



Heritage Statement

Stationing of a rural worker's mobile home
for a temporary period of 5 years

at
Winterfield Farm
Golf Club Lane
Wiggonholt
West Sussex
RH20 2EJ

On Behalf of
Mr Michael Sadler

CONTENTS

1	INTRODUCTION	3
2	SITE AND SURROUNDING HERITAGE CONTEXT	4
3	SIGNIFICANCE OF THE HERITAGE ASSET	5
4	LEGISLATIVE AND POLICY CONTEXT	6
5	ASSESSMENT OF IMPACT	7
6	CONCLUSION.....	8

Appendix A – Official List Entry

1 INTRODUCTION

- 1.1 This Heritage Statement is submitted in support of a full planning application for the temporary siting of a mobile home for a rural worker. The site lies to the south-east a Grade II listed property, known as Winterfield, and therefore has the potential to affect the setting of a designated heritage asset.
- 1.2 The purpose of this statement is to assess the significance of the heritage asset, evaluate the contribution of the application site to that significance, and determine the likely impact of the proposals in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (2024), and local policy.

2 SITE AND SURROUNDING HERITAGE CONTEXT

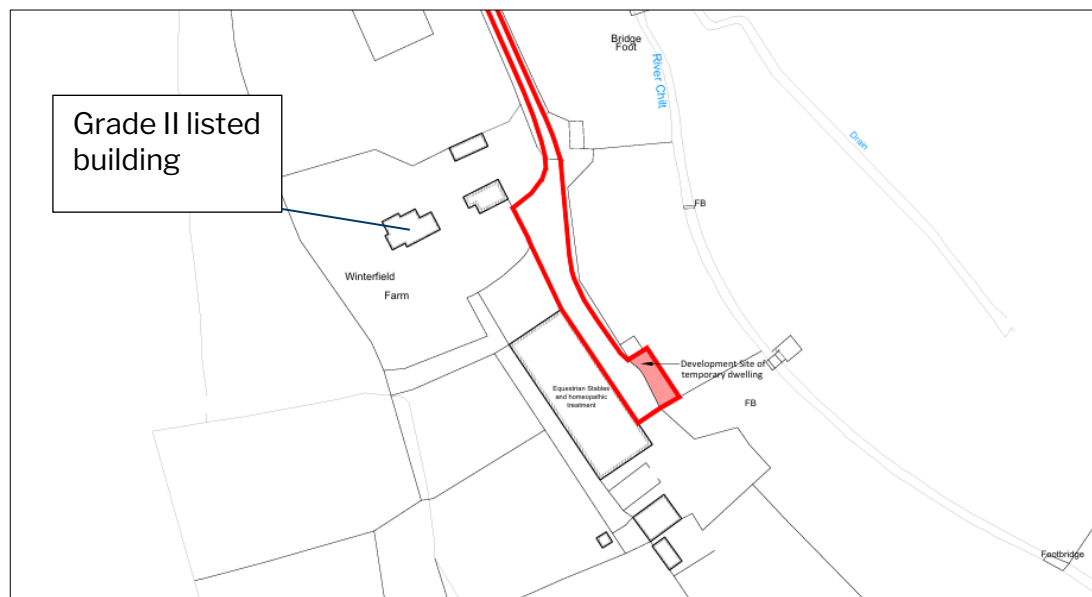
Application Site

- 2.1 The site forms part of Winterfield Farm which extends to 45 acres in its entirety. The farm comprises pasture for sheep and livery horses which are stabled within a large building.

Setting

- 2.2 The site lies to the south-east of the listed building, separated from it by the access and area of hardstanding.

Figure 2.1 – Winterfield in the context of the application site



Winterfield

- 2.3 The listing description identifies Little Millfields as:

'C18. Two storeys. Three windows. Ashlar, white-washed. Thatched roof. Casement windows.'

- 2.4 Its heritage value derives from its:

- Historic fabric and architectural form.
- Relationship with the surrounding rural landscape.

3 SIGNIFICANCE OF THE HERITAGE ASSET

- 3.1 The Grade II listed building known as Winterfield is a modest yet architecturally and historically important rural dwelling dating from the 18th century..

Architectural and Historic Interest

- 3.2 The building retains key characteristics of its period, including its simple two-storey form, traditional materials such as white-washed ashlar, thatched roof, and casement windows. These elements contribute to its architectural integrity and illustrate vernacular building traditions typical of rural Sussex.

