

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 25 April 2025 14:39:53 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: DM/25/0559 The Old Malthouse, Ockley Manor Farm

Hi Andrew

I have been looking over the above application and note a number of problems with the submission:

- This site is within the setting of several designated heritage assets- Ockley Manor which is Grade II* listed, the associated dovecot and barn (both Grade II listed) and the former farm cottages (also Grade II). The building in question forms part of the historic farmstead associated with Ockley Manor and if it is not regarded as curtilage listed, would be considered an NDHA. A heritage statement would be a validation requirement, and has not been provided. This should be requested from the applicant. The statement should be prepared according to the staged approach to the assessment of development within the settings of heritage assets set out in the relevant Historic England guidance GPA Note 3 '*The Setting of Heritage Assets*'.
- In general, there is a lack of adequate existing and proposed plans and elevations drawn to an appropriate scale.
- For example, the proposal includes replacement windows but the document submitted suggests that the proportions of the window openings are also proposed to be altered. Scaled existing and proposed elevations should be provided. The windows affected should also be marked on a plan of the building.
- The proposal includes solar panels to the roof. These should also be shown on scaled existing and proposed plans and elevations. Scaled sectional drawings showing the panels in the context of the surrounding roof would also be useful.
- Scaled existing and proposed site plans should be provided to show the location and proportions of the proposed ASHP (which should also be shown on the proposed elevations) and therapy pool. Again, a section should also be provided to show any upstand.
- I also note that some of submitted plans are not saved correctly, so that the left hand half of the document is missing.

Whilst I would not wish to place overly onerous requirements on the applicant, accurate, scaled drawings are a basic requirement of an application of this nature, and will be particularly important in a context which is as sensitive as this in heritage terms.

Once this further information is received, Historic England should be consulted given the II* listing of Ockley Manor.

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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