



RIDGEWAY
HERITAGE CONSULTANCY

The Foal Barn, Wineham Lane, Henfield, West Sussex BN5 9AN

A Revised Heritage Statement



Client: Ms. Sarah Platt
Project No: RHC 2025-53
Date: 06/10/2025

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RHC Project No. 2025-53

October, 2025

Document Control Grid			
Revision	Date	Author	Status
A	14.10.24	RWM	Internal Review Draft
B	15.10.24	RWM	Client Draft
C	17.10.24	RWM	Final version
D	06.10.25	rwm	Revised version

Front cover: View, looking south, of the proposed site at The Foal Barn, with historic farm buildings and Grade II-listed Wyndhams Farmhouse in the background.

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SUMMARY

Wyndham Farm comprises a small group of non-designated eighteenth-century vernacular buildings, together with the Grade II-listed Wyndhams Farmhouse, of seventeenth-century date, with a nineteenth-century addition. The Foal Barn site is located in a field directly to the north of Wyndham Farm, and is in use as an equestrian paddock. Revised proposals include the installation of a sand school, with an adjacent six-horse stable block. The 1.09ha field in question is partly inter-visible with the rear elevation of the Farmhouse and the adjacent historic farmstead buildings. The Grade II-listed property of Mercers, and its associated barn, are located to the south of Wyndham Farm.

The L-plan, timber-framed stable block would featuring a low-pitched hipped roof of 4m maximum height, and of timber-framed construction, with a central tack room of brick with traditional casement windows. The building would be of agricultural character, with supporting posts on the eastern and southern sides, with curved braces and traditional stable doors. The sand school area to be located immediately south-west of the stables, would measure 30m by 50m in plan, and would be enclosed by a timber post and rail fence of 1.2m height, together with a planted hedge. An access track would be installed on the eastern side of the sand school, and the proposed development would be partly screened by additional tree and hedgerow plantings around field boundaries.

The proposed development would represent a logical extension of existing activity and land use, with definably rural features. On sloping ground, the proposed installations would be situated at a lower elevation than the adjacent historic buildings, which would partly limit their visibility in views from the south and south-west. Any inter-visibility would also be limited by intervening structures and boundary vegetation, and by the very limited vertical scale of the proposed structures. Visibility from the Farmhouse would be minimal, and would in any case incorporate a structure of simple, rural character.

The proposed developments would have no effect on the wider setting of Grade II-listed Mercers, and its associated barn, due to the effects of slope and intervening built form and vegetation. They would not affect perceptions of the field as part of the agricultural surroundings and rural setting of Wyndham Farm, and would not affect understandings of historic landscape character. The overall effect on the wider setting and significance of Grade II-listed Wyndhams Farmhouse and the historic farmstead would therefore be minimal, and would result in a negligible level of harm.

1. INTRODUCTION

- 1.1 In September, 2024, Ridgeway Heritage Consultancy was originally commissioned by Fowler Architecture and Planning, on behalf of Ms. Sarah Platt, to prepare a Heritage Statement to support a previous planning application (ref. DM/24/1966) for the erection of a stables building, a horse walker, the construction of an all-weather riding area and an area for horse-box parking, together with associated hard and soft landscaping, on land at The Foal Barn, Wineham Lane, Henfield, West Sussex BN5 9AN (NGR 523763 119411). This earlier application was withdrawn following local planning authority objections, and revised application will be submitted for a more limited development, to comprise a six-horse stable block and associated sand school area. This revised Heritage Statement report assesses the potential heritage impacts associated with the currently proposed development at The Foal Barn.

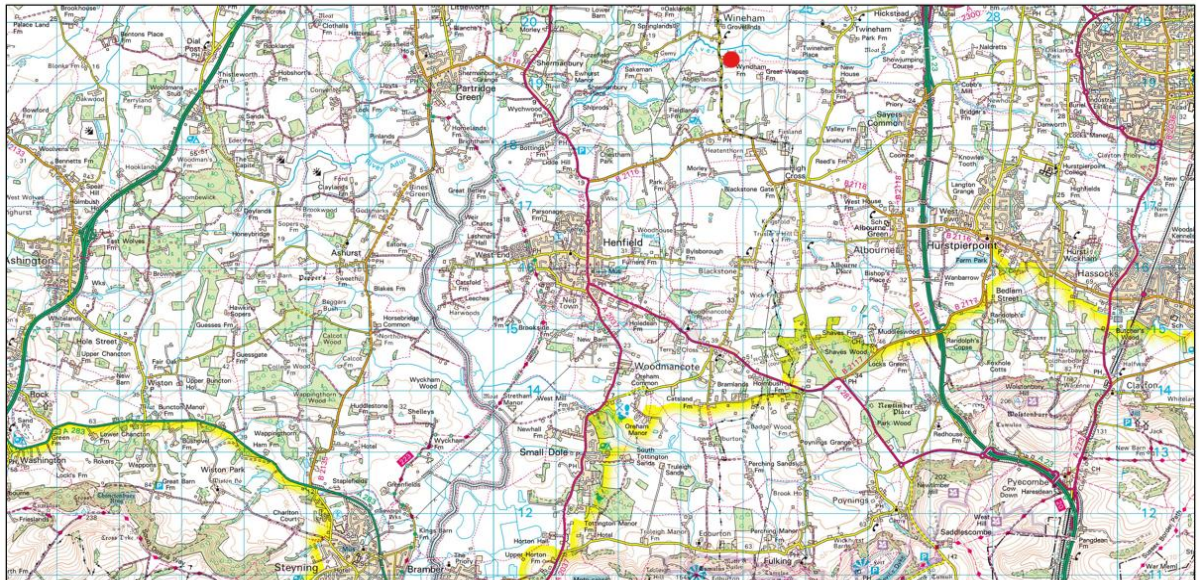


Fig. 1: Location Plan (approximate scale 1:50,000).

Location and Context

- 1.2 The Foal Barn is located on the northern side of Gratten Lane, a minor, unsurfaced offshoot of Wineham Lane, on its eastern side. The Grade II-listed Wyndhams Farmhouse occupies an approximately rectangular plot just north of this road junction (Fig. 3), with converted traditional farmstead buildings located immediately to the east. A modern timber-clad dwelling is located just to the east on the northern side of Gratten Lane, with a group of large modern portal-framed commercial buildings located still further to the east (Figs. 3 and 4). This Site is integral to a settlement landscape of

dispersed farmsteads and individual dwellings which are located within a network of minor lanes in the hinterland of Henfield (Bannister 2010). Henfield village centre is located 3.8km to the south-west, and Burgess Hill is located 7.9km to the east. The landscape context of The Foal Barn comprises the low-lying valley bottom of the River Adur, with surrounding, gently undulating landforms of the Lower Weald (Fig. 4). Land use surrounding this Site principally comprises low-lying pasture fields, with high hedgerow boundaries incorporating mature broadleaf trees (Figs. 2 and 4).



Fig. 2: View, looking north-west, of the existing equestrian field at The Foal Barn.

Heritage Constraints

- 1.3 The proposed site at The Foal Barn is subject to relatively few heritage constraints. Wyndham Farmhouse, located 55m to the south-west of the Site at the closest point, is a substantial dwelling of early seventeenth-century date, which was listed at Grade II in 1983 (NHLE 1025585) (Fig. 5). The converted farmstead buildings, to the east of the designated Farmhouse, are of traditional form and of some historic interest (Figs. 7-9). They exhibit some group value with the adjacent Farmhouse, and have been included within the scope of setting impact assessment. Immediately across Gratten Lane, and also on the eastern side of Wineham Lane, is the Grade II-listed dwelling of Mercers (NHLE 1354896), which incorporates fifteenth and sixteenth-century timber-framed elements (Fig. 10). This building is located some 110m to the south-west of the Site, and set within

extensive, well-screened grounds. A separately-listed, eighteenth-century weatherboarded barn (NHLE 118193) is located just to the south-east of Mercers. The proposed developments on land at The Foal Barn would have potential to affect the wider setting and significance of these designated and non-designated heritage assets. The Site has otherwise no associations with a Conservation Area, or any formal landscape designation. The boundary of the South Downs National Park is located some 5km to the south.

Project Scope

- 1.4 A revised application will be submitted to Mid-Sussex District Council, for the erection of a stables building for six horses, together with an associated sand-school area and landscaping provisions for the proposed site. The modest equestrian development would occupy a greenfield site to the rear of the non-designated buildings comprising the historic farmstead, and would be situated within the wider settings of the two neighbouring Grade II-listed buildings, namely Wyndhams Farmhouse (NHLE 1025585), and Mercers (NHLE 1354896).

