

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 17 March 2025 15:25:45 UTC+00:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: Goddenwick Farm DM/25/0350

Hi Caroline

Comments on the above planning application.

Goddenwick Farm is a Grade II listed 16th century or earlier farmhouse located in a rural position outside Lindfield. The farmstead survives to the south and east of the house, and includes a number of older buildings which are likely to be regarded as curtilage listed, including a barn. The farmstead is recorded in the West Sussex Historic Farmstead and Landscape Character assessment as a historic farmstead of the Medieval period.

The current partially retrospective proposal relates to a modern, unlisted building located to the east of the farmstead which formerly housed an indoor pool, and is for its change of use to a café to form part of the existing Christmas tree farm operation at Goddenwick. The proposal includes retention of an extension to the external decked terrace area on the eastern side of the building.

Given the established Christmas tree farm use, which creates seasonal activity around the farmstead, and utilises existing access and parking areas, the creation of a café to serve visitors to the farm is considered unlikely to result in a significant upturn in noise or activity around the listed building or historic farmstead. The principle of the change of use is therefore not considered contentious.

The associated physical alterations to the building and the terrace area will have only a minor impact on its appearance and are not considered to adversely affect its contribution the setting of the farmhouse or curtilage listed buildings.

The proposal is therefore considered to preserve the setting of Goddenwick Farm, meeting 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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