

Heritage Statement

Plummerden House

Lindfield, RH16 2QS

Prepared by: Palmer Heritage Ltd

February 2025

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1. Introduction

- 1.1 This Heritage Statement has been prepared to support planning applications in relation to the development of equestrian facilities and associated works on land within the curtilage of Plummerden House, Lindfield. The proposed development site is within the Mid Sussex District.
- 1.2 This document will set out the policy context, describe the site and any heritage assets that have the potential to be affected by the proposals, assess the impacts of the proposed works on those heritage assets, and provide a justification for the proposed works.
- 1.3 A site visit was undertaken to inform this assessment on the 11th of November 2024, in clear conditions. The site assessment was undertaken from accessible private land.
- 1.4 The document is intended to be read alongside the Planning Statement and relevant drawings.

2. HERITAGE POLICY CONTEXT

National Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

2.1 Section 66 of the Act establishes a general duty for a planning authority, in considering whether to grant consent for a development which affects a listed building, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historical interest which it possesses. A building is listed by virtue of its special architectural or historical interest (Section 1(1)).

2.2 Section 72 of the Act establishes a duty in the exercise of any function under the Act to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. A conservation area is an area of local interest designated principally by the Local Planning Authority.

Revised National Planning Policy Framework 2024

2.3 The revised National Planning Policy Framework (NPPF) was published in December 2024. Section 16 of the NPPF deals with the consideration of heritage assets and sets out the importance of being able to assess the impact of a development on the significance of heritage assets. Significance is defined as the value of an asset because of its heritage interest. The setting of an asset can contribute to this interest. The setting of a heritage asset is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. A designated heritage asset is recognised by the NPPF to be a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation; of these, World Heritage Sites, Scheduled Monuments, Grade I and II* Listed Buildings and Parks and Gardens, Protected Wreck Sites and Registered Battle Fields are noted in paragraph 213 as being of the 'highest significance'.

2.4 The NPPF recognises that a balance needs to be struck between the preservation of the significance of a heritage asset and delivering public benefit. With regard to designated assets, paragraph 212 states that the more important the asset, the greater the weight should be on its conservation. Distinction is drawn between those assets of highest significance and those of a lesser significance.

2.5 The NPPF identifies harm as being either substantial or less than substantial. Paragraph 214 states that where the proposal would lead to substantial harm to the significance of a designated asset consent should be refused unless the harm or loss is necessary to achieve substantial public benefit that outweighs that harm. In cases where less than substantial harm to the significance of a designated asset is anticipated, paragraph 215 requires that this harm should be weighed against the public benefits of the proposal. In respect of non-designated assets, paragraph 216 requires a balanced judgement having regard to the scale of any harm or loss and the significance of the asset.

2.6 In accordance with the NPPF, this Heritage Impact Assessment sets out the significance of heritage assets likely to be affected by the proposed works. The information provided in this assessment conforms to paragraph 207 of the NPPF, thus the level of detail provided is proportionate to the significance of the affected heritage assets and no more than is sufficient to understand the potential impact of the proposal on that significance.

2.7 Guidance on the application of heritage policy within the NPPF is provided within the Historic England 'Good Practice Guides' and the on-line National Planning Policy Guidance (NPPG) for the Historic Environment.

National Planning Policy Guidance 2019

2.8 The NPPG provides guidance as to the application of policy related to heritage assets and defines the qualities of a listed building.

Historic England's 'Good Practice Advice in Planning Note 3: The Setting of Heritage Assets' (GPA 3)

2.9 Historic England's GPA 3 (2017) sets out guidance for the purposes of assessing the extent of the setting of a listed building. The guidance notes that 'setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage'. However, it is also stated that setting is 'separate from the concepts of curtilage, character and context'; an asset and its setting may contribute to the character of a place, and context is seen as the association of an asset with other places, surroundings or historical and cultural connections.

2.10 As per the NPPF, the guidance makes clear that setting 'is not fixed and may change as the asset and its surroundings evolve'. Key to the assessment of setting is the point that 'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance'. It is noted that setting which has historically changed should be assessed

in terms of what impact any additional change has; therefore, the baseline setting is that at the time of assessment rather than at a historic point in time.

Mid Sussex District Council Policy

Mid Sussex District Plan 2014-2031

- 2.11 The Mid Sussex District Plan was adopted in March 2018, and contains policies intended to steer development in the borough over the period until 2031.
- 2.12 The Plan at section 2.4 notes that the area is rich in heritage, including listed buildings, and that this heritage contributes to the district's unique character and identity. In relation to the priority theme of protecting and enhancing the environment, the Plan contains an objective to 'protect valued characteristics of the built environment for their historical and visual qualities'.
- 2.13 Policy DP34: 'Listed Building and other Heritage Assets' contains the council's requirements for development affecting the historic built environment. The policy requires applicants to protect listed buildings and their settings, through an understanding of any building potentially affected by development. Special regard will be given to protecting the setting of a listed building.

3. HISTORIC DEVELOPMENT AND SITE DESCRIPTION

3.1 The proposed development site is part of the garden and land of Plummerden House, situated to the south and west of the house which itself is located to the west of Park Lane. The site is to the north of Paxhill Park; where Paxhill Park is used below this relates to the country house and its immediate surroundings, with 'Paxhill Park Estate' used for the wider estate and land.