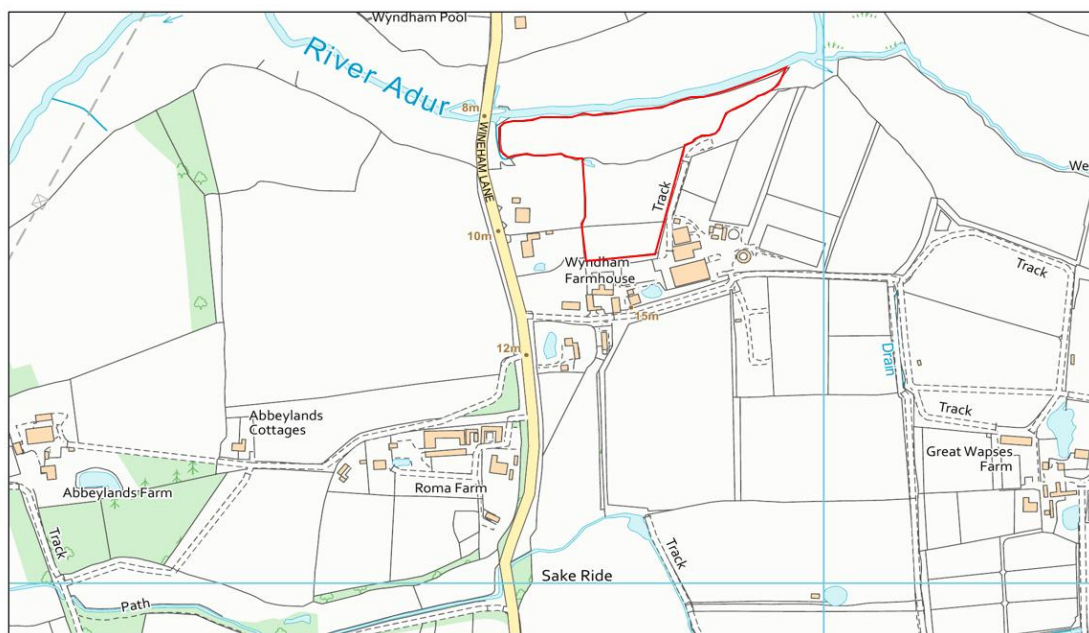


Fig. 3: Location Plan of the proposed site at The Foal Barn (approximate scale 1:2000).

Planning History

- 1.5 An application was submitted in November, 2024 (ref. DM/24/1966), for “Change of use of land from agricultural use to equestrian use, erection of stable building, horsewalker, and construction of an all-weather outdoor riding area; with associated hard

and soft landscaping. (Amended description 08.11.2024, amended site plan received 26.11.2024)”. A communication from Mid-Sussex District Council officers, of December 18th, 2024, asserted that the proposed equestrian developments would result in a “significant adverse effect on the surviving rural setting of Wyndham Farmhouse and the associated historic farmstead, through the introduction of substantial built form and extensive area of hard-standing into the open agricultural field in question”. Following further consultation with the local planning authority, this application was withdrawn, in February 2025.

The aims and objectives of the Heritage Statement

- 1.6 The current, revised application relates to more limited proposals for a stable block and associated sand school area within the Site at The Foal Barn. The aims of this Heritage Statement are to identify the historical development, character and significance of the neighbouring historic farm buildings, together with the effects on that character and significance resulting from the proposed equestrian scheme. This would include a stables building and construction of an all-weather riding area, together with associated soft landscaping. This Statement will provide adequate supporting heritage information and justification for any harm resulting from these proposals, in accordance with Paragraph 200 of the National Planning Policy Framework (NPPF), and Section 66(1) of the Planning (Listed Building and Conservation Areas Act) 1990.
- 1.7 In considering applications for development which results in impacts to listed buildings, the statutory duty, under Sections 16 (2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990, is to have special regard to the “desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses”. It will also be necessary to articulate the significance of this heritage asset and to assess the impact of the proposed works upon that significance, in accordance with Paragraph 200 of the National Planning Policy Framework:
- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*



Fig. 4: Aerial image of the Foal Barn site and its rural context (Geoinformation Systems).

1.8 This Heritage Statement will therefore provide detailed assessments of the following:

- The historic and architectural interest and significance of Wyndham Farmhouse and adjoining historic farmstead buildings;
- A description and appraisal of the proposed scheme of equestrian developments at The Foal Barn;
- The potential impact of the proposed equestrian developments on the setting and significance of neighbouring heritage assets, including Grade II-listed Mercers and its adjacent barn;
- The potential degree of harm resulting from the proposed development, and the justification for such harm; and
- Where appropriate, recommendations for the mitigation of any resulting harm.

1.9 A site visit, including an assessment of the proposed site at The Foal Barn, and its visual relationships, was made on September 6th, 2024, in overcast conditions.

2. PLANNING POLICY CONTEXT AND GUIDANCE

2.1 This Heritage Statement has been compiled in accordance with the following statutory, planning policy and guidance documents:

- National Heritage Act 1983 (amended 2002);
- Planning (Listed Buildings and Conservation Areas) Act 1990;
- National Planning Policy Framework 2012 (amended December, 2024);
- National Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2016 revised 2021);
- English Heritage guidance: ‘Conservation Principles; policies and guidance for the sustainable management of the historic environment’ (2008);
- Historic England guidance: ‘Historic Environment good practice advice in planning: Note 2: Managing significance in decision-taking in the historic environment’ (2015a); and
- Historic England guidance: ‘Historic Environment good practice advice in planning: Note 3: The Setting of Heritage Assets’ (2015b).

Planning (Listed Buildings and Conservation Areas) Act (1990)

2.2 The 1990 Planning Act states that:

‘in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall, or as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest that it possesses (Section 66)’.

National Planning Policy Framework (2012, rev. December, 2024)

2.3 The Framework sets out national planning policy relating to the conservation and enhancement of the historic environment. It defines the historic environment as: “all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past activity, whether visible, buried or submerged, and landscape and planted or managed flora.” Individual components of the historic environment are considered to constitute heritage assets: “buildings, monuments, sites, places, areas or landscapes identified as having a degree

of significance meriting consideration in planning decisions, because of their heritage interest”.

2.4 Key tenets of the Framework are that:

- when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater that weight should be (Paragraph 212).
- heritage significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to, or loss of, a Grade II-listed building, park or garden should be exceptional. Substantial harm to, or loss of, designated assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I or II*-listed buildings, registered parks and gardens and World Heritage Sites should be wholly exceptional (Paragraph 213).
- where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (Paragraph 215).
- With regard to non-designated heritage assets, a balanced judgement will be required having due regard to the scale of any harm or loss, and to the significance of the heritage asset affected (Paragraph 216).
- Local planning authorities should look for opportunities for new development within Conservation Areas [and World Heritage Sites], and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (Paragraph 219).

2.5 Local Planning Authorities are urged to request applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made to significance by their setting. The level of detail required in the assessment should be “proportional to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance”.

Planning Practice Guidance

- 2.6 Planning Practice Guidance (PPG) (MHCLG, 2021) clarifies the above NPPF requirement under the heading ‘What is the main legislative framework for planning and the historic environment?’ where it states that:

‘In addition to the normal planning framework set out in the Town and Country Planning Act 1990.....the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest.’

- 2.7 Any decisions relating to listed buildings and their settings, and Conservation Areas, must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) in addition to satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

- 2.8 PPG states that local planning authorities may identify non-designated heritage assets, and in some areas these heritage assets may be identified as ‘locally-listed’ (DCLG et al. 2014, para. 39). These identified heritage assets may include buildings, monuments, sites, places, areas or landscapes, which have a degree of value meriting consideration in planning decisions but which are not formally designated heritage assets.

- 2.9 The PPG states under ‘Why is ‘significance’ important in decision-taking?’ that:

‘Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals’.

- 2.10 Under the discussion of ‘How to assess if there is substantial harm?’ the PPG offers:

‘What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting’.

- 2.11 The PPG states under ‘What is the setting of a heritage asset and how should it be taken into account?’ that:

‘A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. Setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each’.

Local Planning Policy

- 2.12 Mid-Sussex District Council adopted its District Plan 2014-2031 on March 28, 2018. This replaces the Mid-Sussex Local Plan 2004, other than saved Local Plan policies. The District Council has since undergone a review of this plan, in accordance with National Policy. The relevant planning policy for the management of the historic environment is PP34: Listed Buildings and other Heritage Assets.

