

From: Hannah McLaughlin <hannah.mclaughlin@dhaplanning.co.uk>
Sent: 28 May 2026 14:25:34 UTC+01:00
To: "Caroline Grist" <caroline.grist@midsussex.gov.uk>
Cc: "Hannah Young" <hannah.young@dhaplanning.co.uk>
Subject: DM/24/3139 - Bowders Farm, Haywards Heath Road, Balcombe - Updated Plans
Attachments: 35623-01-A - Pre-Existing Elevations.pdf, Planting and Landscaping Plan V2.pdf

Good afternoon Caroline,

I am writing with regard to planning application reference **DM/24/3139** relating to the proposals at Bowders Farm, Balcombe.

I am pleased now attach an updated Planting and Landscaping Plan which has been revised to address the comments made with respect to the landscaping strategy around the car park. The changes made are as follows:

- An additional hedge planted on the western side of the track, adjacent to the proposed fence. In addition we are also proposing a low level hedge (maintained at 1m high to retain visibility for vehicles) along the northern fence line for additional screening.
- Wildflower planting is proposed on the area of grass around the telegraph pole.
- The planting within the troughs along the western side of the car park continues to be proposed given their association with the original agricultural use (this is shown in green to the west of the car park). Given the additional boundary planting outlined above, we consider these to be appropriate to demarcate the boundary between the car park and courtyard so that the building can be fully appreciated once within the site.

We consider the changes proposed to strike the right balance between softening the visibility of the car park from the road whilst also retaining some visibility of the building – an attractive feature of the site that the applicant seeks to celebrate now that the modern barn previously blocking it has been removed.

Also attached is a revised version of the pre-existing elevations which have been updated to address the discrepancy on the original version – there were some pre-existing doors that were not shown in the correct pre-existing material.

There are no changes to the buildings proposed, with the proposed elevations unchanged from the original submission. Principle DG53 of the Mid Sussex Design Guide (Principles for conversions of traditional buildings with heritage value) states that the primary objective of all conversions of traditional buildings must be to retain the character and appearance of the original building, and its defining architectural characteristics. As confirmed by the Heritage Statement, the building has been subject to various incremental changes over time, with several notably modern additions which had detracted from its overall appearance, including infill brickwork and new doors/windows which would not have been required for the original agricultural use. The proposal has sought to improve these negative features through the use of more appropriate design features (such as dark stained timber) and a coherent use of materials for the windows and doors.

The black woodgrain uPVC windows and doors continue to be proposed for the building's fenestration. The windows had been chosen for their very high quality appearance and specification which appears to any passers-by as black painted timber, not uPVC. In accordance with the DG53 of the Design Guide, the appearance of the windows retains character of the building and in our view would be an appropriate option to ensure the long-term quality and condition of the windows with the material less prone to deterioration.

I trust this is helpful but if you require anything further, please do let me know.

Kind regards,

Hannah

Hannah McLaughlin

Associate

Gatwick: 01293 221320
Maidstone: 01622 776226
Mobile: 07789 720784

Email: hannah.mclaughlin@dhaplanning.co.uk

[Have a site to discuss? Give us a call or visit our interactive map to get started](#)



DHA Interactive Map



Inspiring. Planning. Delivering.

Proudly supporting



Kent
01622 776226

Gatwick
01293 221320

London
020 3005 9725

Leeds
0113 323 6669

www.dhaplanning.co.uk

DHA Planning Ltd. Registered in England. Registration No. 2683290

This message is confidential to the intended recipient. It does not constitute a legally binding document on the sender or recipient. If you have received this message in error please forward it to: info@dhaplanning.co.uk. Please note that incoming and outgoing emails are liable to be monitored. WARNING: Although DHA has taken reasonable precautions to ensure no viruses or other malicious software are present, DHA cannot accept responsibility for any loss or damage arising from the use of this Email or attachments however caused. The recipient should therefore check this Email and any attachments for the presence of viruses or other malicious software.

CYBERCRIME ALERT: BEWARE OF FRAUDSTERS - REMAIN VIGILANT - Please note that our bank account details WILL NOT change during the course of a transaction, and we will NOT notify you of a change of our bank details via email. Please be careful to check account details with us in person if in any doubt. We will not accept responsibility if you transfer money into an incorrect account.

IF YOU ARE ADVISED THAT OUR BANK DETAILS HAVE CHANGED, PLEASE CONTACT OUR MAIDSTONE OFFICE IMMEDIATELY