3.2 The land on which Plummerden House now stands was historically part of the Paxhill Park Estate, and Paxhill Park house itself, alongside a number of outbuildings, is located several hundred metres to the south of Plummerden House. Paxhill Park was completed by 1606 by Ninian Borde, who's family owned the estate at the time; it was later altered and extended in the 19th century. The whole estate was extensive, and included swathes of farmland and woodland as well as East Mascalls Farm in the east, a lodge to the north on Park Lane, and kitchen and formal gardens. The area within which Plummerden House was built is to the north of the house and gardens of Paxhill Park, and south of the north Lodge, and is the focus of the following description.

3.3 The Ordnance Survey mapping of 1874 (Appendix 1, Map 1) Shows Paxhill Park with the house appearing to have a southern and eastern aspect with steps to the east and a formal garden to the south. To the west of the house, outbuildings are shown, including the coach house. The gazebo to the east is also shown within another area of garden. To the north of the house and outbuildings the map shows an embankment and wooded area. The entrance drive is to the west of the house, and at this time continued north through parkland to meet Park Lane adjacent to a lodge. This track was tree-lined and flanked by two large fields or area of pasture studded with trees. The mapping of 1897 (Appendix 1, Map 2) shows little change.

3.4 By 1910, the mapping showed few changes (Appendix 1, Map 3), except for a large plantation of trees to the west of the track named as 'Stroods Wood'. Mapping of 1938 (Appendix 1, Map 4) renames this to 'Court Wood', with Stroods Wood further to the north. By this date an enclosure of some sort is shown to the east of the track around halfway between Paxhill Park and the Lodge, and several outbuildings had been constructed to the south of Paxhill Park. The house at Paxhill was still a private residence until 1970, but during World War II was used as a camp for the Canadian Forces and the Black Watch who were housed in blocks within the grounds, and subsequently as a demobilisation camp for returning prisoners of war.

3.5 Plummerden House is shown on mapping published in the mid-1960s (Appendix 1, Map 5) and was constructed after 1956. The house was built to the east of the track between Paxhill Park and the lodge, and had a tennis court further to the east. It was named on this mapping as the Dower House, and it described as such in the sales particulars for the Paxhill Park Estate in 1970, when the estate was broken up and sold in various lots (Appendix 1, Map 6). Within the sales particulars¹, Lot 5 is noted as having 3.553 hectares, and includes the Dower House, North Lodge and grounds surrounding including a garden to the south separated from the next field by an earth work. In addition, Lot 8 is also part of the present holding of Plummerden House, and included Court Wood and land running down to the north-eastern boundary of Paxhill Park. A field to the south of Plummerden does not seem to have been included as part of the sale and may have been tenanted; however, part of this field was also at some point bought to be included in the land owned by Plummerden House.

3.6 Following the auction in 1970, Paxhill Park was used as a residential nursing home, and by the mapping of 1975 (Appendix 1, Map 7) the former Dower House had been renamed as Plummerden House. Facilities such as a swimming pool, and equestrian buildings were added by 1999 (Appendix 1, Map 8) and later. The present site includes a stable block and small outbuildings to the west of the house, and an all-weather arena to the south of that block. These buildings are located to the north-east of Paxhill Park, which is now residential in use following the closure of the nursing home in 1999.

¹ Sales Particulars of the Paxhill Park Estate, Knight Frank and Rutley, and Bradley and Vaughan Auctioneers, 1970

4. DESCRIPTION AND SIGNIFICANCE OF HERITAGE ASSETS

4.1 The proposed development site is not occupied by any designated or non-designated heritage assets and is situated within the land of Plummerden House. The site is to the north-east of the village of Lindfield. Photographs of the site and surroundings can be found at Appendix 2.

Listed Building Descriptions

4.2 Paxhill Park, which includes a complex of four listed buildings and structures centred on a country house, is located approximately 150m south of the southern boundary of the development site.

4.3 The listed building descriptions and a summary of their setting is given below.

Paxhill Park

4.4 The following listed building description is for statutory address 'Paxhill Park Nursing Home, Ardingly Road', which is now a private residence (listing reference 1354873), as added to the National Heritage List in May 1983:

Built by Ninian Borde in 1606 and restored and enlarged in 1865. Two storeys, attic and semi-basement. The original portion, which is the north section, has 7 windows. Ashlar. Tiled roof. Three projections with gables and 4 smaller gables between. All with ball finials at their apex and above the kneelers. Casement windows with stone mullions and transoms, The outer projections have canted bays with 2 tiers of even lights. The window bays adjoining on the inner sides have curved bays of 5 lights on ground and first floors. Addition of 1865 at south end. Two gables facing west. Higher octagonal turret at south-west corner with pierced parapet and finials. The south front has a stone loggia with parapet over. This is flanked by 2 storeyed bays. The interior of the house is wholly C19. The house was occupied by the Borde family from 1606 till 1787.

4.5 The building is broadly as described in the listed building description though having been converted from nursing home to residential use the interior has been modified to suit this use. The house is of significant heritage interest due to its age, architectural form and associations with the Borde family. As noted, the northern portion of the house is of the earlier date, whilst the southern portion, and the surrounding associated landscaping, dates from the 19th century. The principal elevations face east,

west and south: onto the sweeping drive and carriage entrance to the west and a formal garden and walled forecourt to the south and south-west; the eastern setting of the house includes additional formal gardens and a gazebo giving views to the south and east. The 19th century alterations to the house took advantage of its position above the Ouse Valley, and the views across parkland towards the Ouse are a key part of the setting of the listed building. The historic principal driveway from Lindfield along Park Lane is still evident due to the southern lodge to the estate at its entrance.

