

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 09 September 2025 15:25:47 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: DM/25/1788 The Granary, Honeybourne Farm

Hi Andrew

Comments on the above planning application.

The Granary is a converted former farm building forming part of the historic farmstead associated with Wick Farm House, a Grade II listed building dating from the early 19th century. This building, together with a further surviving building to the south, are the only surviving elements of a grouping of agricultural buildings around a farm courtyard which was located to the east and south of the house. It is not clear whether the Granary would be regarded as curtilage listed- it does appear that listed building consent was granted in 2004 for its conversion to residential use, but further information would be required to assess its status in the context of the most recent Historic England guidance on the matter. If not curtilage listed, it would be regarded as a non designated heritage asset.

In any case, the current application does not affect the building itself, but a field to the east, within its setting and the setting of the farmhouse, as is for the construction of a shepherd's hut for use holiday accommodation.

Based on the limited information in front of us, Wick Farm House 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. It also has group value with the surviving former farm buildings including the granary.

As such, the surviving rural setting around the former farmstead will be considered to make a strong positive contribution to the special interest of the listed farmhouse and the associated historic farm buildings, and the manner in which this is appreciated, in particular those parts of that interest which are drawn from historical illustrative and aesthetic interest. The field which is subject of this application forms a relatively prominent part of that rural setting, being adjacent to the driveway approach to the house from Truslers Hill Lane.

The proposed shepherd's hut will be located in a small field to the east of the Granary and Farmhouse, which is partly enclosed by hedging. Although this hedging is relatively dense in summer, it is deciduous, so that visibility looking through the planting to the hut from the entrance drive and from the settings of the Granary and Farmhouse is likely to be greater in winter. Notwithstanding this, the hut is relatively modest in size, and of an agricultural appearance which is in keeping with the rural nature of the context. As these huts were originally mobile, its position outside the original farmstead is also not in itself

incongruous. Furthermore, in terms of the principle of the use, the associated increase in activity around the farmstead, including traffic generation, is likely to be modest in terms of its impact on the tranquil rural character of the setting of the farmstead. In principle, therefore I would have no objection therefore to the proposal.

I would however like to see further information on any associated features or landscaping, including fencing, patios, decking areas, hot tubs, pathways, lighting or planting of a domestic nature which may be proposed alongside the new holiday accommodation, and which would have the potential to introduce inappropriately domestic features into the rural setting of the farmstead. I would suggest therefore that a more detailed site plan should be requested, either as part of the application documents or by condition. Also, are there to be steps up the hut, as these are not shown on elevation? What colour(s) is the hut to be finished?

Subject to the above further information, the proposal is considered to preserve the settings of Wick Farm House and the curtilage listed or NDHA buildings within the associated historic farmstead, meeting the requirements of District Plan Policies DP34 and the relevant paragraphs of the NPPF.

I would recommend the following conditions, if this information is not provided as part of the application at this stage:

- Detailed hard and soft landscaping plan to include details of any new or altered pathways or other areas of new or altered hard surfacing, decking or patio areas, soft landscaping and external lighting.
- Details of facing and roofing materials including colour, to walls, roof, windows and external doors.

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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