

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 12 September 2025 15:14:51 UTC+01:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: DM/25/1480 Little Walstead Farm

Hi Stefan

Comments on the above planning application.

The application site, Little Walstead Farm, is a Grade II* listed 16th century or earlier former farmhouse located in a rural position outside Lindfield. There are a small number of surviving outbuildings, including a timber framed barn to the north-east of the house, which formed part of the historic farmstead and would be regarded as curtilage listed. There is also a large modern (mid 20th century) building which is now part of the former farm courtyard grouping, as well as a range of more recent stabling.

The application is accompanied by a basic heritage statement. Based on the limited information in front of us, the former farmhouse would 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, which is likely to have been altered and extended in response to changing socio-economic conditions and the needs and aspirations of successive owners, and aesthetic value based in part on the use of vernacular materials viewed within the landscape from which they were drawn. The curtilage listed barn is also likely to possess similar values as a good example of a building of its type- we have presently no indication of its age beyond that it dates from the mid 19th century or earlier. As such the surviving rural/agricultural character of the setting of the historic farmstead will be considered to make a strong positive contribution to the special interests of the listed and curtilage listed buildings within it and how this is appreciated, in particular those parts of those interests which are drawn from historical illustrative and aesthetic values.

The application site, which is a field to the north of the farmstead, forms a part of the close rural setting of the historic farmstead. Although intervisibility between the listed house and the site is partially obscured by other buildings, the field contributes positively to the rural character of the context within which the former farmhouse is appreciated. The barn has more open views over the site, and again it would be considered to contribute positively to the setting of this curtilage listed building.

The close setting of the farmstead has been affected in more recent years by the addition of stabling and other ancillary buildings to the north-west of the former farmhouse, which detract to an extent from the traditional, agricultural character of the wider landscape.

The current proposal is for the construction on the site of a sand school measuring 50 x 25m with surrounding post and rail fencing. This will have a fundamental impact on the

currently verdant character of the field in question, which will lose its traditional agricultural character. This will detract from or remove the positive contribution which the site makes through setting to the special interest of Little Walstead and of the curtilage listed barn within the historic farmstead. However, the impact on views from the house and its immediate setting will be limited, as noted above, and further reduced by the nature of the development which is at ground level, with the only upstanding elements being the surrounding post and rail fencing, which is in itself sympathetic to the context. For these reasons, I would place the level of harm caused through impact on setting to both the house and barn as less than substantial, and at the lower end of that scale. Paragraph 215 of the NPPF and the balancing exercise set out therein will therefore apply.

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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