Policy PP34: Listed Buildings and other Heritage Assets

- 2.13 Strategic Objectives:

- 2) To promote well located and designed development that reflects the District’s distinctive towns and villages, retains their separate identity and character and prevents coalescence;
 - 4) To protect valued characteristics of the built environment for their historical and visual qualities; and
 - 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.
- Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings. Listed Buildings Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

2.14 Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment. The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic. Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

3. METHODOLOGY

Historic England Guidance

- 3.1 The methodologies employed in this assessment are in accordance with the relevant current historic guidance on the interpretation and implementation of NPPF, including:
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a);
 - Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2017); and
 - Historic England Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019).
- 3.2 The Historic England *Planning Note No 3* (Historic England 2015b) provides key stages of consideration in regard to assessing the impact of a proposal on the setting of a designated heritage asset (listed building) as follows:
- Identify the degree to which setting makes a contribution to the significance or the heritage asset or allows its significance to be appreciated;
 - Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
 - Explore ways to maximise enhancement and avoid or minimise harm; and
 - Make and document the decision.
- 3.3 Paragraphs 9 and 10 of *Note Number 3* also provide an overall and general understanding of ‘Setting’. Paragraph 9 states ‘Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance’. While Paragraph 10 states ‘The contribution of a setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset.’

General

- 3.4 The methodology employed by this assessment is in accordance with key professional guidance, including the *Standard and Guidance for Historic Environment Desk-Based Assessment* (Chartered Institute for Archaeologists 2014), the Historic England guidance *Conservation Principles* (2008) and Historic Environment Good Practice Advice in Planning Note 2: *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015). Impacts to heritage settings were assessed using the methodology detailed within the current Historic England guidance *Historic Environment Good Practice Advice in Planning Note 3: the setting of heritage assets* (2015).

Sources

- 3.5 This Heritage Statement has involved detailed consultation of readily-available historical information drawn from documentary and cartographic sources. The major repositories of information consulted have comprised:
- National Heritage List for England (EH);
 - Published and unpublished documentary sources;
 - Mid-Sussex District Council online information relating to the historic environment;
 - Historic maps and photographs;
 - English Heritage Archives (EHA) and AMIE (Archives and Monuments Information, England) data;
 - Online sources, including Local Plan policies and information.
- 3.6 A bibliography of documentary, archive and cartographic sources consulted is included in the References section of this report.

The Significance of Heritage Assets

- 3.7 Heritage assets are defined by the National Planning Policy Framework (henceforth, 'the Framework'; revision of December, 2024) as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest'. The term Heritage Asset includes both designated heritage assets and assets identified by the local planning authority as possessing heritage significance (including locally- listed structures)'. Designated

heritage assets include: World Heritage Sites; Scheduled Monuments; Listed Buildings; Protected Wreck Sites; Registered Parks and Gardens; Registered Battlefields; and Conservation Areas. Non-designated heritage assets include sites held on the Historic Environment Record, in addition to other elements of the landscape understood to have a degree of significance meriting consideration in planning decisions.

- 3.8 The assessment of the heritage value (significance) of a site determines the ways in which particular aspects of a place and different periods in its evolution contribute to, or detract from, those identified heritage values associated with the asset.
- 3.9 Heritage significance is defined in Planning Practice Guidance (Annex 2, 2021) as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical fabric, but also from its setting’
- 3.10 Current national guidance for assessing the significance of heritage assets is based on the criteria provided by Historic England (formerly English Heritage) in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008). Within this document, significance is weighed by the estimated potential for the asset to demonstrate the following criteria:
- Evidential value derives from ‘the potential of a place to yield evidence about past human activity’ (ibid, 28). It is primarily embodied by physical remains or historic fabric, but also includes buried archaeology;
 - Historical value derives from ‘the ways in which past people, events and aspects of life can be connected through a place to the present’ (ibid, 28). Illustrative historical values depend on visibility in a way that evidential value does not; and ‘have the power to aid interpretation of the past [...] through shared experience of a place’ (ibid, 29). Associative historical values relate to historical connections with a notable family, person, event or movement;
 - Aesthetic values derive from ‘the ways in which people draw sensory and intellectual stimulation from a place’ (ibid, 30). Aesthetic value might be generated through conscious design and artistic endeavour, fortuitous and organic change, and the relationship of structures and materials to their

setting; • Communal value is tied to historical (associative) value and aesthetic value, deriving from ‘the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory’ (ibid, 31);

- Communal values may be commemorative, symbolic or social. The latter is typically ‘associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence,’ and might only be articulated when the resource is under threat (ibid, 32).

- 3.11 Further information on good practice in implementing historic environment policy in the NPPF is provided within the guidance Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015a). This document provides advice on the assessment of the significance of heritage assets in support of applications for planning permission, and emphasises that the information required regarding heritage significance should be no more than would be necessary to inform the planning decision.

Assessing levels of Impact

- 3.12 Impact assessment addresses predicted changes in the existing condition of the environment, as a result of a proposed development. The significance of an impact is generally determined as the combination of the ‘sensitivity and/or value’ of the affected receptor, and the predicted magnitude of change. In this case, heritage receptors comprise a group of Grade II-listed buildings, which may be considered both as individual structures and as a coherent group of related assets. These are considered to represent receptors of medium to high sensitivity and/or value.

Magnitude of Impact

- 3.13 The determination of the magnitude of change is based on the current level of survival, or condition, of the receptor. The variable factors which determine the magnitude of change include the vulnerability or sensitivity of the site or feature to change. The criteria commonly used to determine the magnitude of impact are as described in the following table:

Magnitude of Impact	Description
Major	The proposed development would cause a large change to existing environmental conditions. Complete destruction of the site or feature. Change resulting in a fundamental change to the ability to understand or appreciate the asset and its context and setting.
Moderate	The proposed development would cause noticeable change to existing environmental conditions. Change resulting in appreciable change to the ability to understand or appreciate the asset and its context and setting.
Minor	The proposed development would cause small change to existing environmental conditions. Change resulting in small change to the ability to understand or appreciate the asset and its context and setting.
Negligible	The proposed development would result in no discernible change to existing environmental conditions. Negligible change or no material change to the site or feature. No change to the ability to understand or appreciate the asset and its context and setting.

Table 1: Criteria used to determine the level of impact.

Significance of Impact

3.14 The significance of impact and environmental effect is determined by two variables:

- The importance or significance of the receptor; and
- The magnitude of change affecting the receptor.

Environmental effects may be either adverse or beneficial, depending on the nature of the impact.

Receptor sensitivity/value	Magnitude of Impact			
	Major	Moderate	Minor	Negligible
Very high	Substantial	Substantial	Moderate	Slight
High	Substantial	Moderate	Slight	Negligible
Medium	Moderate	Slight	Negligible	Negligible
Low	Slight	Negligible	Negligible	Negligible

Table 2: Criteria used to determine the significance of impact.

4. THE HISTORIC DEVELOPMENT AND SIGNIFICANCE OF THE FOAL BARN SITE

- 4.1 This section assesses the form, context and significance of the proposed development site at The Foal Barn, together with that of neighbouring heritage assets.

Wyndhams Farmhouse

- 4.2 Wyndhams Farmhouse was added to the National List, at Grade II, on May 11th, 1983, in recognition of its historic and architectural interest (NHLE 1025585). The very brief listing description is given as follows:

‘Early C17 timber-framed building with red brick infilling, mostly refaced in brick. Tiled roof. Casement windows. Two storeys. Four windows. C19 addition of 2 window-bays at east end’.



Fig. 5: View, looking north-east, of the front elevation of Wyndhams Farmhouse, with the (Historic England, *Images of England* Project).

- 4.3 At the time of the site visit, of September, 2024, Wyndhams Farmhouse was under repair, and was largely obscured by scaffolding and protective covering (Fig. 6). It is expected that this has now been removed. The external appearance of the building is illustrated by the earlier Historic England image, above (Fig. 5). The form of the house comprises an elongated east/west range, with a gable form at the western side of the rear elevation and

a slightly projecting double-gabled wing to the east on this side. The front elevation, facing Gratten Lane, is of two storeys and six bays, with the two bays of the nineteenth-century extension to the right (Fig. 5). This is of a single storey, with an attic level lit by two gabled dormers. These enclose square-headed timber-framed casements, with segmental-headed casements below.



Fig. 6: View of Wyndhams Farmhouse, looking north-west, with protective scaffolding and covering.

- 4.4 The earlier section of the house, to the left of the front elevation, has exposed brickwork infill, of mostly eighteenth-century date, which is laid in Flemish bond. Seventeenth-century timber framing is exposed within the central section of the front elevation, with brick infill. Fenestration is very mixed, with a wide, five-light casement with a cambered opening to the left of the front door, and a two-light casement to the left of this (Fig. 5). First-floor windows include square-headed three-light casements to the left, with very shallow, four-pane casements set just beneath the eaves, above the porch and further to the right. The plain-tiled roof is gabled to the left and half-hipped to the right. There are prominent brick ridge-stacks at the centre and to the right.
- 4.5 The interior of the Farmhouse includes a wide fireplace and open-timbered ceilings. It appears to have been in multiple occupancy during the earlier twentieth century, and

probably earlier, and has been previously recorded (Salzmann (ed) 1940) as comprising 'several tenements'. The Farmhouse is set within spacious grounds, to the rear, which are partly screened by boundary vegetation (Figs. 3 and 4). To the north, also on the eastern side of Wineham Lane, are two non-designated cottages which feature mid to late sixteenth-century chimney-stacks.

