

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 10 March 2025 15:22:31 UTC+00:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Subject: DM/24/2932 Land South of Contego Safety, Malthouse Lane, HPP

Hi Steve

Brief comments in respect of the above planning application. I understand that this relates to variation of conditions relating to hours of use of the approved light industrial unit, to allow 24 hour operations, 365 days a year. As stated in on the application form, this is due to the nature of the business of the proposed occupier and according to the applicant will be limited to a skeleton overnight staff presence and 1-3 deliveries made per night. Were this to be the case, I would not expect that there would be any material impact on the effect of the development on the setting of the nearby listed building at Kent's Farmhouse, as set out in my original comments, below.

However, I would be concerned that the lack of control implied by the proposed rewording of the condition as submitted- i.e. unrestricted year round operation- might, were the nature of the applicant's business to change or a new occupier to take on the building, result in a very different situation with a noticeable increase in noise and business within the setting of the listed former farmhouse at night. I would therefore suggest that if possible the existing condition is varied so as to allow control in future over any further expansion of night time activities at the site. On this basis, my previous comments, repeated below, would remain pertinent. I have identified a less than substantial level of harm through impact on setting to the listed farmhouse- I would place this on the basis of a low and controlled level of night time activity as remaining around the low-mid level of that scale, as for the approved scheme. Uncontrolled night time activity may result in a higher level of less than substantial harm.

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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From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 21 June 2021 13:32
To: Steven King <Steven.King@midsussex.gov.uk>
Subject: DM/21/1118 East Lodge Farm, Malthouse Lane, HPP

Hi Steve

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

The application site is an open field to the south of East Lodge Farm, to the west of Malthouse Lane. East Lodge Farm now appears to be in use as a light industrial site or similar, although the buildings retain an agricultural character. Further south along Malthouse Lane and also to the west of the road is Kent's Farm House, which is a Grade II listed building. Associated with it are Kent's Farm Cottages and a group of agricultural buildings at Kent's Farm. Although there appear to be a number of modern agricultural buildings on the site, Kent's Farm including the former farmhouse is recognised in the West Sussex Historic Farmstead and Landscape Character assessment as a Historic Farmstead dating to the 17th century. Depending on their age as well as other factors former farm buildings within the farmstead may be regarded as curtilage listed, or as non-designated heritage assets (NDHAs). The farm is visible from Malthouse Lane; the farmhouse itself is well screened by hedges and trees along the road frontage but may be visible in glimpsed views in winter.

It is likely that Kent's Farm House would be considered to possess historical evidential and illustrative value as a good example of a 17th century Sussex farmhouse, altered and extended over the years in response to changing socio-economic conditions and the evolving needs and aspirations of successive owners. It also possesses aesthetic value based in part on the use of vernacular materials viewed within the landscape from which they were drawn. Any other surviving historic farm buildings within the farmstead might possess similar values, although depending on age and character they may be of less interest than the house itself.

The surviving rural setting of the farm house and farmstead, including the application site, which was once part of the farmlands to Kent's Farm, would be regarded as making a positive contribution to the special interest of the listed building and any associated curtilage listed buildings or NDHAs within the historic farmstead, in particular those parts of that interest which are drawn from illustrative or aesthetic values.

The current proposal is for the erection of a Class E(g) building to include a mix of office, research and development and industrial processes with a carpark, new vehicle access onto Malthouse Lane and associated landscaping.

Development of this nature would have a fundamental impact on the site's currently open and rural nature, and would remove the positive contribution which it currently makes to the setting of Kent's Farm, including the largely rural character of the approach to the historic farmstead travelling south along Malthouse Lane. The impact of the proposed development would be exacerbated by its scale, bulk, design and materials, which are unsympathetic to the rural location. For these reasons I consider that the proposal will be harmful to the setting and special interest of Kent's Farm House and the associated historic farmstead.

This would be contrary to the requirements of District Plan Policy DP34. In terms of the NPPF I would consider the harm caused to the heritage assets to be less than substantial, such that the criteria set out in paragraph 196 of that document would apply.

Thanks

Emily

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