

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 30 March 2026 12:06:08 UTC+01:00
To: "Tracie Axford" <tracie.axford@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/0742

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 30/03/2026 12:06 PM.

Application Summary

Address: 4 The Courtyard Buxshalls Ardingly Road Lindfield Haywards Heath West Sussex RH16 2QY

Proposal: A new iron gate proposed within an existing stone wall.

Case Officer: Tracie Axford

[Click for further information](#)

Customer Details

Address: Garden Cottage, Buxshalls Ardingly Road Lindfield, Haywards Heath

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: FORMAL OBJECTION TO PLANNING APPLICATION
Mid Sussex District Council - Planning & Licensing Department

Application Reference: DM/26/0742

Proposal: Installation of a new iron gate within an existing stone wall

Site Address: 4 The Courtyard, Buxshalls, Ardingly Road, Lindfield, Haywards Heath, West Sussex, RH16 2QY

Case Officer: Tracie Axford

□

Dear Tracie,

I write to formally object to the above planning application. My objection is made on material planning grounds, supported by relevant statutory provisions, and established planning principles.

It is my understanding that part of the existing stone wall, believed to be approximately 200 years old, has already been demolished without prior planning permission.

There is a strong concern that the applicant undertook demolition under the pretext of roof repairs, thereby attempting to circumvent proper planning scrutiny. Granting permission in these circumstances risks setting a harmful precedent and undermines public confidence in the planning system.

The wall in question appears to form part of a historic estate feature and contributes positively to the character and appearance of the Buxshalls setting.

The partial demolition and proposed insertion of a modern iron gate would:

- 1) Erode the historic integrity of the wall
- 2) Harm the visual cohesion of the estate
- 3) Introduce an incongruous feature inconsistent with the established character

It is understood that the wall is not wholly within the applicant's ownership, but instead forms part of a shared or communal estate boundary.

The proposed gate would open directly onto a communal grass area that is not private land belonging to the applicant.

This raises significant planning concerns:

- 1) Encroachment onto shared amenity space
- 2) Potential privatisation of communal land
- 3) Increased access and use inconsistent with the intended function of the area

It is my understanding that The National Planning Policy Framework (NPPF) emphasises the importance of protecting existing amenity and ensuring developments are sympathetic to local context and community use.

The applicant did not undertake any meaningful consultation with neighbouring residents prior to commencing works. Instead, notice was given via an informal WhatsApp message relating only

to roof repairs, which did not disclose the true extent of the intended works.

For the reasons set out above, the proposal:

- 1) Seeks to retrospectively legitimise unauthorised and potentially deliberate demolition
- 2) Causes harm to a historic feature and the character of the estate
- 3) Raises serious concerns regarding land ownership and lawful implementation
- 4) Adversely affects communal amenity
- 5) Undermines trust and proper planning process

In light of the above, I respectfully request that planning permission be refused.

Furthermore, I request that the Council consider whether enforcement action is appropriate to secure reinstatement of the wall to its original condition.

Yours faithfully,

Ranson
Garden Cottage, Buxshalls
Ardingly Road, Lindfield
Haywards Heath
West Sussex
RH16 2QY

Kind regards