

From: Anna Tidey
Sent: 23 December 2024 14:40:57 UTC+00:00
To: "Judith Norris" <judith@therpp.co.uk>
Cc: "Emily Wade" <Emily.Wade@midsussex.gov.uk>
Subject: FW: DM/24/2912 Equestrian Yard, London Road Balcombe
Attachments: 5F4F98D7-9CC2-46A9-9CC8-CAC885E3E307.heic, 3C411D01-F637-41A0-8AEA-21308CC4841D_1_105_c.jpeg, 6ED0B81E-842B-45F5-9650-4B8FCF684E91_1_105_c.jpeg, 32DC6009-08D0-4440-B69B-BA55CA12AC85_1_105_c.jpeg, 2759A4CF-5E6B-47B3-B62F-5E554B002AB8_1_105_c.jpeg

Dear Judith

Thank you for your email, and for the attached photographs. Unfortunately I am unable to open the first attachment, as this requires software that is not available to me.

I note your comments regarding the land ownership, but still request a Location Plan that shows the full extent of the land in the applicant's ownership, outlined in blue.

I believe a supporting Heritage Statement can be required. However, I have copied Emily Wade into this reply to seek her views on that point.

I await the submission of the proposed curtilage plan.

Regards

Anna Tidey

Planning Officer

Submit your planning application online.
<http://www.planningportal.gov.uk>

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- SAVE A TREE Only print this email if absolutely necessary.

From: Judith Norris <judith@therpp.co.uk>
Sent: 23 December 2024 13:10
To: Anna Tidey <anna.tidey@midsussex.gov.uk>
Cc: Lois Partridge <lois@therpp.co.uk>; Jo Outram <jo@therpp.co.uk>
Subject: DM/24/2912 London Road Balcombe

You don't often get email from judith@therpp.co.uk. [Learn why this is important](#)

Dear Anna,

Thank you for your email. We did annotate the application form to request that officers contact the agent before carrying out a site visit, so that we can make arrangements for the gates to be opened. If the attached photos are not sufficient we would very much appreciate it if you could re-visit the site, even if that is not till after your holiday in January. We would be happy to agree to a EOT to enable this to happen and we note the potential delay to determination of the application in the context of the newly published NPPF.

I am not sure you need a blue line plan of the whole farm, it is quite a large area? The farm surrounds the buildings and is as submitted.

In relation to the potential to be curtilage listed, Kings Farm had its own stables. Logistically this makes sense because the buildings the subject of this application are some distance from Kings Farm. In reality I think they were farm buildings in which case the use is not ancillary to Kings Farm (I can give you lots of case law on this but I anticipate you know this anyway). I doubt they qualify as NDHA but perhaps you are best placed to talk to Emily re this.

A plan of the curtilage will follow.

Best wishes

Judith

Judith Norris BSc MSc FRICS IHBC FBIAC



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Sent 12:15
18.12.2024

DM/24/2912 -Equestrian Yard, London Road, Balcombe

FAO: Judith Norris

Dear Judith

I am writing to you regarding this application, for which I am the Case Officer.

I attempted to visit the site last Friday, whilst posting the Site Notice. I was unable to enter the land as the gate was locked and nobody was present at the time. As time is short before Christmas I do not wish to arrange a revisit, but I hope that you can assist me by providing up to date photographs of the existing buildings, with full views of each elevation, taken from the North, East, South and West, and photographs of the current site arrangements and of the immediate area of land.

On the submitted Location Plan the site boundary denoted by the red line is located tightly around the buildings, with the extent of the associated land outlined in the blue line extending beyond the submitted plan. I would like to receive a Location Plan that shows the full extent of the land in the applicant's ownership, outlined in blue. I also ask for you to clarify on a plan the extent of the area of land that is proposed to be used as domestic curtilage with the proposed dwelling?

Whilst writing I have consulted with Emily Wade, MSDC Conservation Officer (see emails below). At Emily's request I am asking for the submission of a supporting Heritage Statement to address the date and level of interest of the buildings affected, and also the question of possible curtilage listing (to Kings Farmhouse). Further information on the level of detail required in a Supporting Heritage Statement is available on page 14 of the Council's Validation Criteria for Planning Applications, see [Validation criteria for planning applications \(Including Technical Details Consent\)](#)

I could make the application Invalid pending the receipt of this additional information, but I am mindful that Balcombe Parish Council will require access to the planning documents and plans, which are held on the Online Planning Register, for their meeting on 8th January 2025. I will therefore retain the application as Valid for the time being, but request that you advise me of the likely timescale for submission of the required Heritage Statement?

I am also aware that following the release of the new NPPF a reassessment will need to be made of all new housing applications awaiting decisions in Mid Sussex. Therefore the decision on this application is likely to be delayed. The Development Management Team will meet to discuss the implications of the new NPPF content early in the New Year.

For your information I will be on leave from the end of the day on 10th January to 21st January 2025, and I do not expect to make a recommendation until after I return.

Regards
Anna Tidey
Planning Officer