

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 24 November 2025 09:35:12 UTC+00:00
To: "Andrew Clarke" <Andrew.Clarke@midsussex.gov.uk>
Subject: South Meadow Cottage DM/25/2218

Hi Andy

Comments on the above planning application.

The application site is a small field adjacent to South Meadow Cottage, which is an unlisted semi-detached cottage located in a rural position outside Staplefield. The cottage and its attached neighbour appear to have been constructed as farmworkers cottages in the 19th century or earlier, as part of the former farmstead associated with Tyes Place. This is a Grade II listed 17th century or earlier former farmhouse (previously known as Tyes Farm). The associated farmstead includes a number of surviving farm buildings grouped around a courtyard to the west of the farmhouse which would be regarded as curtilage listed. The cottages however, which are not in the same ownership, would not be regarded in this way. Tyes Farm is recorded in the West Sussex Historic Farmstead and Landscape Character assessment as a historic farmstead of the Medieval period.

Tyes Place is likely to be considered to possess architectural value based on its construction and craftsmanship, historical illustrative value as a good example of a 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. The building also has group value with the curtilage listed former farm buildings to the west, and arguably with the former farm cottages at South and North Meadow Cottages.

The curtilage listed farm buildings would similarly be considered to possess architectural and historical illustrative value as good examples of buildings of their type and period, as well as aesthetic value and group value with each other and the former farmhouse.

As such, the surviving rural setting of Tyes Place and the associated curtilage listed farm buildings would be considered to make a strong positive contribution to the special interest of the heritage assets and the manner in which this is appreciated, in particular those parts of that interest which are drawn from historical illustrative and aesthetic values. The application site is located a short distance to the north of Tyes Place and the farm courtyard, adjacent to the gardens of the house and its driveway approach. As a largely green and open space retaining the character of a field (with some tree planting) it makes a positive contribution to the settings of the heritage assets, although this contribution is somewhat reduced by the degree of screening along the boundaries of the field to the west and south.

The current proposal, which is retrospective, is for the retention of a single storey building which has been placed within the field adjacent to its northern boundary, for agricultural storage purposes.

In many circumstances, the introduction of built form and/or domesticating features within the setting of listed former farm buildings with heritage values of the nature described above will be considered contentious, due to the impact on the rural character of that setting and the contribution this makes to the significance of the assets and the manner in which this is appreciated. However, in this instance the building which has been constructed is modest in scale, and although of a contemporary design, is faced

in timber which relates relatively sympathetically to more traditional outbuildings in the area. The positioning of the building and the screening along the boundaries with Tye Place also reduce the visual prominence of the structure from the gardens of the listed building (it will not be seen from the house itself, or the curtilage listed farm buildings). In places, the planted screening is less dense than others, however, so although on balance the outbuilding is considered acceptable in terms of its impact on the setting of the adjacent heritage assets, an appropriate condition requiring a soft landscaping scheme showing further planting with native species trees and/or hedging along these parts of the southern boundary of the site is suggested.

For these reasons and subject to the condition suggested below the proposal is considered to preserve the setting of the listed and curtilage listed buildings at Tye Place, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

I would recommend the following condition:

- Soft landscaping scheme showing strengthening with appropriate native species trees/hedgerow planting of the planted screening along the southern boundary of the field in which the outbuilding is located.

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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