4.6 The northern setting of the house reflects the more practical former uses, including the location of the coach house to the north-west (which also has a southern aspect) and a stand of trees and hedging which truncates views to the north from the house and has been in place at least since the 1874 mapping. In addition, the house is set slightly lower than ground to the north, and an embankment on the northern boundary of the property reflects this; a gate, probably dating from the late 19th century, sits on this boundary, part of a former access track that lead north towards the northern lodge when the estate was in its full form prior to 1970. In recent years a swimming pool has been added to the north-east of the house. In contrast to the wide, open and designed views south and east from both the 17th and 19th century portions of the house, the vegetation and earth works to the north prevent long views towards Plummerden House and its gardens.

4.7 The importance of the setting of Paxhill Park to its heritage value is exemplified by the separate listed status of landscape features and outbuildings within the estate including the coach house, gazebo and forecourt wall and gates. The principal elevations of the house relate to these aspects and areas of formal garden, and give legibility to historic designed views and access arrangements. The setting to the north, though still recognisably part of the former estate when viewed on a map, is separated from Paxhill Park both by ownership since the sale of the estate in 1970 and visually due to green boundaries. The presence of the trees and earth works to the north of the house indicate that the aspects to the south were historically the most important, and the areas to the north less prominent.

Gazebo to the east of Paxhill Park

4.8 The following listed building description is for statutory address 'Gazebo to the East of Paxhill Park Nursing Home, Ardingly Road' (listing reference 1025616), as added to the National Heritage List in February 1973:

Early C17. Two storeys. Ashlar. Pyramidal tiled roof.

4.9 The building is as described in the listed building description and lies to the east of the older part of Paxhill Park, at the south-eastern corner of a rectangular formal garden space. As a gazebo, the purpose and setting of the building is inherently linked; the gazebo was designed to give views across the countryside to the south and east, over the Paxhill Park Estate and towards the Ouse Valley. As a result, there is no contribution made by the landscape to the west and north of Paxhill Park house, with no intervisibility beyond the house in these directions. Therefore, the setting which contributes to the heritage value of the gazebo is restricted to the presence of the house itself, the garden within which the gazebo is located, and the long views across parkland to the south and east. There is no visual relationship between the gazebo and the land owned by Plummerden House, and the site under consideration does not form part of the setting of this heritage asset.

Coach House to the north-west of Paxhill Park

4.10 The following listed building description is for statutory address 'The Coach House, to the north west of Paxhill Park Nursing Home' (listing reference 1025617), as added to the National Heritage List in February 1973 and amended in May 1983):

Originally the Stables, now a dwelling. 1865. Originally a square block of 2 storeys and 2 windows facing east, south and west. Two shaped gables facing south, one shaped and one plain gable facing east and west. Tiled roof. Tile-hung clock-turret with stone cupola over. Casement windows. Later L-wing added to north-west.

4.11 The coach house to the north-west of Paxhill Park, though described within the listed building description as a former stable block, is more often cited as a former coach house, said to once house seven carriages, which was converted to a dwelling in the 20th century. The building has architectural and historic interest as a former key estate building, constructed as part of the 19th century expansion of Paxhill Park. Its built form reflects the grandeur of Paxhill Park.

4.12 The setting of the building includes the carriage entrance gateway, which is separately listed, and the wooded area and earthworks to the north; in reflection of its functional use and status on the estate the building sits apart from the more formal garden and 'pleasure grounds' and is effectively hidden from view from these areas in the north-west corner of the immediate Paxhill Park surroundings. Due to the enclosure provided by the trees and hedging to the north, there is little intervisibility between the coach house and the grounds of Plummerden House, and the key setting of the coach house is the carriageway and drive with which its use was associated. Though there is a historic connection with

the track running north towards the north lodge, this connection has been lost following the sale of the estate in 1970, and the visual remains of the connection are restricted to the remaining old gate on the boundary of Paxhill.

Garden and Forecourt Wall to the south and west of Paxhill Park, and Gate Piers flanking the carriage drive

4.13 The following listed building description is for statutory address 'Garden and Forecourt Wall to the south and west of Paxhill Park, and Gate Piers flanking the carriage drive at the north-west corner, Ardingly Road', as added to the National Heritage List in February 1973:

1865. Stone wall surmounted by balustrade with balusters and coping. At north-west corner flanking the carriage-drive stone gate-piers with obelisks over.

4.14 The stone wall and balustrade described within the listed building description run to the south and south east of Paxhill Park, in effect providing a boundary between formal garden areas and the wider parkland landscape and Ouse Valley beyond. As such, the setting of this part of the listed structure includes these gardens, and the designed views from the house and gardens to the south over the balustrade. The gate piers of the carriage entrance, which mark the access point to the site of the house from the long drive from Park Lane in the south, have a slightly different setting, being surrounded by the built form of the house itself and the coach house to the north. The built form of the coach house truncates views to the north and towards the land owner by Plummerden House from both elements of the asset, and as such the site under consideration does not form part of the setting of the asset.

