

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 19 August 2025 14:04:38 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: DM/25/1262 Grovelands Farm, Highbrook Lane, West Hoathly

Hi Anna

Comments on the above planning application.

Grovelands Farm is a historic farmstead which includes a Grade II listed 17th century former farmhouse, an attached 20th century barn, and a pair of more historic outbuildings to the north-east of the house which would be regarded as curtilage listed. It is located in a rural position to the south of Sharpthorne.

The current proposal is for the construction of a 2 bay detached open fronted car port to the north-east of the farmstead. The building is shown with timber clad elevations over a brick plinth, timber framing to the open frontage, and a pitched tiled roof.

While the rural setting around the farmstead is considered to make a positive contribution to its special interest and the manner in which this is appreciated, the proposed building is modestly scaled and is located only just outside the extent of the former historic farmstead. It is also of an appropriate design and materials. The proposal is therefore not considered to harm the character of the setting of the listed building or its significance.

I note that the plans are annotated to show the potential inclusion of a log store- while in my opinion this is not likely to be contentious, the plans should accurately represent what it is intended to build- either the log store should be shown, or the annotation removed.

Subject to the above clarification, the proposal is considered to meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF. I would recommend the following conditions:

- Details of roofing and facing materials
- Typical eaves detail
- Rainwater goods to be of painted metal
- (if appropriate) details of any associated changes to the hard landscaping.

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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