- 4.6 Wyndhams Farmhouse retains historical illustrative heritage values of high importance, which relate to the long-term survival of a farmstead in this location, and to evidence of changes in landscape, farming economy and organisation since the seventeenth century. It also provides evidence for the occupation and adaptation of a substantial rural dwelling over time. Such values are most applicable to surviving elements of historic fabric, and to the evidence of methods of construction during different phases of the house.
- 4.7 The important Design Aesthetic values associated with Wyndhams Farmhouse relate principally to the architectural interest of its front elevation (Fig. 5), which owes much to its vernacular character. In terms of its style and architectural interest, the Farmhouse is a good example of a class of rural building which is well represented within the Sussex Weald, and is thus part of a fine legacy of post-medieval rural architecture. These design aesthetic values are enhanced by the good survival of the historic fabric of the building, both internally and externally, and the house thus retains much of its historic character. The Farmhouse had a functional historical relationship with the adjacent surviving elements of the adjacent historic farmstead (Figs. 7-9), and therefore displays important group value with these. While the principal significance of Wyndhams Farmhouse is inherent in its historic fabric and built form, setting also contributes importantly to this significance, most particularly the largely unchanged character of its rural landscape context, including the proposed development site.

The Wyndham Farmstead

- 4.8 The small Wyndham farmstead is of traditional form, and comprises three basic structures. Fronting onto Gratten Lane, to the east of the Farmhouse, is a single-storey building of coursed flint construction, with thin greensand bonding courses and corner quoins (Figs. 7 and 8). This has a timber stable door, which is situated slightly to the left of centre on the south elevation, with two small window openings on either side. There

is a half-hipped roof of plain tiles, with a weatherboarded gable at the eastern end. This building is of probable eighteenth-century date, and has been recently converted to residential accommodation, with full-height glazed panels installed at the eastern end (Fig. 7). It seems likely to have originally comprised a livestock byre or milking shed.



Fig. 7: View, looking north-west from Gratten Lane, of the converted buildings of the small traditional farmstead.

- 4.9 A gable-roofed, single-storey range abuts the flint building at the western end of its north elevation, thus forming part of an open courtyard plan (Fig. 7). This has a weatherboarded exterior, with door and window openings on the eastern side. This has been integrated with the adjoining flint building, as part of the residential conversion. The open-courtyard layout of the small traditional farmstead is enclosed on the northern side by an altogether more imposing building which represents a former barn (Figs. 7 and 9). This is now of two storeys, presumably following residential conversion and the insertion of a first-floor level. The ground-floor on the southern side appears to comprise modern brick construction, with weatherboarding above. Both floors include inserted modern casement windows. The plain-tiled roof is half-hipped, and appears to retain the form and profile of the original building. There is a single-storey outshot or extension at the eastern end, which also features a half-hipped tiled roof, and is weatherboarded. This appears to have comprised part of the historic building (Fig. 7).



Fig. 8: View, looking north-west from Gratten Lane, of the flint farmstead building and the Farmhouse.

- 4.10 To the rear, the former barn has a modern gabled wing, which is also weatherboarded (Fig. 9). A former wide central doorway on this side has been infilled with glazed panels. This elevation of the former barn faces the proposed development site on its southern side, but is separated from it by a rear garden and plantings.



Fig. 9: View, looking south-west, of the rear elevation of the converted former barn.

- 4.11 The three surviving buildings comprise a modest historic farmstead of probable eighteenth-century date, which is illustrative of regional vernacular traditions and the use of local materials. Historic England considers that traditional farmsteads will have significance if they make a positive contribution to local character and distinctiveness (English Heritage 2014). Such significance is enhanced, as in this case, where a traditional farmstead retains elements of its original form, with component buildings and spaces relating to each other. Well-preserved farmstead groups with eighteenth-century, or earlier, buildings are rare, and sensitive to change. Simple courtyard or U-plans are the most common form of farmstead layout in such cases, with the larger examples generally representing high-status or estate farms, particularly in southern English counties. Earlier farmstead layouts, as here, generally comprise a courtyard or U-plan, often with barns forming a central block, and ancillary sheds, cow-houses and stables forming subordinate ranges (Figs. 7 and 13).
- 4.12 Although subject to alteration and conversion, the farmstead buildings survive well and retain much of their historic character. Together with the adjacent Farmhouse, they display important group value, and comprise a significant aspect of the setting of this listed building, with which they had a close historical functional relationship. There is no evidence that the farmstead historically comprised any additional structures, and appears always to have been of a simple layout (see Figs 13 and 14).

Mercers and Mercers Barn

- 4.13 These two Grade II-listed buildings form part of the cluster of buildings around Gratten Lane, and originally formed part of a substantial farmstead (Mercers Farm), which adjoined that at Wyndham (Figs. 11-13). The oldest part of Mercers comprised a north/south-aligned range of rectangular plan. This is of two storeys, with an attic level, with half-hipped roof, and has a central sixteenth-century brick stack of cross-profiled section (Fig. 10). Internally, there is a wide fireplace with stone jambs and a wooden lintel. A westward-projecting wing was added to the house on the southern side in the later sixteenth century, thus creating an L-plan. The western wall of this extension features Elizabethan windows with moulded stone mullions, and a large dormer window on the east elevation has a moulded bargeboard and a pendant at the apex. The adjoining listed barn represents the only surviving structure of the associated farmstead, and is of

eighteenth-century date with a weatherboarded exterior and a hipped, tiled roof (Fig. 10). It has been converted to a modern dwelling, with glazed infill of the wide central doorway. Mercers and the barn are situated within extensive grounds, which are densely enclosed by surrounding vegetation on the northern and eastern sides.



Fig. 10: View, looking east, of Mercers and the associated Grade II-listed barn (RightMove).

A Brief History

- 4.14 The modern name of Wyndham relates to that of the neighbouring hamlet of Wineham, which may represent an earlier version of the name, or simply represent assimilation with neighbouring Twineham. Buildings on the eastern side of Wineham Lane have traditionally belonged within the parish of Twineham, with those on the western side belonging to Shermanbury, suggesting that the lane represents a boundary of considerable antiquity. The lane is documented in 1389 as crossing the River Adur at Wyndham Bridge (Baggs et al. 1987, 190). Wyndham Hospital, founded in the thirteenth century, possibly by Sele Priory, is thought to have been located to the rear of the Royal Oak public house, on Wineham Lane.
- 4.15 The historic farmstead adjoining the Foal Barn site, together with a number of contemporaneous examples, including Great Wapse's, Hooker's and Grovelands Farms, appears to represent a distinct phase of post-medieval colonisation and development of the Lower Wealden area. The map of 1798 depicts scattered farmsteads and field boundaries in some detail, with Mercers Farm clearly labelled (Fig. 11). Two buildings are

depicted on the northern side of Gratten Lane, one of which must represent Wyndhams Farmhouse, although the adjacent farmstead is not individually labelled, suggesting that it was a relatively minor establishment at this time. Confusingly, a farmstead to the north, which can now be confidently identified as Grovelands Farm, is labelled as 'Windham Farm', which may simply represent a cartographic error, although this labelling is repeated on the first-edition Ordnance Survey map of 1805 (Fig. 12). However, 'Windham Bridge', documented as early as 1389, is clearly labelled on both maps. The reason for this later transference of farm name is unclear.



Fig. 11: Extract from the surveyors' *Map of Henfield*, of 1798 (British Library).



Fig. 12: Extract from the first-edition one-inch Ordnance Survey map of 1805 (ArchiUK).

- 4.16 The Ordnance Survey map of 1805 is equally confusing, with Mercers identified with a settlement to the north of Gratten Lane and Wyndham Farm apparent only as a single building and adjoining enclosure (Fig. 12). Mercers Farm appears to have been an altogether more significant establishment at this time.