4.15 This yard and the surrounding historic buildings forms the contributing setting of the listed building, and gives legibility to its historic function. The building is separated by built form from the fields to the south and west and its surroundings are tightly focused on the farmyard and lane. Due to the enclosed and inward facing nature of the listed building and the lack of any intervisibility between the structure and the proposed development site, the site does not form part of the setting of the heritage asset.

Plummerden House and Land

4.16 As noted, the land upon which Plummerden House and the site under consideration is situated was once a part of the Paxhill Park Estate and was sold at auction in 1970. However, it has historically been the case that this area was to some extent separated from the house and outbuildings at Paxhill Park,

at least visually, by stands of trees and earth works. The land also contained a secondary access track which continued north to the northern lodge; this track is no longer fully present and is truncated in the location of the modern equestrian sand school though its course is style discernible due to the presence of the old gate on the boundary with Paxhill Park. Court Wood is still in place to the west and provides further enclosure of the land.

4.17 The current layout of the grounds are as follows: Plummerden House lies to the northern part of the land, with its main aspect facing south across a garden and field to the south. Views towards Paxhill Park are screened by the aforementioned trees. A driveway leads south-west to the existing 20th century stable block and post and rail fencing and continues further to the sand school which is also fenced. Beyond this to the south is another paddock alongside Court Wood. To the east of Plummerden House is a swimming pool and tennis court, with further areas of field to the east and south. To the north of the house the drive leads towards Park Lane and the northern lodge, formerly of Paxhill Park Estate.

4.18 It is the case then that this former estate land retains some legibility as part of the historic Paxhill Estate; however, its functional association with Paxhill Park had been severed prior to the date of listing of the historic house and outbuildings, and any visual associations, where they existed, have been further reduced over time. The character of the land owned by Plummerden House, particularly in the area of the current equestrian facilities, has changed and now reflects the association with Plummerden House and provision of facilities for that dwelling.

5. IMPACT ASSESSMENT AND JUSTIFICATION

Extent of the works

5.1 Full details of the proposals can be found in the submitted drawings and Design and Access Statements. In summary, the development can be described as follows:

- Demolition of existing stable block and its replacement with a single storey ancillary structure clad in timber with a slate roof.
- Expansion of equestrian facilities to the south and west of the new ancillary block to include a timber clad American barn to stable horses, a steel framed and roofed indoor riding school, a timber storage barn and a horse-walker.
- Provision of an outdoor sand school to the south of Plummerden House.

Design Justification and Impact Assessment

5.2 The proposed development has been designed to provide modern and adequate equestrian facilities for the use of the occupants of Plummerden House, allowing them to develop a high-quality private competition yard at their home. The facilities are commensurate with the level of involvement that the family have with equestrianism, including training their dressage horses and children's ponies to a high level for competition.

5.3 The appearance of the proposed indoor riding school, which will be the southern-most building located immediately south of the existing sand school, is modern, being of a steel frame with a steel roof. The lower part of the external elevations will present a timber post and rail fence, and an enclosed viewing area will be provided to the northern side. The gated equestrian access will be on the eastern side. The height of the building will be approximately 7 metres, and its long sides (north and south) will measure 41 metres, with the shorter sides 23 metres long.

5.4 The indoor school takes into account the topography of the site, which slopes down towards Court Wood and the boundary with Paxhill Park. Although relatively large, the building is open and airy due to its construction style and reflects the appearance of a modern agricultural building. In context, this is appropriate to the location chosen which currently is used for equestrian purposes. The siting of the building has been chosen in part due to the existence of tree and hedge screening which will prevent views from Paxhill Park and the coach house towards the facility, and in acknowledgment of the lack

of designed views to the north from the listed buildings. As noted, the key views which are part of the setting contributing to the heritage value of Paxhill Park in particular are to the east and south, and the setting to the west of the house and south of the coach house is also particularly significant. As a result of historic soft and hard boundaries to the north of these buildings, they have a very limited association with the land on which the indoor school will be situated, and this association is not visual.

- 5.5 The proposed American Barn will be located to the north of the indoor school, on the site of the current outdoor school, and will be steel and concrete framed with timber cladding and a steel roof; like the indoor school, the design reflects its purpose and the need for a robust, safe and weather tight home for its equine inhabitants. The height of the building will be lower than that of the indoor school to the south at approximately six metres; as a result, the building will be effectively hidden when viewed from the south of the land. This results in an even smaller risk of views from Paxhill Park and the coach house, as screening is again historic and in place on the boundary of the properties.
- 5.6 The horse-walker is located to the north of the American Barn and will not be visible from the southern part of the site. Its design is in keeping with the proposed buildings to the south.
- 5.7 The proposed storage barn is located to the south-east of the proposed American Barn, and is of steel framed construction with larch timber cladding and a steel roof. The scale of this building is smaller, reflecting its purpose, and it is sited on a north-south access to reduce any appearance of bulk alongside the other facilities when viewed from the north and south. Like the other buildings, views of the barn are screened from Paxhill Park and the coach house by trees and earthworks, and the site of the barn is not within any key views from the listed buildings.
- 5.8 It is notable within the design that the course of the former access track that would have connected Paxhill Park and the lodge to the north has been retained as a result of the sensitive siting of the proposed buildings, allowing the legibility of the route down to the existing old boundary gate to remain. Though the full track has been truncated, the proposals present an opportunity to emphasise part of the track to serve the new buildings, which is of some benefit in highlighting the association between the land plots as part of the wider Paxhill Park Estate. However, as described, this will not change the existence of the visual barriers or create any new visual links or views from the listed buildings towards the new facilities.
- 5.9 The proposed ancillary building to the north, in the location of the existing stable block, and the adjacent pole barn, will be entirely hidden from view from the south of the site, and their location

reflects the presence of existing built form. Therefore, there will be no change from the current situation as a result of these buildings.

