

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 05 March 2026 10:38:18 UTC+00:00
To: "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>
Subject: DM/26/0128 The Foal Barn, Wyndham Lane, Wineham

Hi Debbie

Comments on the above application. My apologies for the delay in getting these to you, which has been caused by pressure of other work.

The pre-application site consists of fields to the north of Gratten Lane, a track (and public right of way (PROW)) leading eastwards from Wineham Lane to the south of Wineham. The fields are directly to the north of the former farm buildings associated with the Wyndham Farm farmstead, which also includes the former farmhouse, a Grade II listed building dating from the early 17th century, located just to the south west of the site. Historical map regression shows that the farm buildings, which include a converted brick and weatherboarded barn and range of single storey flint, stone, brick and weatherboarded outbuildings arranged around a courtyard, date in part from the 19th century or earlier- the submitted heritage statement suggests that the buildings may date from the 18th century. These buildings are unlikely to be regarded as curtilage listed due to their history of ownership but would be regarded as non-designated heritage assets (NDHAs). The farmstead is recorded in the West Sussex Historic Farmstead and Landscape Character Assessment as a historic farmstead of the post medieval period.

Immediately to the south of Gratten Lane, opposite Wyndham Farm, is a second historic farmstead, Mercers Farm. This includes a Grade II listed former farmhouse dating from the 15th-16th century, a separately Grade II listed barn dating from the 18th century, and a former stables building. This farmstead is recorded in the West Sussex Historic Farmstead and Landscape Character Assessment as dating from the post medieval period.

There two more modern dwellings adjacent to Wineham Lane to the west; to the east is a substantial range of buildings associated with Windham Farm Stables and Stud.

Wyndham Farmhouse would be considered to possess architectural value based on its construction and craftsmanship, historical illustrative value as a good example of a rural Sussex farmhouse of its period, and aesthetic value based in part on the use of vernacular materials viewed within the landscape from which they were drawn. It also has group value with the surviving former farm buildings within the historic farmstead. These buildings would possess similar values as good examples in the local context of rural Sussex buildings of their type and period. As NDHAs, given their apparent age, surviving historic character, and group value with each other and the listed farmhouse, the unlisted buildings within the farmstead would in my opinion be considered to be of a moderate-high level of interest within the local context.

The farmhouse and barn at Mercers Farm would also possess similar evidential, historical illustrative and aesthetic values as good examples in the national context of rural buildings of their type and period. They also have group value with each other and with the former stables building. The two adjacent farmsteads also have group value with each other.

In all cases, the surviving rural setting around the farmsteads will be considered to contribute strongly to the significances of the assets within them, in particular those aspects of that significance which are drawn from historical illustrative and aesthetic values. The pre-application site, which currently consists of open fields, forms a significant part of the immediate setting to the north of the pair of farmsteads, and is particularly prominent in terms of the Wyndham farmstead, including in views from both the farmhouse and farm buildings (in particular the barn). It also contributes to the context within which the farmstead pair, in particular Wyndham farm, are appreciated in views from the PROW which runs between them, as well as to longer views towards Wyndham Farm from Wineham Lane to the north.

The current application, which follows on from pre-application advice, is for change of use of the land in question from agricultural use to equestrian use, erection of a stable building, and construction of an all-weather outdoor riding area, with associated hard and soft landscaping, and access arrangements. This advice in turn followed on from the withdrawal of an application for a more ambitious scheme for equestrian facilities on the site, following adverse comments from Officers.

As above, the surviving rural setting of the heritage assets at Wyndham Farm and Mercers Farm is considered to make a strong positive contribution to their special interests and the manner in which these are appreciated. The site forms part of that rural setting and contributes to a greater or lesser extent to the special interests of these various assets. The introduction of structures associated with keeping and training of horses will adversely affect the traditional open and verdant character of agricultural land of this nature, as was considered to be the case in respect of the withdrawn planning application. The current application is reduced in scale and amended to place the stables and sand school more discretely so that the impact on the character of the field concerned and views from the direction of Wyndham Farm and the adjacent PROW will be consequently less. The inclusion of planted screening, which post pre-application advice now also includes trees, while attracting only limited weight due to its potentially ephemeral nature, is also helpful in this respect.

I note, however, comments from our Tree Officer which raise concerns regarding the proximity of the sand school to a mature oak tree on the eastern boundary of the site. She has advised relocating the sand school slightly further to the west. I assume that reducing the school in size would be another alternative solution- this may be preferable than moving the feature into a more direct line of sight from the listed former farmhouse.

Based on the plans in front of us, a degree of adverse impact on the traditional agricultural character of the land concerned will occur due to the scale and nature of works proposed. This will be harmful to the special interests of the heritage assets at Wyndham Farm and Mercers Farm, and the manner in which these are appreciated. I would place the level of harm arising from the current scheme at the lower end of the less than substantial scale in all cases:

- Wyndham Farm house- a low level of less than substantial harm.
- Mercers Farm house and barn- a very low level of less than substantial harm.

These harms would stand under paragraph 215 of the NPPF to be weighed against the public benefits of the proposal, if any, bearing in mind the great weight that must be given to the conservation of assets, and the requirement for clear and convincing justification for any harm that the Framework also requires.

With respect to the NDHAs at Wyndham Farm, I would identify a low level of harm to assets of a mid-level of interest in the local context.

This assessment may require adjustment if revised plans are received addressing the tree issues discussed above.

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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