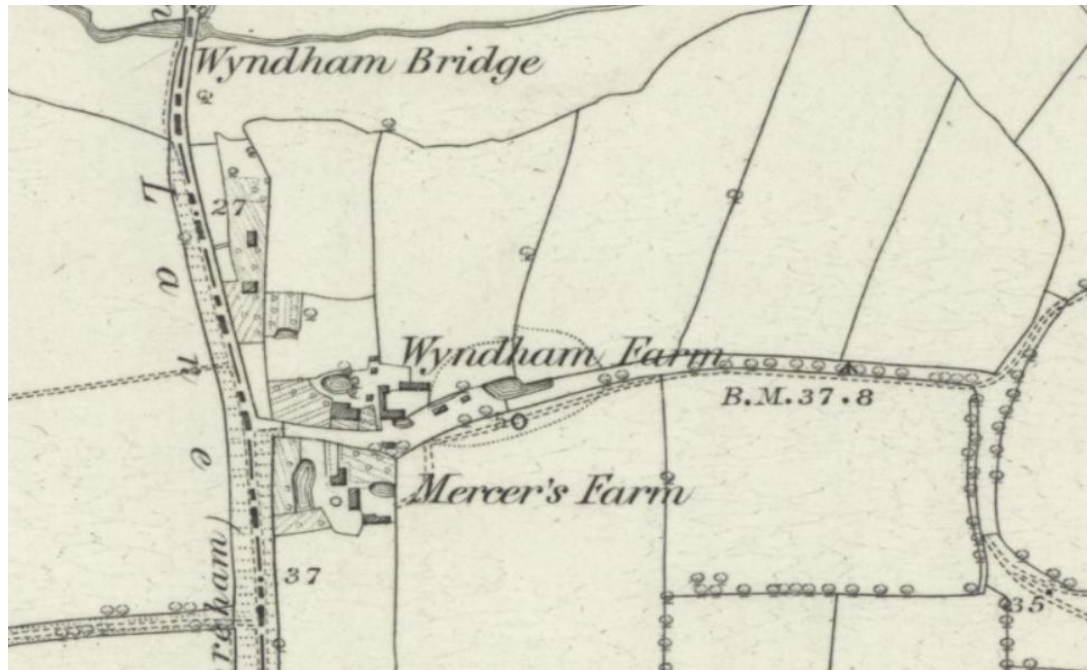


Fig. 13: Extract from the six-inch Ordnance Survey map, surveyed 1872-73 (National Library of Scotland).

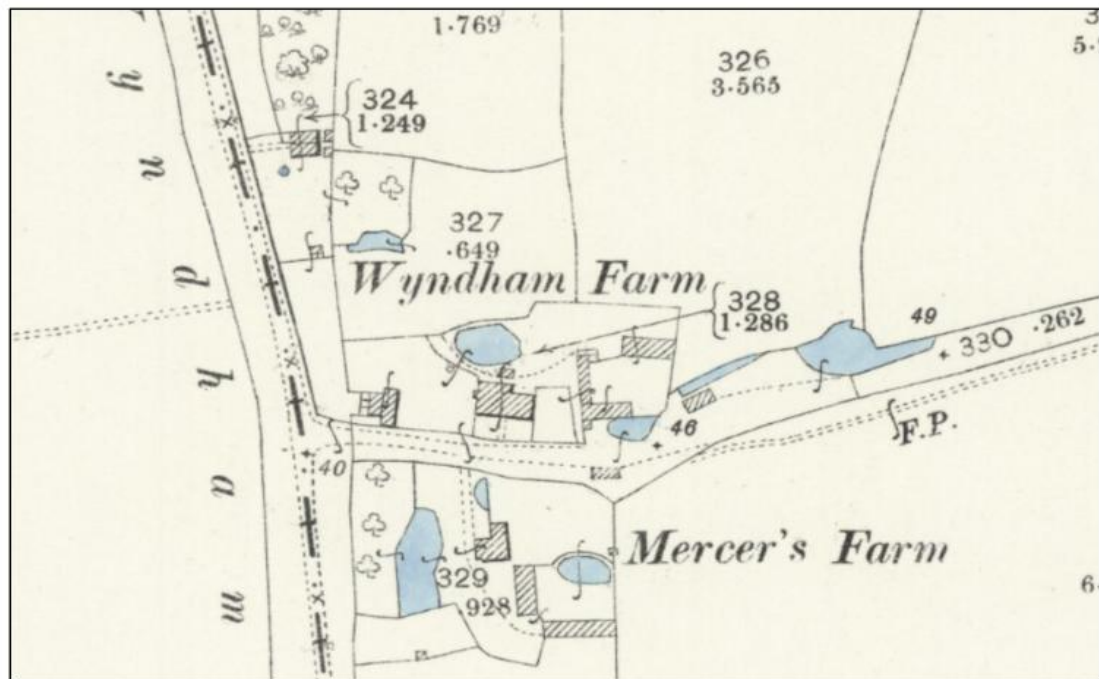


Fig. 14: Extract from the Ordnance Survey 25-inch England and Wales series 1842-1952, published in 1896 (National Library of Scotland).

- 4.17 The larger-scale and more accurately surveyed Ordnance Survey maps of the later nineteenth century provide an altogether more detailed impression of the development of Wyndham farmstead, which by this time is depicted in its existing form, with three buildings forming the sides of a simple U-plan farmstead (Figs. 13 and 14). Another building, possibly a dwelling, is depicted to the east of the farmstead. This is now clearly labelled as 'Wyndham Farm', with Mercers apparently reduced to the farmhouse and two ancillary buildings, one of which is clearly the existing barn.



Fig. 15: Extract from the Ordnance Survey six-inch map of 1952 (National Library of Scotland).

- 4.18 By the time of the map of 1896, a further building, possibly another dwelling, has been constructed to the west of the farmhouse, adjacent to the entrance to Gratten Lane (Fig. 14). Interestingly, both Wyndham and Mercer's Farms are depicted in association with a large number of ponds, some of which are likely to be artificial features, and indicative of the low-lying character of the surrounding landscape. The layout of both Wyndham and Mercer's Farms had remained essentially unchanged at the time of the six-inch Ordnance Survey map of 1952, although some changes are evident within the properties bordering Wineham Lane (Fig. 15). The Farmhouse and adjoining farmstead therefore appear to have undergone remarkably little change in layout since the nineteenth century.

5. THE PROPOSED DEVELOPMENT AND ITS POTENTIAL IMPACTS

The Site

- 5.1 The proposed development site at The Foal Barn comprises an equestrian field or paddock, which is located to the rear of Wyndhams Farmhouse and the converted farmstead buildings (Figs 2, 16, 21 and 22). This covers a total area of 1.09ha, and is bounded on the eastern, northern and western sides by high, dense hedgerows incorporating mature trees. A grassed margin with a rough track runs along the eastern side of the field. There is a gentle downward slope to the north, so that even southern parts of the field are situated at an elevation lower than that of Gratten Lane and the buildings along it (Figs. 22 and 23). The field is currently in use as equestrian grazing, and is enclosed by a post and wire fence. A number of existing features, including a timber stables building, fences and circular horse feeders were present within the field at the time of the site visit, in September 2024.

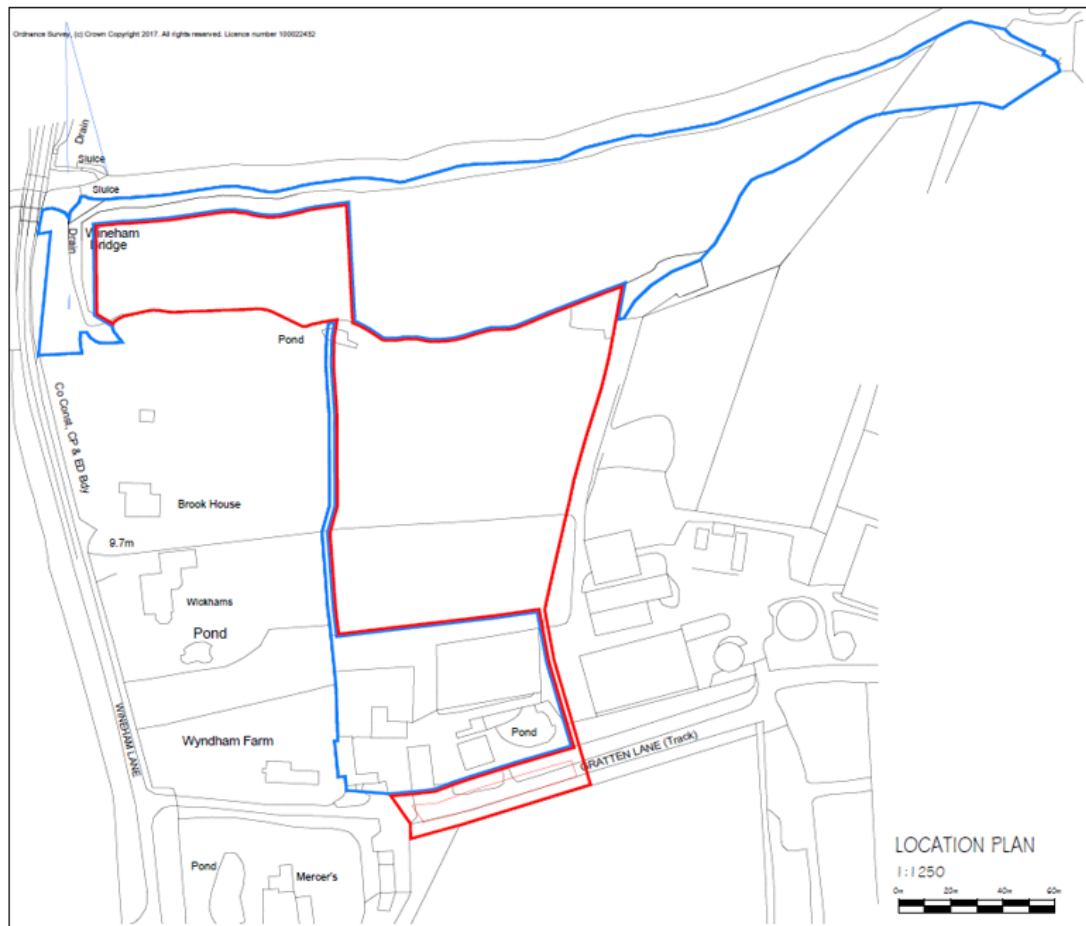


Fig. 16: Location Plan of the Site at The Foal Barn (Fowler Architecture and Planning).

