

From: Hannah McLaughlin <hannah.mclaughlin@dhaplanning.co.uk>
Sent: 17 June 2026 17:16:42 UTC+01:00
To: "Caroline Grist" <caroline.grist@midsussex.gov.uk>
Cc: "Hannah Young" <hannah.young@dhaplanning.co.uk>
Subject: RE: DM/24/3139 - Bowders Farm, Haywards Heath Road, Balcombe - Updated Plans

Dear Caroline,

I hope you're well.

Further to your email below regarding application reference DM/24/3139, please see below details on the proposed species mix for the hedgerow and wildflower:

- Hedgerow:

Native mix of hawthorn, blackthorn, beech and hazel.

- Wildflower:

40 % Strong CRF - Maxima
20 % Hard Fescue - Bornito
5 % Kentucky Bluegrass (SSMG) - Evora
20 % Chewings Fescue - Character
2.5 % Red Clover - Altaswede
0.5 % Birdsfoot Trefoil - Baco
0.25 % Self-Heal
0.25 % Oxeye Daisy
0.25 % Yarrow
0.5 % Ribwort Plantain
5 % Sainfoin
5 % Common Vetch - Ebena
0.5 % Crimson Clover - Heusers Otsaat
0.25 % Carrot - Wild

I trust this addresses your query.

Kind regards,

Hannah

Hannah McLaughlin
Associate

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From: Caroline Grist <caroline.grist@midsussex.gov.uk>

Sent: 03 June 2026 17:57

To: Hannah McLaughlin <hannah.mclaughlin@dhaplanning.co.uk>

Cc: Hannah Young <hannah.young@dhaplanning.co.uk>

Subject: RE: DM/24/3139 - Bowders Farm, Haywards Heath Road, Balcombe - Updated Plans

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Dear Hannah,

Thank you for providing the updated plans and additional information, which I have been reviewing.

We will also need to know the species mix for the hedge and wildflowers. Please can you provide me with this information now, to save imposing a condition?

Kind regards,
Caroline

Caroline Grist
Senior Planning Officer
Development Management

Mid Sussex District Council
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Working together for a better Mid Sussex

From: Hannah McLaughlin <hannah.mclaughlin@dhaplanning.co.uk>
Sent: 28 May 2026 14:26
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

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

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