Setting and Landscape Contribution

- 3.3 The significance of Winterfield is further enhanced by its relationship with the surrounding rural landscape. Its setting within open farmland contributes positively to its character and legibility as a historic agricultural dwelling. The agricultural use of the surrounding land reflects the building's historic function and reinforces its heritage value.

Overall Significance

- 3.4 The heritage asset is considered to have moderate significance, particularly in terms of its architectural interest and its contribution to the historic rural landscape.

4 LEGISLATIVE AND POLICY CONTEXT

- 4.1 In assessing proposals affecting heritage assets, the statutory requirement of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 must be applied. This requires decision-makers to give special regard to the desirability of preserving the setting of listed buildings. National policy, as set out in the National Planning Policy Framework (2024), echoes this statutory duty, stating that heritage assets should be conserved in a manner appropriate to their significance. Paragraphs 208 - 213 of the NPPF stress the importance of protecting both the fabric of heritage assets and the contribution their settings make to overall significance.
- 4.2 At the local level, the Horsham District Planning Framework (2015) contains several relevant policies. Policies 25 and 33 require new development to conserve and enhance both landscape and townscape character, ensuring that proposals relate sympathetically to their surroundings, including heritage assets. Policy 34 seeks to manage development effecting heritage assets. Policy 14 of the Storrington Neighbourhood Plan (2019) requires the scale, density, massing, height, landscape design, layout and materials of development proposals to reflect the historic and architectural character and scale of the surrounding buildings and landscape.

5 ASSESSMENT OF IMPACT

- 5.1 The proposed development involves the temporary siting of a mobile home to accommodate a rural worker for a period of five years. The assessment of impact considers the effect of the proposal on the setting and significance of the nearby Grade II listed building.

Visual and Spatial Relationship

- 5.2 The application site lies to the south-east of the listed building and is separated by an access track and an area of hardstanding. This physical separation reduces intervisibility between the mobile home and the listed building, thereby limiting any visual intrusion into key views.

Scale and Form of Development

- 5.3 The proposed mobile home is modest in scale and domestic in appearance. It does not compete with or dominate the listed building and remains subservient within the wider agricultural context. Its temporary nature further reduces the magnitude of any potential impact.

Landscape Context

- 5.4 The site is already part of an active agricultural holding, with existing structures and uses such as stabling and pasture. The introduction of a mobile home for a rural worker is consistent with this functional landscape and does not introduce an incongruous or urbanising element.

Impact on Significance

- 5.5 Given the separation distance, limited visibility, modest scale, and temporary duration, the proposal would result in no harm or, at most, very minor less-than-substantial harm to the setting of the listed building. Any such harm would fall well below the threshold of concern set out in national policy.
- 5.6 In accordance with the National Planning Policy Framework (2024), this level of impact should be weighed against the public benefits of the proposal, which include supporting rural enterprise and ensuring appropriate on-site management of the farm.

6 CONCLUSION

- 6.1 This Heritage Statement has assessed the potential impact of the proposed temporary siting of a rural worker's mobile home on the setting of the Grade II listed building at Winterfield.
- 6.2 The listed building derives its significance from its 18th-century architectural character and its relationship with the surrounding rural landscape. While the application site forms part of this wider setting, it is physically and visually separated from the listed building.
- 6.3 The proposed development is modest in scale, temporary in duration, and appropriate to its agricultural context. As such, it would preserve the setting of the listed building and would not result in any meaningful harm to its significance.
- 6.4 The proposal therefore complies with:
- Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990
 - The National Planning Policy Framework (2024)
 - Relevant policies within the Horsham District Planning Framework (2015)
 - The Storrington Neighbourhood Plan (2019)
- 6.5 Overall, the development is considered acceptable in heritage terms and should be supported.

Appendix A

Winterfield

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1285289**

Date first listed: **09-May-1980**

List Entry Name: **Winterfield**

Statutory Address to: **WINTERFIELD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](#)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **WINTERFIELD**

The building or site itself may lie within the boundary of more than one authority.

County: **West Sussex**

District: **Horsham (District Authority)**

Parish: **Storrington and Sullington**

National Park: **South Downs**

National Grid Reference: **TQ0665117619**

Details

1.

5404

TQ 01 NE

6/567

STORRINGTON

Winterfield

II

2.

This house stands in the middle of the fields with no road to it, close to the boundary of Pulborough parish. C18. Two storeys. Three windows. Ashlar, white-washed. Thatched roof. Casement windows.

Listing NGR: TQ066517619

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 298781

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.