The Proposed Development

- 5.2 The revised application will concern proposals for a for more limited equestrian developments, which would be of simpler ground plan and of less intrusive appearance and vertical scale than those proposed in the previous application. These would principally comprise a stable block of L-shaped plan, with an adjoining sand school area (Figs. 17-19). The proposed developments and the field in question would be partly screened by hedgerows and boundary plantings. The currently proposed scheme would aim to minimise any intrusive visual effect within the rural setting of Wyndham Farmhouse and the associated historic farmstead.

The Stable Block

- 5.3 The revised proposals include a six-horse stable block of L-shaped plan, to be sited adjacent to the field entrance on the northern side (Fig. 17). An equestrian sand-school area, of rectangular plan, would be located closely adjacent to this, on its south-western side. The stable block would incorporate three individual stables in each range, with a central tack room at the north-western corner (Figs. 18 and 19). A walk-through passageway is proposed on the eastern side of the tack room. The block would measure a maximum of 16m across both western and northern ranges, with individual stables fronted by walkways on the southern and eastern sides, which would be accommodated within the span of the hipped roof (Figs. 18 and 19). The roof on these sides would be supported by vertical timber posts with curved braces. The hipped roofs would be of shallow pitch, with a maximum roof-ridge height of 4m.
- 5.4 Construction would be of compatible natural materials, which would be appropriate to the rural setting of the development. The stable block would be largely timber-framed, with weatherboarded sides and roof, while the central tack room would be of contrasting brick construction, with a simple plinth set approximately 0.4m above ground level (Fig. 18). Elevation design on all sides would include simple square window openings, with boarded shutters. On the west and north elevations, the tack room would feature two-light casement windows of traditional pattern. On the south and east elevations, individual stable doors would be of traditional two-leaf pattern, with iron hinges and fittings (Fig. 18). A single two-leaf stable door would be included on the north elevation. Rainwater goods would comprise conventional eaves gutters and downpipes.

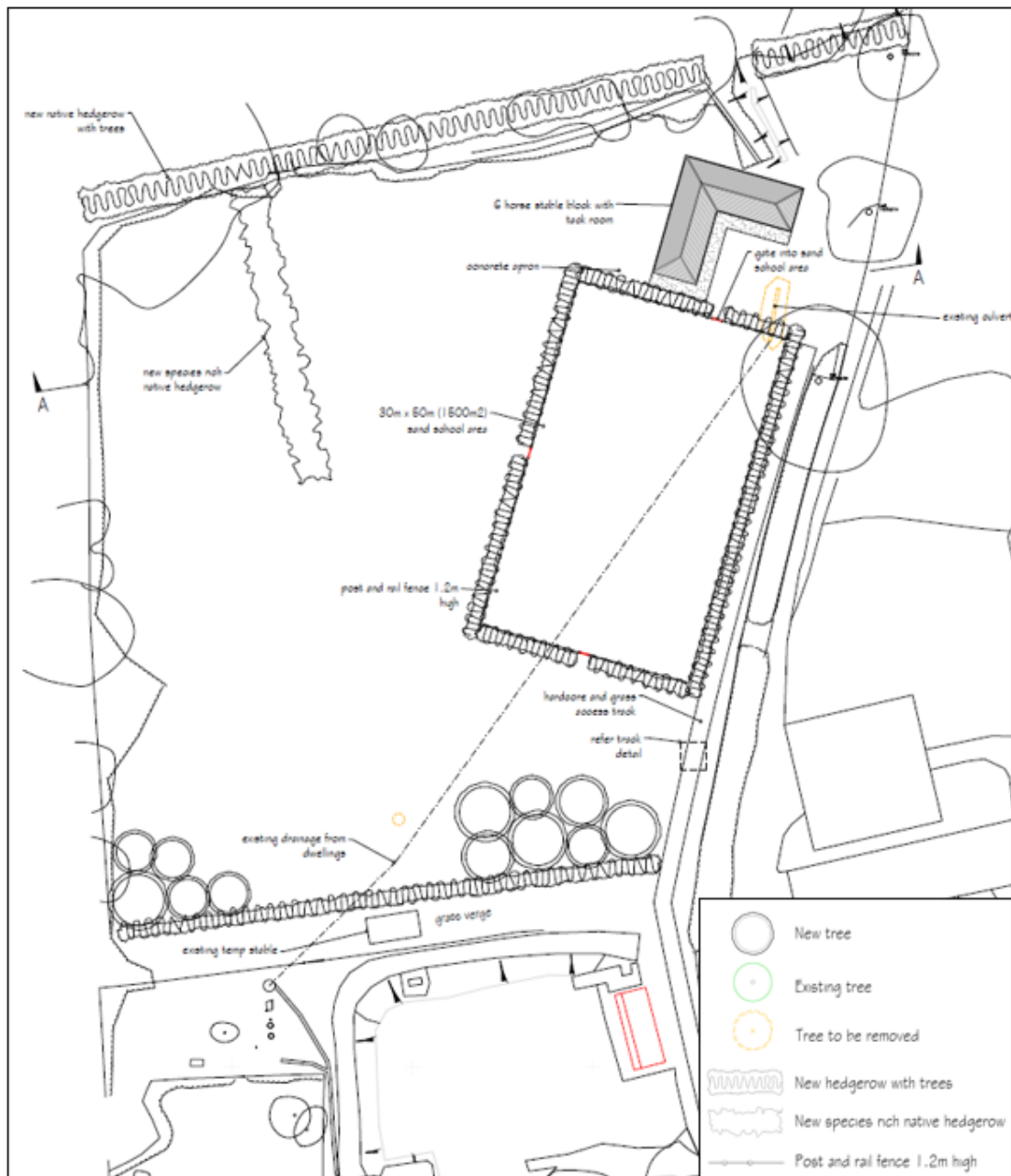


Fig. 17: Proposed Site Plan of equestrian features at Wyndham Farm (Fowler Architecture and Planning).

- 5.5 On the east elevation, the tack room would be provided with a timber rear door (Figs. 18 and 19). The block itself would be provided with a narrow concrete apron on its eastern and southern sides, with a gated connection to the adjacent sand school (Fig. 17).

The Proposed Sand School Area

- 5.6 The proposed sand school area would be of regular, rectangular plan, measuring 30m by 50m, with its long axis aligned north-east/south-west (Fig. 17). It would be enclosed by

a conventional timber post and rail fence of 1.2m height, and surrounded by a new planted hedgerow border, with occasional native trees. A new access track with a hardcore and grass surface would be constructed on the eastern side of the sand school area. This would incorporate resistant hardcore strips on either side of a grassed central divide, to facilitate all-weather vehicular access (Fig. 17).

- 5.7 On the southern margins of the Site, new broad-leaf tree plantings are proposed for the south-eastern and south-western corners, together with a new planted boundary hedgerow (Fig. 17). A new hedgerow comprising native broadleaf species would be planted along the northern boundary of the Site, with a new species-rich section of hedgerow extending into the Site from its northern boundary. An existing, temporary stables, on the south-eastern side of the Site, would be removed.

The Impact of the Proposed Developments

- 5.8 The proposed developments would represent no change to the current equestrian use of the field in question, and would therefore represent a logical continuation and extension of existing activity and land use. The proposed stables block and sand school would have notably low profiles in inward views, with the reduced roof-ridge height of the stables block greatly limiting the overall scale and massing of the proposed development (Figs. 18 and 20). The proposed features would incorporate a form and use of materials which would be definably rural in character, and would be consistent with the historic farmland context of the Foal Barn site. Such features include the contrasting use of brick construction for the tack room and the incorporation of traditional casement windows (Fig. 18). In addition, the use of supporting timber posts, with curved braces on the southern and eastern sides of the building, along with traditional stable doors, would emphasise its essentially rural and agricultural character.

