

From: Emily Wade
Sent: 29 January 2026 15:23:14 UTC+00:00
To: "'Alison Essex'" <ae@gouldbaxter.co.uk>
Cc: "Matthew Comber" <mc@gouldbaxter.co.uk>
Subject: The Pavilion, Old Place, Lindfield, West Sussex - DM/25/

Dear Alison

Following on from my previous email, I have now discussed the further information you have provided with respect to highways safety with both a Planning Officer colleague, and with my Line Manager, and we are in agreement that given the context of the site and the nature of the proposal this argument does not hold significant weight. Any public benefit arising in these terms from setting back the position of the gateway would be at most slight, and would not outweigh the substantial harm which would be caused to the listed structure.

In accordance with the requirements of District Plan Policy DP34 and with paragraphs 212- 214 of the NPPF it is therefore my intention to write the application up with a recommendation for refusal within the current target date (tomorrow, 30th January).

I would like to give you the option to withdraw the application- if you would like to do so, please let me know by 10.30am tomorrow morning at the latest.

I am sorry this is not the positive outcome which you and your client will have hoped for. If you would like to discuss an alternative proposal for the sympathetic repair of the existing gates and gate posts, I would be happy to do so as part of a pre-application submission prior to a revised formal application.

I look forward to hearing from you at your earliest convenience,

Kind regards,

Emily Wade

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>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



From: Alison Essex <ae@gouldbaxter.co.uk>

Sent: 22 January 2026 14:55

To: Emily Wade <emily.wade@midsussex.gov.uk>

Cc: Matthew Comber <mc@gouldbaxter.co.uk>

Subject: GH1033 The Pavilion, Old Place, Lindfield, West Sussex - Transport Consultant Opinion

Hi Emily,

GH1033 The Pavilion, Old Place, Lindfield, West Sussex - Transport Consultant Opinion

Further to my recent email, I include the response from the transport consultant regarding the proposed re-location of the gates. Hopefully this is something we can discuss further if we arrange a call for next week.

Best Regards,

Alison



Alison Essex ARB

Architect

01444 452604

www.gouldbaxter.co.uk

Please note that my usual working days are Monday – Thursday.

Gould Baxter is the trading name of Gould Property Consultants LLP. Registered in England and Wales with Partnership No. OC318407
Registered office: 2 Lucastes Mews, Haywards Heath RH16 1HE



From: Steve Reeves <steve@reevestransportplanning.co.uk>

Sent: 16 December 2025 20:54

To: Alison Essex <ae@gouldbaxter.co.uk>

Cc: Matthew Comber <mc@gouldbaxter.co.uk>

Subject: RE: GH1033 The Pavilion, Old Place, Lindfield, West Sussex - New Job

Hey Alison

It looks like this is making an existing situation safer, moving the gates into the access a little further. I am minded to suggest that you wouldn't need anything from me. WSCC would welcome the improvement. While actual visibility might be a little short that is the same as now, so isn't affected by the application.

Steve Reeves BEng MBA MCIHT

Reeves Transport Planning

Phone: 01273 254108

Mobile: 07752 907109



Email Disclaimer

Email received from Reeves Transport Planning and the information it contains is privileged. Any views or opinions presented are solely those of the author and do not necessarily represent those of Reeves Transport Planning. If you receive an e-mails in error, please notify the sender immediately and do not copy, forward or disclose its content to any other party. Reeves Transport Planning sweep email for the presence of computer viruses and b elieves that emails and any attachments are free of viruses. However, it is the responsibility of the recipient to ensure it is virus free and Reeves Transport Planning does not accept any responsibility for any loss or damage that may arise from the use of this email, or its contents.

Please be aware of cyber-crime. You rely on emailed details at your own risk. If you have received any bank details by email you must telephone to check them. Reeves Transport Planning will accept no responsibility if you transfer money to a wrong account. Our bank account details will NOT change during the course of a transaction.