

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 24 July 2026 10:55:11 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: DM/26/1349 Nether Walstead, East Mascalls Lane

Hi Anna

Comments on the above planning application.

Nether Walstead is a substantial Grade II listed house, a former farmhouse, located in a rural position outside Lindfield. The house dates originally, according to the list description, from the 17th century or earlier, but was substantially extended in several phases during the 18th, 19th and early 20th centuries, with further additions during the later 20th century including a rear dining room extension.

Nether Walstead is considered to possess architectural interest based on its construction and craftsmanship over several different phases of development, historical illustrative interest as a good example of a Sussex farmhouse, later country residence, altered and extended in response to changing socio-economic circumstances and the needs and aspirations of successive occupiers, and aesthetic value based in part on the use of vernacular materials viewed within the landscape from which they were drawn.

To the northeast of the house is the former farmyard of the Nether Walstead farmstead, which includes a number of surviving 19th century or earlier former farm buildings. Nether Walstead is recorded in the West Sussex Historic Farmstead and Landscape Character assessment as a historic farmstead of the post medieval period. These farm buildings would be regarded as curtilage listed, and are likely to be considered to possess architectural interest based on their construction and craftsmanship, historical illustrative interest as examples of former farm buildings of their type and period, and aesthetic interest based partly on the use of vernacular materials. They also have group value with the former farmhouse, and contribute positively to its setting and special interest.

As such, the surviving rural character of the setting of these buildings will be considered to make a strong positive contribution to their special interests, in particular those parts of those interests which are drawn from historical illustrative and aesthetic values.

The current proposal, which is retrospective, is for the retention of two sets of gateways across the main entrance drive, one (the furthest from the house, located adjacent to the access from East Mascalls Lane) consisting of a pair of painted metal posts, with a third adjacent post supporting a timber boarded panel holding a name board, and the second sitting across the driveway adjacent to the forecourt to the house and comprising four metal posts with timber vehicle gates and a pair of flanking timber panels, with lighting, name board and post box.

This application follows on from the granting of planning permission for a similar proposal (also including other gates not part of this application), but with timber posts, and the inclusion of a further side panel to the first gate.

In my opinion, the use of painted metal in place of timber for the posts is somewhat regrettable. However, the applicant has confirmed that the gates themselves and the side panels are as previously approved, i.e. timber. On balance, I would not raise an objection in terms of impact on the setting of the listed and curtilage listed buildings.

The proposal is therefore considered to meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

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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