- 5.10 The proposed outdoor school, to the south of Plummerden House, has been designed to reduce change in the landscape which is relatively flat and open at this point. The flat sand surface and low hedge surrounding the area will not disrupt views across the landscape from any direction. As noted, the site is not visible from Paxhill Park due to the existing visual barriers, and the design ensures that no harm would be caused by the presence of the school in the landscape should glimpsed views occur.
- 5.11 As a result of the design and siting of the proposed equestrian facilities as a whole, and notwithstanding the change to the appearance of the site itself (which contains no heritage designations) there will be no harm to the special interest of Paxhill Park, the coach house, or the setting of the listed buildings as a result of the proposals, and the heritage value of the assets will be maintained.

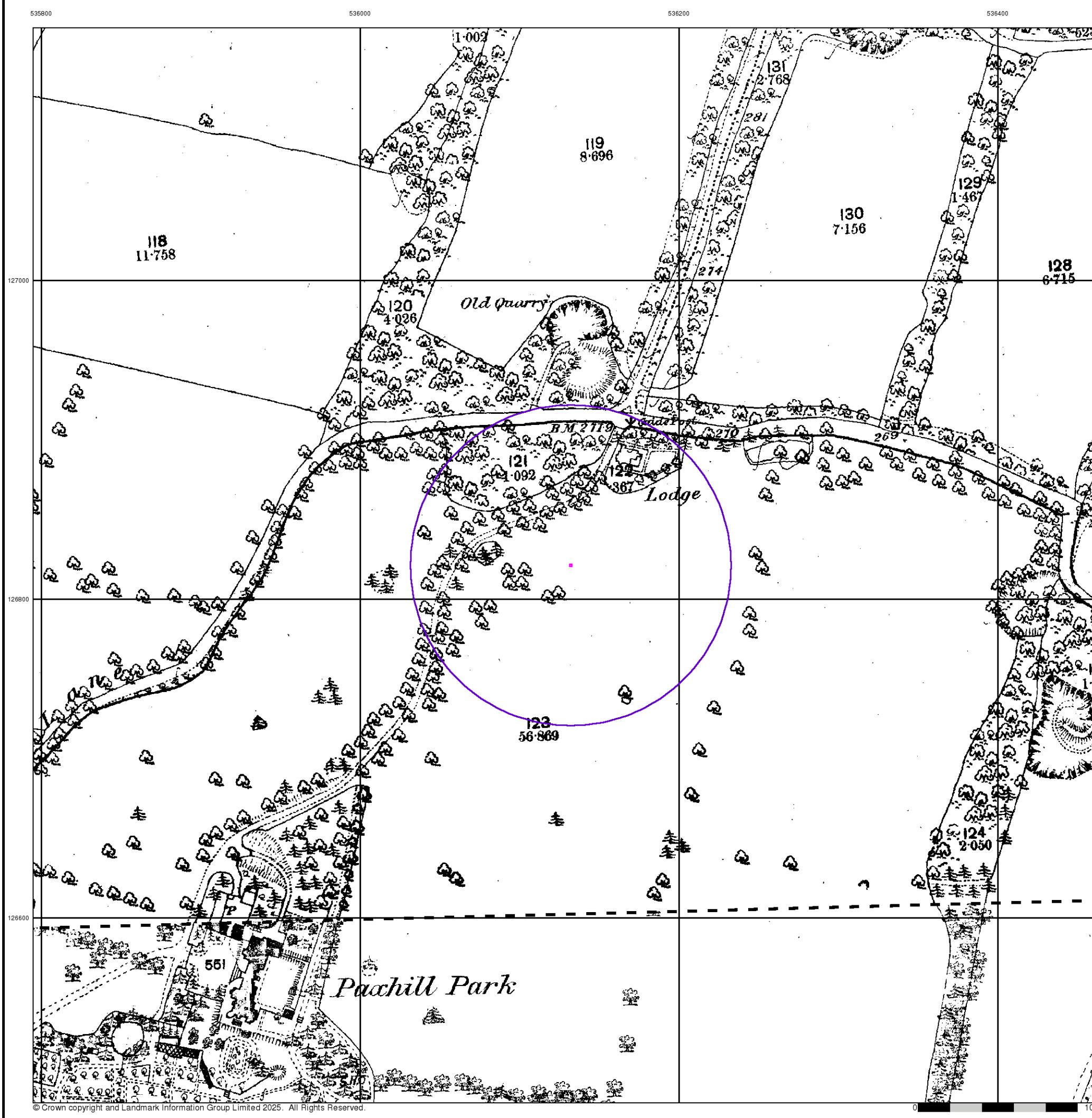
Conclusions

- 5.12 In general, it is considered that the proposals will cause no harm to the listed buildings of Paxhill Park or the coach house, as a result of changes to their setting. The site is not considered to be part of the setting of the gazebo or wall and gate piers, as set out earlier in this document.
- 5.13 As per the 1990 Act, the proposed development preserves listed buildings and their settings and preserves the character and appearance of the conservation area. Where the NPPF discusses harm, it is considered that in this case there is no harm to the historic environment, and therefore the stipulations of the national policy are more than met. As per the requirements of GPA 3, the setting of heritage assets has been defined and assessed where appropriate to reach a professional conclusion.
- 5.14 The design adheres to the District Plan policy DP24, as the listed buildings identified, and their settings, will be protected. Special regard has been given to the protection of the setting of each listed building, and it is considered that the proposals do not harm these.
- 5.15 The proposed works will allow the appropriate and sensitive development of the site with modern, appropriate and highly functional equestrian facilities, whilst retaining the heritage value and architectural interest of the listed buildings and their setting.

