

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 11 August 2026 16:32:34 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: RE: DM/25/2473 Warninglid Primary School

Hi Katherine

Further comments on the above application.

We have received revised plans showing a slightly amended layout, with the new dwelling proposed at Plot 4 located further to the north, closer to the boundary with Plot 3. We have also received a revised and expanded Heritage Statement.

Whilst I have read and considered the added material within this Statement, which refers to the impact, through setting, on the significances of the listed and curtilage listed buildings at Old Park and of the Warninglid Conservation Area, I find that I do not agree in all respects with the comments made or conclusions drawn. I remain of the opinion that the proposed new dwellings within the grounds of the Primary School will have some adverse impact on the rural character of the settings of these assets, and the manner in which their significances are appreciated.

Based on the updated drawing package, I would consider that in relation to both designated assets a level of less than substantial harm will arise, which I would place in both cases at the lower end of that scale. The balancing exercise set out in paragraph 215 will therefore apply- please see my previous comments in this respect.

If on balance you are minded to approve the application, I can suggest conditions relating to materials and other aspects of detailed design.

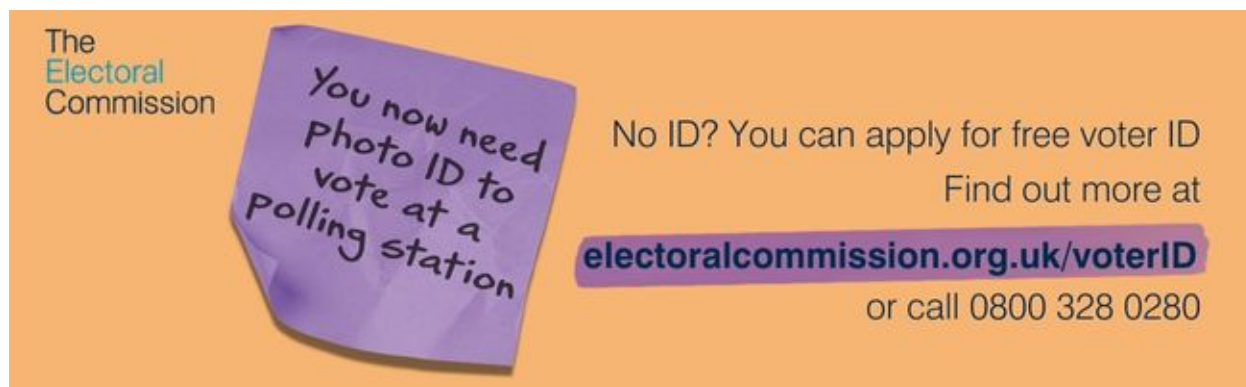
Thanks,

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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From: Emily Wade <Emily.Wade@midsussex.gov.uk>

Sent: 17 April 2026 14:50

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

Subject: DM/25/2473 Warninglid Primary School

Hi Katherine

Further comments on the above planning application, following the receipt of revised plans.

Firstly, I note that we are still awaiting the revised and expanded Heritage Statement which has been previously requested.

With respect to the revised plans before us, in terms of Plots 1 and 2 (the converted and extended school building), the application has been amended to remove the extensions previously proposed along the road frontage of Plot 2. In addition, the zinc fascias and roofing have been amended to show a combination of clay tile and lead roofs, with the fascia detailing also revised, as well as aspects of the fenestration. These amendments will better preserve the character of the building, subject to detail, and are welcomed.

In terms of Plots 3 and 4 (the new build development), the proposal has been revised to remove the attached garages to both houses in favour of detached garages. The scale of the houses themselves has been slightly reduced in terms of footprint and height. Whilst we do not appear to have street scene elevations to fully illustrate these changes in context, they will result in some reduction in scale and plot coverage, and a more sympathetic design approach. However, as the proposal remains for two new dwellings with detached garages and associated driveways, parking areas, etc., it continues to represent a significant amount of development within the grounds of the school. This will result in a degree of harm to the affected heritage assets, albeit at a lower level than that previously identified.

As per paragraph 215 of the NPPF this harm would stand to be weighed against the public benefits of the proposal, which may be considered to include establishing a beneficial ongoing use for the school building. As noted before, I would expect the harm

to fall within the less than substantial scale in respect of all the affected heritage assets; a full package of revised drawings and the expanded heritage statement will be required to establish the level of this harm more precisely.

Thanks,

Emily

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