. It also has group value with the curtilage listed outbuildings, and as noted above with the historic farmstead to the house.

The historic farmstead buildings, which as above would be regarded as an NDHA, would be considered to possess similar interests as former farm buildings of their type and period, within the local context.

As such the surviving rural setting, which is all around the house and farm buildings, will be considered to make a strong positive contribution the special interests of the farmhouse and curtilage listed buildings, and to the significance of the farmstead as an NDHA. The application field is a close and relatively prominent part of that rural setting, and can be assumed to have a historical functional relationship with the buildings and part of the farmlands associated with the farmstead. It affects not only views from the buildings themselves and their close settings, but also the character of the approach to

the along the farm track from Twineham Lane. It is also visible in glimpsed views and vistas from Twineham Lane, which include the farmstead, particularly in winter.

The position of the solar array is a short distance from the house occupying an area of the field against its southern edge. It is a fairly substantial array, but the field is extensive, and the panels will occupy a relatively small part of it. However, I do have some concerns regarding the impact on the character of this part of the setting of the farmstead. Notwithstanding the topography of the site and the statement to the contrary in the submitted Heritage Statement, I consider it likely that the array, which is of 60 panels each c. 2.5m in height, will be visible from the farmstead and its immediate setting, the farm driveway, and Twineham Road. For this reason, although in the context of paragraph 167 of the NPPF I would not on balance have an in-principle objection to the proposal, I do consider that screening planting of appropriate native species hedgerow and trees will be required to mitigate the visual impact of the array. This planting should be to all side except the south (where is an existing hedgerow) and should be of an appropriate height and density to effectively screen the panels.

It is also noted that the proposal includes works to the curtilage listed outbuilding to the west of the house, including a wall mounted inverter and free-standing batteries. Whilst the batteries may not require listed building consent, if they are truly free-standing, the wall mounted inverter is likely to require consent. Further information of this aspect of the work should be provided, including appropriate plans and elevations, and manufacturer's specifications of the equipment. The Heritage Statement should also be revised to address the impact of the works on the fabric and appearance of the building. Based on this further information, an informed decision can also be made as to whether this aspect of the proposal will in fact also require an application for listed building consent.

In summary, although the proposal may be acceptable in principle, revisions and further information are required to ensure that the impact on the setting of the historic farmstead, and the direct impact on the curtilage listed building, are acceptable. Subject to this further information, an application for listed building consent may also be required.

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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