APPENDIX 1: HISTORIC MAPPING

Map 1: Ordnance Survey: 1874

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A horizontal scale with a black bar from 0 to 5 and a grey bar from 5 to 10.

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Published 1874 - 1875

Source map scale - 1:2,500

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Map Name(s) and Date(s)

	026_04
	1875
	12,500
	
	026_08
	1874
	12,500

Historical Map - Segment A13

N

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Site Details

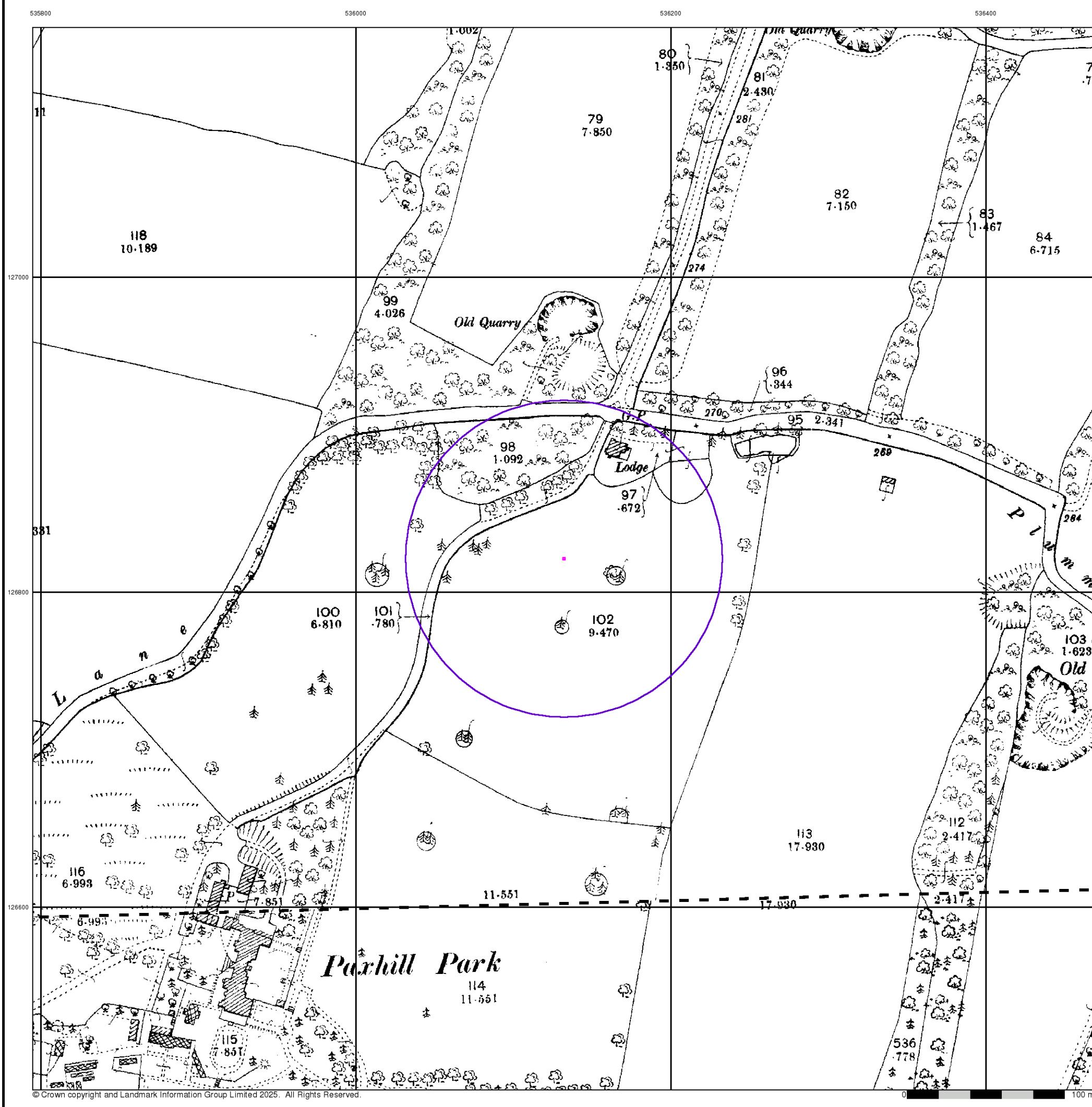
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Map 2: Ordnance Survey: 1897

