

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 03 October 2025 12:06:27 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Subject: DM/25/0827 Land East of Lunce's Hill

Hi Steve

Further comments on the above application.

I note that we have received a Heritage Addendum note and a brief structural report w.r.t. the curtilage listed barn at Cleavewater Farm. However, although I have read and considered these documents, they add little to our understanding of the date, level of significance, or capability of conversion of the structure. In particular:

- No historic building survey by an appropriately qualified historic building archaeologist has been received.
- There are no plans before us for the conversion of the barn which demonstrate that the proposed use can be accommodated without harm to the building's special interest. The comments made within the Addendum in terms of the impact of such a conversion and the harm that may arise from this are therefore purely speculative, and can be given very little weight.
- There is nothing before us to demonstrate that the proposal constitutes the optimum viable use for this heritage asset, nor any further evidence in terms of claims previously made that the proposed residential development is an enabling development in this respect.

The Addendum contains no discussion of the revisions made to the Masterplan in terms of impact on the setting of the barn, and no further comments at all with respect to the other heritage assets affected.

In terms of the Masterplan, firstly I would note that this does not correspond with the amended Illustrative Landscape Strategy in several respects relating to the extent of new planting, including the presence or otherwise of additional planting between the above-mentioned barn and the listed farmhouse at Cleavewater. As the severing of the visual relationship between the farmhouse and the barn was one of the issues raised in respect of the original submission it would be helpful if these documents could be amended to be consistent, so that the intention in this respect is clearly understood.

The Masterplan has been amended to show the new residential development pulled slightly away from the area directly to the rear (north-east) of the barn and farmstead, towards the south-east, in favour of an attenuation basin. This is likely to have some positive impact in terms of both views from the heritage assets and the backdrop against which they are appreciated in views from the adjacent road, however the mitigatory affect will be limited by the continuing presence of the bulk of the development to the east and north east, and of the vehicle access to the site directly to the south of the barn.

In terms of the setting of the barn, additional amendments include reducing the size of the associated parking, relocating it slightly to the north-east of the rear of the barn and introducing some screening planting around it. The Masterplan also shows the retention of at least part of the boundary wall to the south-east of the building.

- With respect to the parking, the revised arrangement will reduce but not remove the harm caused to the special interest of the building, as there will still be a loss of the historically rural character of its setting, albeit that the parking itself should be slightly less visually prominent. As has been previously noted, screening by planting is potentially ephemeral in nature, and the weight which can be given to it in mitigating harmful development is also therefore limited for this reason. Furthermore, given that we have at present no detailed scheme for the conversion of the barn, the extent of the parking shown can only be speculative—it's therefore possible that any further, more detailed application may revert to a larger, more prominent area.
- With respect to the boundary wall, its retention would be welcomed, however confirmation that it is to be retained in its entirety would need to be provided by means of more detailed existing and proposed site plans, as at present, unless I have missed something, I don't think we have an existing plan to show its current extent.
- With respect to the issue of subdivision of the historic barn from the listed farmhouse, please see above in terms of the inconsistency between the Masterplan and Landscape Strategy, which would need to be resolved before further comment can be made.

In summary, although some further information and revised plans have been received, there remains a lack of information relating to the barn in terms of both its date and level of interest and of the proposed works to it, which mean informed comment on the proposed conversion is impossible. In terms of the impact through works within their settings on the various heritage assets previously identified, some amendments have been made with respect to the area closest to Luncie's Hill which will reduce the impact on the former farmhouse and barn at Cleavewater. However, given the overall scale and proximity of the development, and the retention of the vehicle access in its previous location, I would continue to place this harm at less than substantial, within the mid-high range of that scale.

Please see previous comments with respect to the impact on the remaining designated and non-designated heritage assets, in relation to which no further information or revisions have been received.

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. , including Cleavewater farmhouse and barn

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