

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 30 September 2026 09:44:50 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: DM/26/1988 Plummerden House, Park Lane, Lindfield

Hi Caroline

Initial comments on the above planning application.

Following on from our site visit yesterday, and having reviewed the submitted documents, I have concerns relating to the accuracy and completeness of the submission:

- A heritage statement is not provided. The site is within the setting of the group of Grade II listed buildings at Paxhill, including the house itself and the Coach House, so this would be a validation requirement. A statement should be prepared which assesses the impact of the works (which are partially retrospective) on the setting and special interest of the listed buildings according to the staged approach set out in the relevant Historic England guidance GPA Note 3 '*The Setting of Heritage Assets*'. It should be noted that the works affect part of the former parkland around the buildings, including the historic driveway approach from the north, and the impact of the works on the character and legibility of these aspects of the listed buildings' settings should form part of that assessment.
- The submitted plans appear to be inaccurate and insufficiently detailed to allow a fully informed assessment of the impact on the historic parkland and features within it (including the historic northern entrance driveway). On site inspection suggests that the line of the track is not accurately shown in relation to the field/site boundaries. For example, the track as built sits closer to the eastern boundary of the field, following its line north to south and then curving round and up into the field. This is not reflected in the plan as submitted.
- Further information on the nature of the proposed associated works including tree planting should be provided. I am not clear how this relates to the planning applications for works to the north of the site of the track, and whether the two sit appropriately alongside each other? Is lighting proposed?

I can provide further comments on receipt of this information.

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.

Submit your planning application online.

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

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