On following page



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Published 1897

Source map scale - 1:2,500

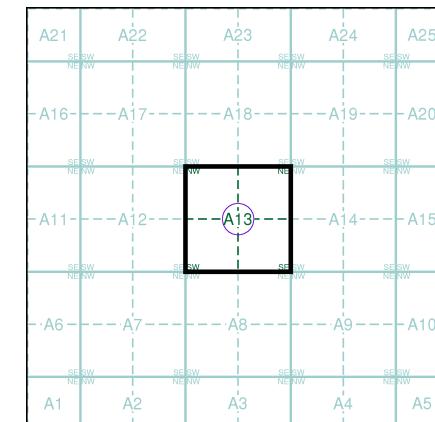
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Map Name(s) and Date(s)

026_04
1897
1:2,500

026_08
1897
1:2,500

Historical Map - Segment A13



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Search Buffer (m): 100

Site Details

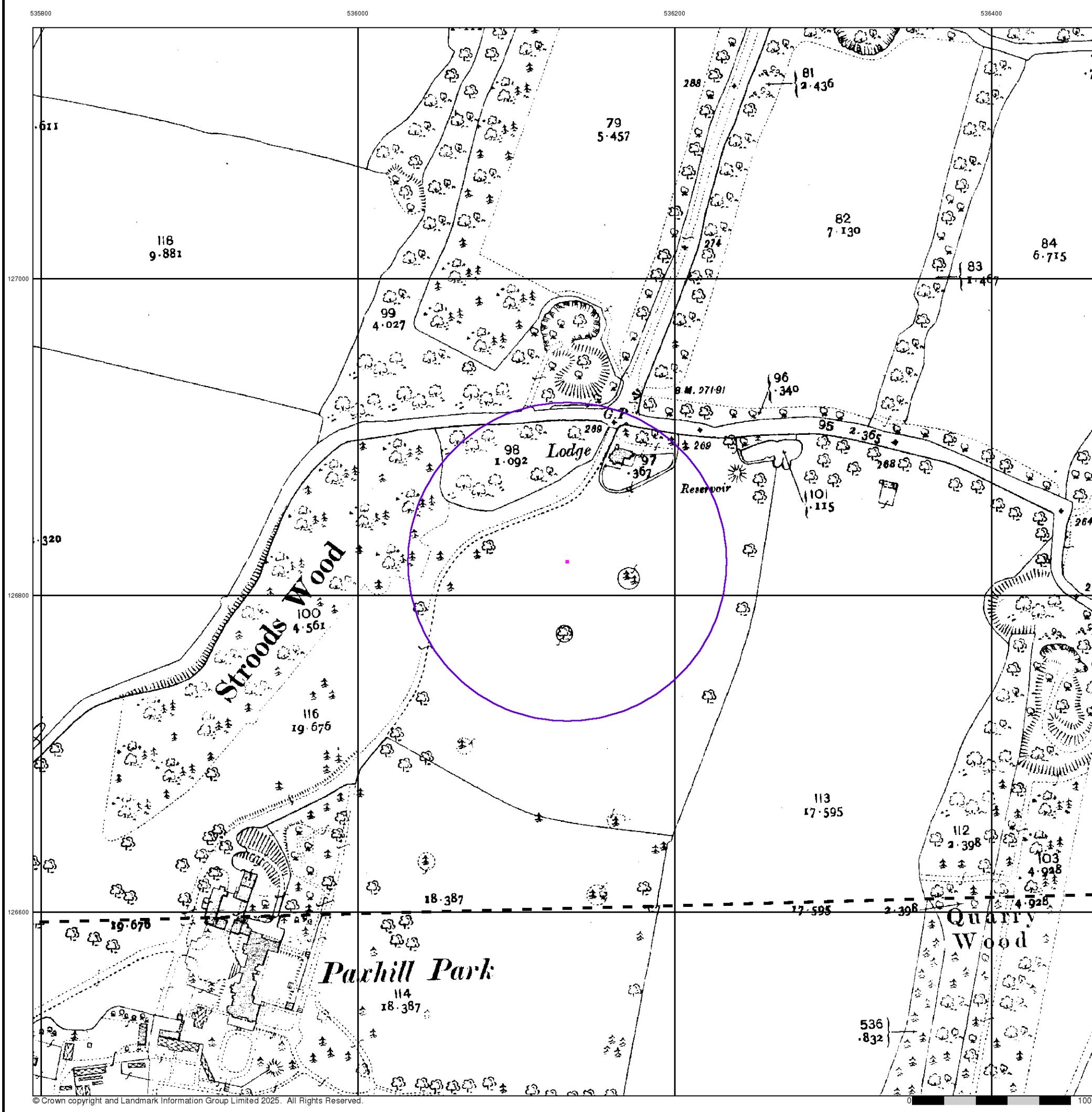
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Map 3: Ordnance Survey: 1910

On following page



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Sussex

Published 1910

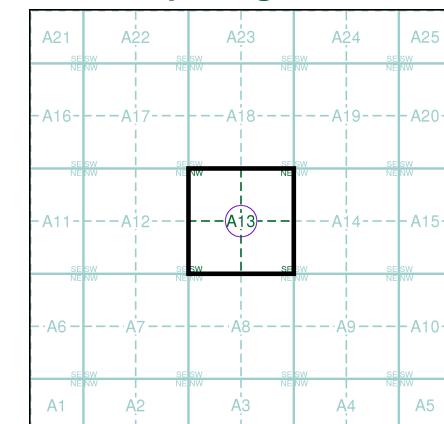
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

