

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 13 August 2026 16:38:12 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Subject: DM/25/1857 Shepherds Cottage, Stuccles Farm, Twineham

Hi Rachel

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

Shepherds Cottage is 19th century or earlier farmstead located in an isolated rural position outside Twineham. It was previously known as Longhovel Cottage, and appears to have historically constituted a small farmstead, including yards, a barn to the east of the house, and a further outbuilding. The barn and outbuilding survive and appear to date from the 19th century or earlier. The house itself has been either rebuilt, or altered and extended; however, the farmstead retains considerable character and should be regarded as a non-designated heritage asset (NDHA).

Newhouse Farm is located a short distance to the west of the site. The farmhouse and an associated granary building are Grade II listed; however, due to intervening topography and screening, and a lack of any immediately apparent relationship of function between the two farmstead, I would not consider that the current proposal affects the settings of these buildings.

The house at Shepherds Cottage is a single storey flint and brick building with a hipped tiled roof. The original outbuilding to the south, which back directly onto the access lane, is of a similar flint and brick construction. The barn to the east is of timber framed construction, again typical of traditional Sussex buildings of this type of the 19th century or earlier. Further information such as a historic building survey would be required to comment more specifically on the date or level of interest of these buildings, which have been altered on conversion to residential use, but they clearly represent a traditional farmstead of some age in the Sussex vernacular, employing local forms of construction and materials. I would consider that the farmstead represents an NDHA of at least a mid level of interest within the local context- this interest is enhanced by the group value of the buildings, and the level of survival of the buildings within the farmstead as shown on maps dating from the mid-late 19th century.

The submitted planning statement suggests that the farmstead was previously associated with Stuccles Farm, which is to the south west; however historical map regression does not support any very obvious association prior to the mid 20th century- until this time there was no track connecting the two farms, and Longhovel Cottage was accessed solely by a track from Twineham Road passing Newhouse Farm to the east. Further information would be required to trace with any accuracy the history of ownership or tenancy of the Longhovel farmstead.

The current proposal, which is retrospective, relates to the barn and an adjacent area of agricultural land, and is for alterations and extensions to the barn building to convert it to a separate residential unit, albeit one that is currently used as an annexe to the Cottage, alongside change of use part of the adjacent field to form an extension to the garden area. An outbuilding (possibly a former stable) adjacent to the barn has also been altered and extended to link it to the barn.

These works raise a number of concerns in terms of the impact of the significance of the farmstead as an NDHA within the local context:

- The principle of the conversion of the barn into a separate residential unit would require a robust justification, which has not been provided. This is because although the barn is currently in practice an annexe to the cottage, the site in future could be divided into two separate dwellings under different ownership or occupation, which would result in an intensification of use of the farmstead with further pressure for parking, boundary treatments subdividing the farmstead, and other domestic paraphernalia, all of which would be potentially harmful to its character. Without justification, this aspect of the proposal is regarded as contentious.
- The physical works to the barn, which appear to have taken place in a number of stages, are extensive and have been harmful to its character. In particular, the large 'porch' extension is a domesticating feature which in its form and detailed design detracts from the previously agricultural nature of the building. It has also removed any external appreciation of a key feature of buildings of this type, namely the barn door opening, which while altered remained clearly visible prior to works. In addition, the new window openings which have been added are inappropriate in their number, scale and design and again detract from the former character of the building. This work is also considered contentious.
- Although linking the barn to the adjacent outbuilding (former stable) may not be considered contentious in principle, the physical works to this building have also eroded its character by the introduction of domesticating features.
- The change of use of a part of the adjacent agricultural land to form an extension to the garden is also harmful to the NDHA through impact on setting, by eroding the rural character of this setting and introducing further domesticating features, including parking and other hard landscaping, and planting of a domesticated nature. This area includes a further outbuilding which has the benefit of retrospective planning permission as an agricultural storage building/tractor store, but is now also in ancillary domestic use.

For these reasons I consider that the proposal is harmful to the significance of the Shepherds Cottage historic farmstead, resulting in a mid-high level of harm to an NDHA of a mid level of interest within the local context. Paragraph 216 of the NPPF will apply. The proposal is also contrary to the relevant Historic England guidance on the adaptive re-use of traditional farm buildings.

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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