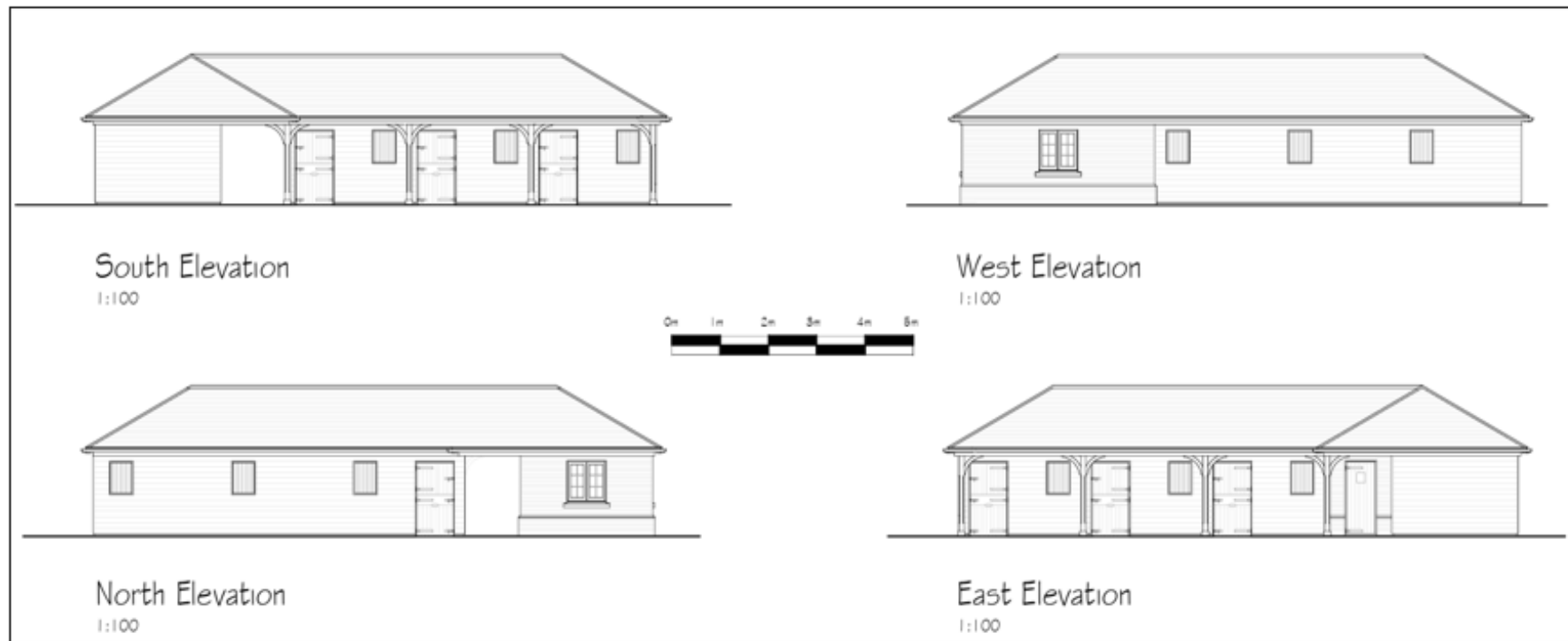


Fig. 18: Proposed elevation designs of the Stables Block at Wyndham Farm (Fowler Architecture and Planning).

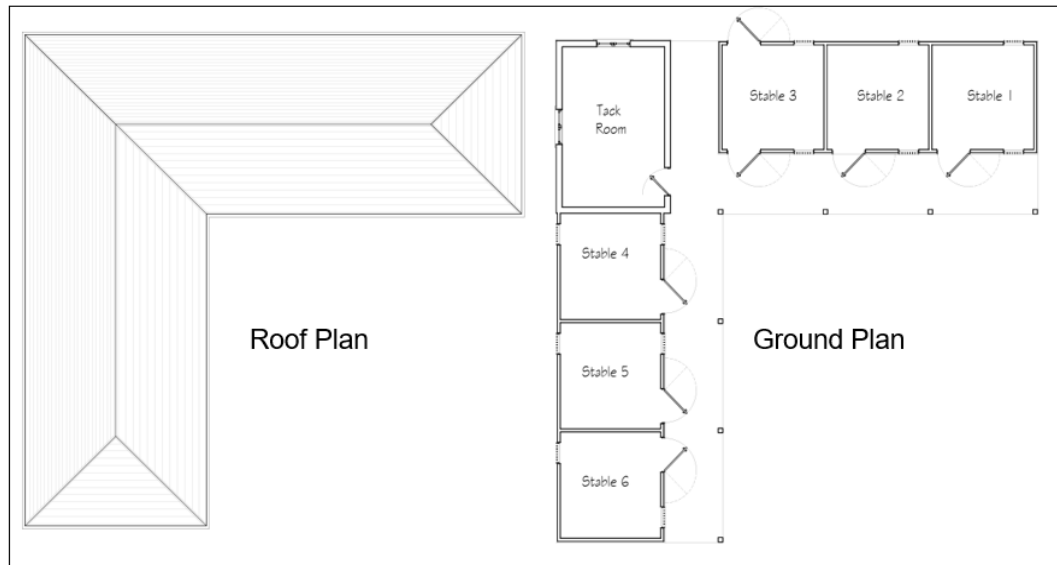


Fig. 19: Proposed ground-plan and roof-plan of the stables block (Fowler Architecture and Planning).

5.7 The field, and the site of the proposed stable block and sand school, are situated within a slightly downslope location, and at a lower elevation than that of Gratten Lane and the buildings along its northern side (Figs. 17, 20 and 23; Sections A-A and B-B). This would considerably limit the visibility of these features within views from the south and south-west. Visual connections between Wyndhams Farmhouse and the proposed developments would therefore be partly limited by this reduction in ground levels, and also by intervening structures and boundary vegetation along the northern and eastern sides of the farmhouse curtilage (Figs. 21 and 22). Such limited visibility would also be greatly constrained by proposed hedgerow boundary plantings and enhancement around the Site (Fig. 17). The proposed equestrian installations would therefore have minimal visibility within north-eastward views from the rear ground floor of the Farmhouse, but may be partly visible from some rear first-floor windows. The effect of the proposed installations on the quality of views from the first floor of Wyndhams Farmhouse would be negligible. It is worthy of mention that, at the time of the site visit, in September, 2024, such views encompassed a number of conspicuous equestrian features within the field, including a small timber stable building and feeders, etc. (Fig. 2).

5.8 The converted barn would be the only one of the adjacent historic farmstead buildings which would have any potential visual connection with the proposed development, as the built form of the barn itself would obstruct any inter-visibility with the other two

farmstead buildings (Figs. 7 and 9). In this case, the low vertical scale and the downslope location of the proposed installations would render them minimally visible from the rear of the converted barn, and any direct visibility would be heavily constrained by intervening garden features and vegetation, and by proposed boundary plantings (Figs. 21 and 22, and report front cover). As with the Grade II-listed Farmhouse, the proposed development would only affect views from the rear of the converted barn which, as a subsidiary elevation, makes a correspondingly lower contribution to the overall architectural interest and significance of the building.

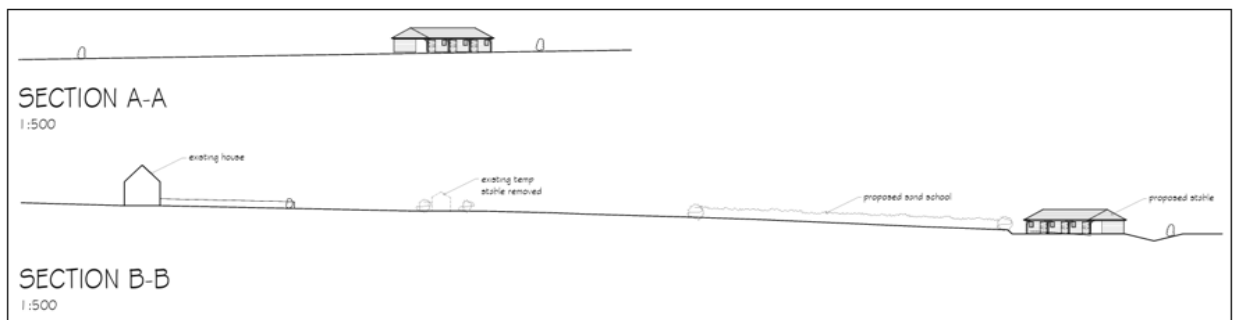


Fig. 20: Sections A-A and B-B across the proposed site at The Foal Barn, showing the potential visual impact of the proposed developments (Fowler Architecture and Planning).



Fig. 21: View, looking south-west towards Wyndhams Farmhouse and farmstead, from a location close to the southern boundary of the Site.

