

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 14 September 2026 11:06:05 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: RE: Land at Scamps Hill, Lindfield DM/26/1771

Hi Katherine

Comments on the above planning application.

This is a reserved matters application following on from the granting of planning of outline planning permission at appeal for up to 90 houses with associated access, landscaping, public open space, play area and SUDS. This application follows on from pre-application advice- please also refer to my comments given at this stage, which are repeated below, and which set out the relevant heritage considerations.

This formal submission shows some revisions in relation to the pre-application scheme. In respect of impact on the affected heritage assets, I note in particular that further planted screening has been introduced around the retained open space to the eastern end of the site, including adjacent to the boundary with Walstead Grange and along Scamps Hill. Further detail of matters such as boundary treatments is also shown.

No material change however appears to have been made in relation to issues which were raised at pre-application stage regarding site layout and the position of the play area within the open space, which had been revised following on from the outline approval.

In allowing the original outline application, which included an illustrative framework plan, the Inspector identified a degree of harm to all of the assets listed in the pre-application comments below. The currently submitted masterplan shows amendments in relation to the plan seen by the Inspector, and is also accompanied by greater detail, including the points noted above. Bearing this in mind, alongside the new NPPF, I would identify the following impacts on the affected assets:

- Lindfield Conservation Area: A low level of harm falling within the spectrum below substantial harm or total loss. The more detailed scheme before us does not in my opinion alter the level of harm identified by the Inspector._
- Greyfriars, Gravelye Lane: A low level of harm falling within the spectrum below substantial harm or total loss. The more detailed scheme before us does not in my opinion alter the level of harm identified by the Inspector._
- Tythe Cottage, Scaynes Hill Road: A low level of harm falling within the spectrum below substantial harm or total loss, although sitting at a higher level than that identified by the Inspector, due to the eastward movement of the building line of the new housing to the northern side of the site and the play area located prominently within the open space, both of which towards the ridge of the hill above Tythe Cottage. The proposed screening planting shown between these parts of the site and the listed building is unlikely to be sufficient to prevent

relatively clear views of the new development, located in a more prominent position relative to the layout considered at appeal._

- Walstead Grange, Scaynes Hill Road: A low-mid level of harm to an NDHA of a high level of interest within the local context. The above-mentioned increase in the visual prominence of the development at the crest of the hill sitting above the former farmstead will be harmful, and although increased screening is shown along the boundary between the farmstead and the site, to the extent which this is successful it will also sever the farm from what remains of its historically rural setting, which will in itself be harmful. _

With respect to the designated assets, the level of harm established will stand under paragraph. Under paragraph HE6.4 of the new NPPF this harm stands to be weighed against the public benefits of the proposal.

In undertaking the balancing exercise set out by paragraph HE6.4, which is a matter for the Case Officer, it should be noted that the new NPPF requires that substantial weight should be given to an asset's conservation (HE6.1), and that any harm to a designated asset shall be of considerable importance and weight (HE6.3).

Paragraphs HE4.1 and HE4.2 will also be relevant. HE4.1 requires that development proposals should avoid or minimise harm to the significance of heritage assets, and instead conserve this significance. HE4.2 requires that any harm to, or loss of significance of a heritage asset should have a clear and convincing justification.

With respect to the NDHA, paragraph HE7 will apply, which states that where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.

District Plan Policies DP34 and DP35 will also 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.

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<http://www.planningportal.gov.uk>

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From: Emily Wade

Sent: 15 June 2026 12:27

To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Subject: Land at Scamps Hill, Lindfield DM/25/3182

Hi Katherine

Comments on the above pre-application submission. My apologies for the delay in getting these to you, which has been caused by pressure of other work.

The proposed development site consists of a series of open fields to the northern side of Scamps Hill, to the eastern side of Lindfield village. Outline planning permission was recently granted at appeal for a development of up to 90 dwellings including public open space, landscaping and SUDS. The current pre-application enquiry relates to approval of reserved matters comprising access, appearance, layout, scale and landscaping.

