

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 16 June 2025 15:59:29 UTC+01:00
To: "Andrew Clarke" <Andrew.Clarke@midsussex.gov.uk>
Subject: DM/25/0886 South Meadow Cottage, Brantridge Lane, Staplefield

Hi Andy

Comments on the above application.

The application site is a field which lies to the west of South Meadow Cottage, a semi-detached property located in a rural position outside Staplefield. Just to the south of the is Tyes Place, a Grade II listed 17th century or earlier building, formerly a farmhouse, now a substantial country house. The former farmstead to Tyes Farm, as it was known, lies to the west of the house and includes a number of surviving former farm buildings, including a barn and granary, which would be regarded as curtilage listed. The farmstead is recorded in the West Sussex Historic Farmstead and Landscape Character Assessment.

As a former farmhouse, now country house, the surviving wider rural setting around Tyes Place and its gardens would be considered to make a strong positive contribution to its special interest and how this is appreciated, in particular those parts of that interest which are drawn from historical illustrative and aesthetic values. The same would apply with respect to the curtilage listed buildings within the former farmstead. The application site constitutes a relatively close and prominent part of that wider rural setting, in particular as it is directly adjacent to the driveway approach to Tyes Place from Brantridge Lane.

The current proposal is for the change of use of the area to residential garden.

In my opinion, this proposal is contentious in principle due to the impact that the change of use will have on the historically agricultural/rural character of the field, which will inevitably become domesticated, through the likely introduction of garden-style planting and domestic paraphernalia. This will detract from the positive contribution that the site currently makes, through setting, to the special interests of the listed and curtilage listed buildings at Tyes Place.

This will be contrary to the requirements of District Plan Policy DP34. In terms of the NPPF, the proposal will result in less than substantial harm, at around the low-mid range of that scale, such that the balancing exercise set out in paragraph 215 will apply.

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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