- 5.9 South-ward and south-westward views from the small field containing the proposed development incorporate the roofs and first floors of the Farmhouse, together with the north elevation of the converted barn (Figs. 21 and 22). The visibility of both heritage assets from this perspective is constrained by intervening boundary vegetation and small structures, and would be further constrained by the proposed boundary plantings. Such perspective also encompasses the modern, timber-clad dwelling east of the farmstead which, although of appropriate scale and form, represents a theoretically intrusive development within such views (Fig. 21).



Fig. 22: A more distant view, looking south and south-west, towards Wyndhams Farmhouse and farmstead, from a location close to the northern boundary of the Site.

- 5.10 These effects are more pronounced within views from further downslope, towards the northern margins of the field in question, from where the screening effects of vegetation on the northern boundaries of both buildings are more apparent (Fig. 22). The proposed spatial arrangement of the stable block and sand school would also be effective in limiting their visibility in inward views from the south and south-west (Figs. 17 and 20, Sections A-A and B-B). The sand school, in particular, would have very minimal visibility, due to the proximity of boundary vegetation, the surrounding planted hedgerow, and the necessarily low profile of this feature. Adjacent to this, the proposed stables block would,

where actually visible, read as a simple building of agricultural character. Viewed from Wyndhams Farmhouse, the stables block and sand school would also be seen against the backdrop formed by the high mature hedgerow defining the northern edge of the field. It should also be observed in this context that wider heritage settings are also potentially affected by the existing large modern portal-framed buildings located further along Gratten Lane, some 110m to the east of the Grade II-listed Farmhouse at the closest point (Figs. 3 and 4).

The Setting of Mercers

- 5.11 The field and the proposed equestrian developments would not be visible from Grade II-listed Mercers and its associated and separately-listed barn, due the effects of slope and the intervening built-form of Wyndhams Farmhouse and the adjoining farmstead buildings (Figs. 21 and 22, and report front cover). Mercers is also heavily screened by mature boundary vegetation on the northern side of this property, which effectively precludes any inter-visibility with features located to the north (Figs. 4 and 10). The proposed equestrian development would therefore have no effect on the setting and significance of Grade II-listed Mercers and its associated barn.



Fig. 23: View, looking north towards the field and proposed Foal Barn site, along the existing access track.

- 5.12 The principal significance of the Grade II-listed Wyndhams Farmhouse and the non-listed farmstead buildings resides in their built form and historic fabric, as surviving examples of recognised classes of traditional rural buildings. The primary aspects of setting which contribute to their significance comprise the surrounding gardens and grounds within their respective curtilages. The field in question forms part of the wider rural setting of these buildings, which itself comprises an element of their historic landscape context, and thus makes a somewhat more limited contribution to overall significance. The proposed developments would not affect perceptions of the field as part of the agricultural surroundings of these historic buildings, and would not affect understandings of the essentially rural and equestrian character of this area. The overall effect on the wider setting and significance of Wyndhams Farmhouse and associated historic farmstead would be very limited, and would result in a minimal level of harm.

6. CONCLUSIONS

- 6.1 The historic farmstead adjacent to the Foal Barn site comprises a small group of non-designated vernacular buildings of probable eighteenth-century date, which are arranged in a simple U-plan, on the northern side of Gratten Lane. The adjacent two-storey Wyndhams Farmhouse is listed at Grade II, and is of seventeenth-century origin, with a nineteenth-century addition at the eastern end. Historic mapping suggests that the Farmhouse and adjacent farmstead have been subject to remarkably little change since the nineteenth century. Along with the adjacent Grade II-listed Mercers, the historic farmstead buildings comprise part of a dispersed, post-medieval settlement landscape within the low-lying environs of the Adur valley.
- 6.2 The Foal Barn site has been in use as an equestrian paddock, with a number of existing features. A previous planning application included proposals for a number of equestrian installations in this field, which included a sand school, a 12-horse stable block, a circular horse walker and a parking area for horse boxes. This application was subsequently withdrawn following objections from the local planning authority, which asserted that the proposed development would have a harmful effect on the rural setting of the farmhouse and farmstead. A revised application has included more modest proposals, for a six-horse stable block and an associated sand school area. The proposed developments would potentially be inter-visible with the rear elevation of the Grade II-listed Farmhouse and the adjacent farmstead buildings, and would potentially affect their wider rural setting.
- 6.3 The proposed stable block would incorporate three individual stables in each range, with a central tack room at the north-western corner, and would measure a maximum of 16m across both ranges. Walkways on the southern and eastern sides would incorporate supporting timber posts, with supporting curved braces. The hipped roofs would be of shallow pitch, with a maximum roof-ridge height of 4m. The stable block would be largely timber-framed, with weatherboarded sides and roof, while the central tack room would be of contrasting brick construction, with a simple plinth. Elevation design on all sides would include simple square window openings, with boarded shutters, while the tack room would feature two-light casement windows of traditional pattern. On the south,

east and north elevations, individual stable doors would be of traditional two-leaf pattern, with iron hinges and fittings.

- 6.4 The proposed sand school area would be of regular, rectangular plan, measuring 30m by 50m, and would be enclosed by a conventional timber post and rail fence of 1.2m height, and surrounded by a new planted hedgerow border. A new access track with a hardcore and grass surface would be constructed on the eastern side of the sand school area. On the southern margins of the Site, new broad-leaf tree plantings are proposed for the south-eastern and south-western corners, together with a new planted boundary hedgerow. A new hedgerow comprising native species would be planted along the northern boundary of the Site, with a new species-rich section of hedgerow extending into the Site from its northern boundary.
- 6.5 The proposed development would represent no change of use of the field in question, and would represent a logical extension of existing land use. The proposed developments are definably rural in character, and would be in accordance with the historic farmland context of the Site. The form, design and use of materials of the stables block would be wholly appropriate to the wider rural settings of the Farmhouse and farmstead. The fall in slope on the northern side of Gratten Lane would partly limit the visibility of the proposed developments within inward views from the south and south-west. In addition, both stable block and sand school would be of very limited vertical scale, which would further limit their visibility in downslope views. Visual connections between the rear of Wyndhams Farmhouse and the proposed installations would also be limited by intervening structures and boundary vegetation along the northern and eastern sides of the Farmhouse curtilage, and by proposed hedgerow plantings. There would be minimal visibility of the proposed developments within north-eastward views from the rear ground floor of the Farmhouse.
- 6.6 Southward and south-westward views from the proposed Foal Barn site would incorporate the roofs and first floors of the Farmhouse and the converted historic barn. Any inter-visibility between the proposed developments and the Farmhouse and converted barn would be heavily constrained by intervening boundary vegetation and small structures. These effects would be more pronounced within views from further

downslope, towards the northern margins of the field in question, from where the screening effects of vegetation on the northern boundaries of both buildings would be more apparent. The proposed spatial arrangement of the stable block and sand school would also be effective in limiting their visibility in inward views from the south and south-west. The sand school, in particular, would have very minimal visibility, due to the proximity of boundary vegetation, the surrounding planted hedgerow, and the necessarily low profile of this feature. Adjacent to this, the proposed stables block would, where actually visible, read as a simple building of agricultural character. Viewed from the Farmhouse, the stables block and sand school would also be seen against the backdrop formed by the high mature hedgerow defining the northern edge of the field. The proposed developments would have no effect on the wider setting of Grade II-listed Mercers and adjacent barn, due to the screening effect of intervening buildings and landforms.

- 6.7 The field in question forms part of the wider rural settings of the historic buildings, which itself comprises part of their historic landscape context and thus makes a somewhat more limited contribution to their overall significance. The revised scheme of development represents a constructive response to previous local authority objections, and has been designed to minimise intrusive effects on heritage settings and rural character. As such, it would not affect perceptions of the field as part of the agricultural surroundings of Wyndhams Farm, and would not affect understandings of this area as one of essentially rural and equestrian character.
- 6.8 The overall effect on the wider setting and significance of Wyndhams Farmhouse and farmstead would be very limited. In this case, the magnitude of impact is assessed as Minor, and the significance of impact as Slight to Negligible (Tables 1 and 2). Any resulting minor level of harm would be considerably outweighed by a number of public benefits. These would include non-heritage benefits, notably those relating to landscape character, and the ability to maintain the land in question in a well-managed and active rural use. In addition, the proposals would support aspects of rural economy and provide opportunities for enhancing biodiversity net gain within the Site, with new native plantings and habitat creation. Most significantly, the proposed development would enhance the historic landscape setting of the Grade II-listed Farmhouse, and the adjacent

historic farmstead, and enable these two heritage assets to be appreciated within a sympathetically designed environment. The proposed development would therefore be in accordance with Policy PP34 of the current Mid-Sussex District Plan 2014-2031. They would also be in accordance with the requirements of the National Planning Policy Framework and the Town and Country Planning Act (1990).

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