There are a number of heritage assets (both designated and non-designated) in the vicinity, the settings and significance of which will be affected by the proposed development:

- Lindfield Conservation Area is focussed on the historic centre of Lindfield village and the Common. Its boundary is a short distance to the north west of the western corner of the site. Although the two are separated by a small amount of built development, there is some limited intervisibility between the site and the Common in particular, and furthermore the site contributes significantly to the semi-rural character of the approach to the village centre, including the Conservation Area, along Scamps Hill and Lewes Road from the south east.

The Council does not have an adopted character appraisal for Lindfield Conservation Area, however its document '*Conservation Areas in Mid Sussex*' provides a brief high level assessment, and states that: '*Lindfield has a strong individual village identity with a pond, a common, a church dating from the 13th century and a High Street...*' In my opinion, the significance of Lindfield Conservation Area lies in its nature as a historic Sussex village which has grown up over many centuries in close connection with the surrounding landscape.

The surviving tangible connections between the Conservation Area, which include open views from the northern part of the Area, glimpsed views from the Common (including of the site) and the proximity of open countryside in the approaches from the north and from the south east (again including the site) all in my opinion contribute to reinforcing the significance of the Conservation Area.

For these reasons the proposed development site is considered to make a positive contribution to the setting of the Lindfield Conservation Area.

At appeal, the Inspector found that the outline development would result in less than substantial harm to the character and appearance of the Conservation Area, through impact on setting.

- Greyfriars, Gravelye Lane is a Grade II listed building located just to the west of the site, on the opposite side of Scamps Hill. The house, which dates from c.1830, was formerly known as Spire Cottage is suggested to have formerly been a toll house or lodge house. The Heritage Statement submitted with the outline proposal suggested that it may have been the lodge to Gravelye House, an 1825-6 Grade II listed house located some distance to the south along Gravelye Lane, although this is not substantiated, and seems somewhat unlikely given the distance between the two, the seemingly public nature of the lane and the intervening farmsteads of Pesthouse and Gravelye Farms.

The building is likely to be considered to possess architectural value based on its design, construction and craftsmanship, as well as historical illustrative value as a good example of a small rural dwelling of its type and period (this would also relate to its former toll or lodge house roll, if confirmed), and aesthetic value.

Historical map regression shows that when constructed, Greyfriars (then Spire Cottage) was situated in rural position outside Lindfield. More recently, the village has spread to the south and west so that the setting of the listed building is now semi-rural. The most significant remaining rural aspect of this setting is the application site, which affects both views from and of the listed building, and the character of the approaches to it along Lewes Road/Scamps Hill.

The potential (although speculative) former roll of the building as a toll or lodge house would mean that the adjacent roads would be a significant part of the setting of the listed building, relating to its former use. However, the surviving rural setting to the east is also significant in indicating the out-of-village context within which the building was originally constructed. It contributes positively to both its historical illustrative and aesthetic values, and the most important part of that rural setting is the application site, which is directly opposite the listed building.

At appeal, the Planning Inspector found that the development would result in a limited level of less than substantial harm through impact on setting to the special interest of Greyfriars.

- Tythe Cottage, Scaynes Hill Road is a Grade II listed 18th century rural dwelling located a short distance to the east of the site, and set back (although visible) from the road along an entrance track.

The Cottage is likely to be considered to possess architectural value based on its construction and craftsmanship, historical illustrative value as a good example of a rural Sussex dwelling of its period, and aesthetic value based in part on the use of vernacular materials viewed within the landscape from which they were drawn. As such, the rural setting within which the listed building is appreciated makes a strong positive contribution to its special interest at the manner in which this is appreciated, in particular those parts of that interest which are drawn from historical illustrative and aesthetic values.

