

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 13 July 2026 16:50:15 UTC+01:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Subject: Barrington House, Portsmouth Road Drive, Lindfield DM/26/0412

Hi Rachel

Comments on the above planning application.

The application site, Barrington House, is an unlisted building located within the suburban northern edge of Haywards Heath/Lindfield. The building, which was originally a substantial detached country house and is now subdivided into a number of properties, dates from the Edwardian period (c.1904-6). At the time of its construction it stood in extensive grounds in a rural setting of fields and woodland. It predates the expansion of Haywards Heath/Lindfield this far north by half a century or so, and is one of the earliest surviving buildings in the area, with an interesting list of former inhabitants (further information on these can be found in this article: [Lindfield houses - Barrington and Buxshalls — Lindfield Life - the community magazine for Lindfield, West Sussex](#)). After being requisitioned by the military during WWII, the house was first divided into flats and then into 3 dwellings. Architecturally, it is typical of its period and retains a number of period features. For these reasons I would consider that the property would be regarded as a non-designated heritage asset (NDHA) with the potential for inclusion on a local list of buildings of special architectural or historical interest.

The original, rural setting of Barrington House has been almost entirely eroded by the surrounding suburban development, including the recently approved development to the north at Town Wood Close, however the surviving trees and greenery within the immediate vicinity of the house do suggest something of the original verdant nature of its grounds, hinting at its origins as a country house, and therefore in my opinion make a positive contribution to its special interest within the local context, and how this is appreciated.

The current proposal is for the installation of a solar PV array to be located on the land to the southwest of the house, which is currently undeveloped and was occupied until its recent partial clearance by planting. This land is one of the more prominent aspects of the surviving verdant setting of the house which as noted above contributes positively to its significance as an NDHA, particularly so because it is raised above Portsmouth Wood Drive and slopes quite steeply broadly west to east towards the road.

The installation of the array will according to the submitted Arboricultural Report require the land to be terraced, although this is not reflected in the submitted site section- this aspect of the proposal requires clarification. The submitted report also identifies potential harm to adjacent trees T1, T2 and TG1.

In my opinion, the proposed array because of its nature, location and extent, and impact on the character of the site including potential impact on adjacent trees, will detract from the setting and significance of the NDHA. This impact will be exacerbated by the visual prominence of the site, its proximity to the house and to the road, and its elevation and profile. As a result, the panels will have quite a marked impact on the context within which the asset is seen and appreciated.

This will be contrary to the requirements of District Plan Policy DP34 (Listed Buildings and Other Heritage Assets). In terms of paragraph 216 of the NPPF, I would consider the proposal to result in mid level of harm to an asset of a mid level of interest within the local context.

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>

Emily Wade Ma MSc

Conservation Officer

Planning Services

Tel: +44 (0)1444 477385

emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



No ID? You can apply for free voter ID
Find out more at
electoralcommission.org.uk/voterID
or call 0800 328 0280