The application site forms a significant element of the surviving rural setting of the Cottage, forming the greater part of the wider context to the west of the building, although separated from it by Walstead Grange (see below). Although direct intervisibility may be limited, the site in particular influences the character of the approach to Tythe Cottage from the direction of Lindfield and the entrance driveway. It also contributes positively to a sense of separation between the listed building, in its rural context, and the modern spread of Lindfield village.

At appeal, the Inspector found that the proposal will result in limited less than substantial harm, through impact on setting, to the special interest of Tythe Cottage.

- Walstead Grange, Scaynes Hill Road is a former farmstead, previously known as Beadles Farm. The buildings are not listed, but are recorded in the West Sussex Historic Farmstead and Landscape Character Assessment as a historic farmstead of the post Medieval period.

The previously submitted Heritage Statement suggested that the house may in fact be of 16th century origin, but extended in the 19th century and later. It also noted that a number of former farm buildings survive around the house.

On this basis the farmstead, or the older buildings within it, would be regarded as a non-designated heritage asset (NDHA). The Heritage Statement submitted with the outline proposal suggested a high level of significance within the local context, based presumably on the early date of construction of the house, and if the presumed dating is correct I would not disagree with this.

Given the former agricultural function of the farmstead, the surviving rural setting around it, which consists in large part of the application site, would be considered

to make a strong positive contribution to the significance of the NDHA. The 1848 Tithe Map suggests that the farmlands associated with the tenancy at Beadles Farm consisted largely, if not entirely, of the fields forming the application site. This historical functional relationship will serve to strengthen the contribution made by the site to the setting and significance of the NDHA.

The application site will contribute to the setting of the farmstead not only through direct intervisibility, but also in terms of the character of the approach to the farmstead along Scamps Hill from the north. It also provides an important buffer of undeveloped, rural land between the farmstead and the modern development of Lindfield to the south and west.

The Planning Inspector found that very limited harm would be caused by the outline development to the significance of the NDHA, which is considered to be high, within the local context.

The current pre-application enquiry relates to a reserved matters application for 90 new houses including public open space, landscaping and SUDS. The master plan submitted with the application shows the new built form concentrated within the northwestern approx. 2/3rds of the site, with a public open space, or parkland area, to the southeastern 1/3rd. In relation to the impact on the settings of the above-mentioned heritage assets, I note some changes to the plan from the indicative masterplan which accompanied the outline application which was considered at appeal:

- The building line to the north-eastern corner of the part of the site it is intended to build over (as opposed to the retained open space) appears to have been brought slightly further to the east and the layout revised to show larger buildings (4 and 5 bedroom houses) set side rather than end on to the open space. This will result in built form of greater bulk and possibly slightly closer proximity sitting on the ridgeline of the hill above Tythe Cottage and Great Walsted, which will increase the harm arising to these assets.
- The placement of the LEAP (at least in the initial submission) and the 'trim trail' within the retained open space remains a concern in terms of the impact on the supposed retained 'rural' character of this space, and its intensity of its use. Any formal proposal should be accompanied by a fully detailed landscaping plan including any necessary perimeter fencing, signage, dog bins, etc. to ensure that the cumulative impact of all aspects of the work on the space can be fully appreciated.
- I would suggest that any further development of the landscaping scheme should also consider further measures to soften and reduce the visual impact of the proposal on the character of views from the adjacent road, including looking towards the northwest corner of the site, and along the new access.

I would recommend that any further development of the scheme should further consider these points. It is concerning that the submitted pre-application document contains no mention of the affected heritage assets, or how the applicant intends to mitigate the harm to them which was identified by the Planning Inspector. The applicant should be

mindful of the requirements of paragraph 218 of the NPPF in relation to avoiding or minimising harm to heritage assets.

Any formal application should be informed and accompanied by an appropriately detailed heritage statement, prepared according to the staged approach set out in the relevant Historic England guidance GPA Note 3 'The Setting of Heritage Assets'.

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.

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