	026_04	
	1910	
	12,500	
	026_08	
	1910	
	12,500	

Historical Map - Segment A13



Order Details

Order Number: 369737356_1_1
Customer Ref: PLUM25
National Grid Reference: 536130, 126820
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

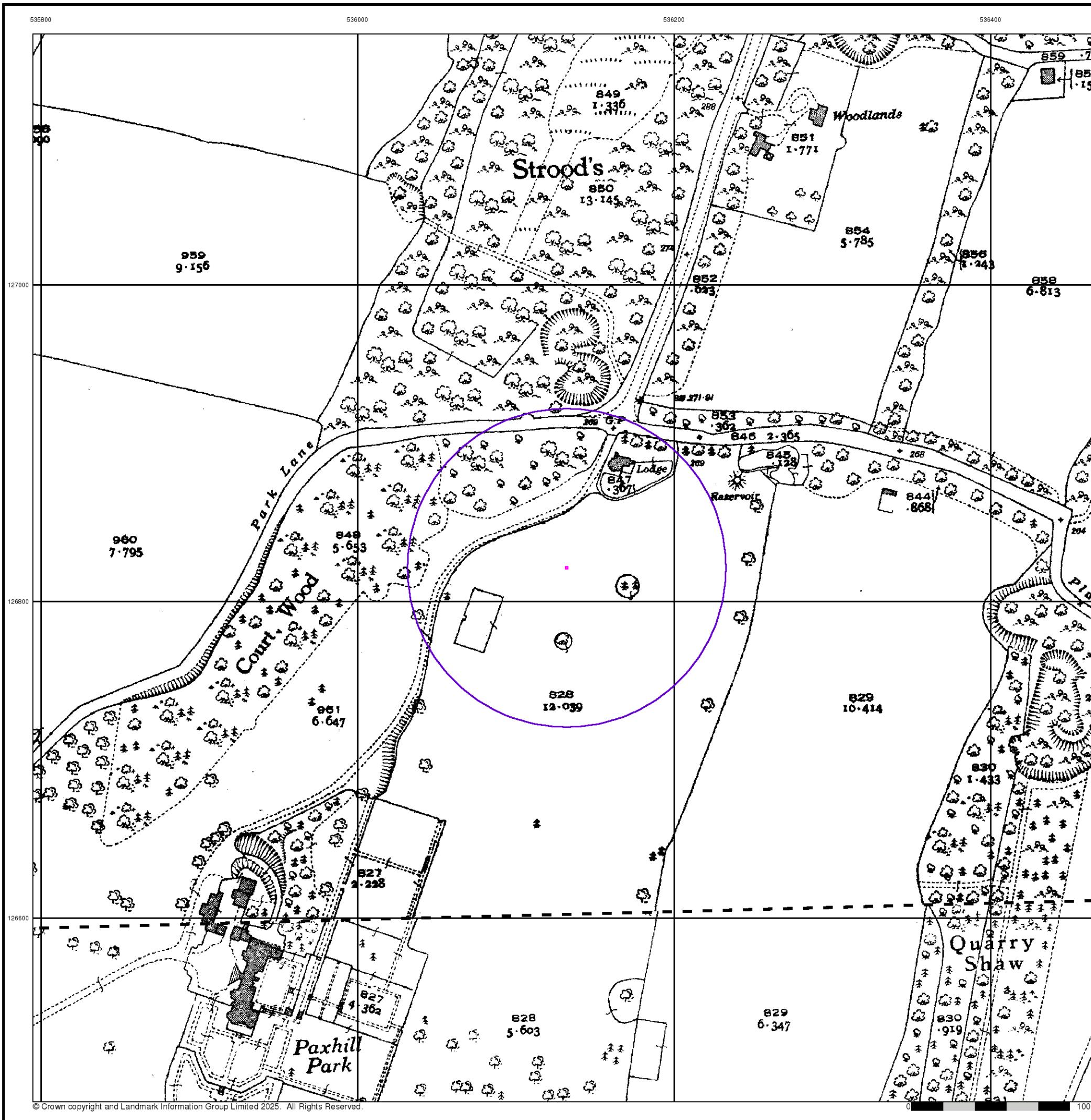
Plummerden House, Park Lane, Lindfield, HAYWARDS HEATH, RH16 2QS

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Map 4: Ordnance Survey: 1938

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Sussex

Published 1938

Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

026_04
1938
1:2,500



026_08
1938
1:2,500

Historical Map - Segment A13

A21	A22	A23	A24	A25
SE/SW NE/NW	SE/SW NE/NW	SE/SW NE/NW	SE/SW NE/NW	SE/SW NE/NW

A16	A17	A18	A19	A20
SE/SW NE/NW	SE/SW NE/NW	SE/SW NE/NW	SE/SW NE/NW	SE/SW NE/NW

A11	A12	A13	A14	A15
SE/SW NE/NW	SE/SW NE/NW	SE/SW NE/NW	SE/SW NE/NW	SE/SW NE/NW

A6	A7	A8	A9	A10
SE/SW NE/NW	SE/SW NE/NW	SE/SW NE/NW	SE/SW NE/NW	SE/SW NE/NW

A1	A2	A3	A4	A5
SE/SW NE/NW	SE/SW NE/NW	SE/SW NE/NW	SE/SW NE/NW	SE/SW NE/NW



Order Details

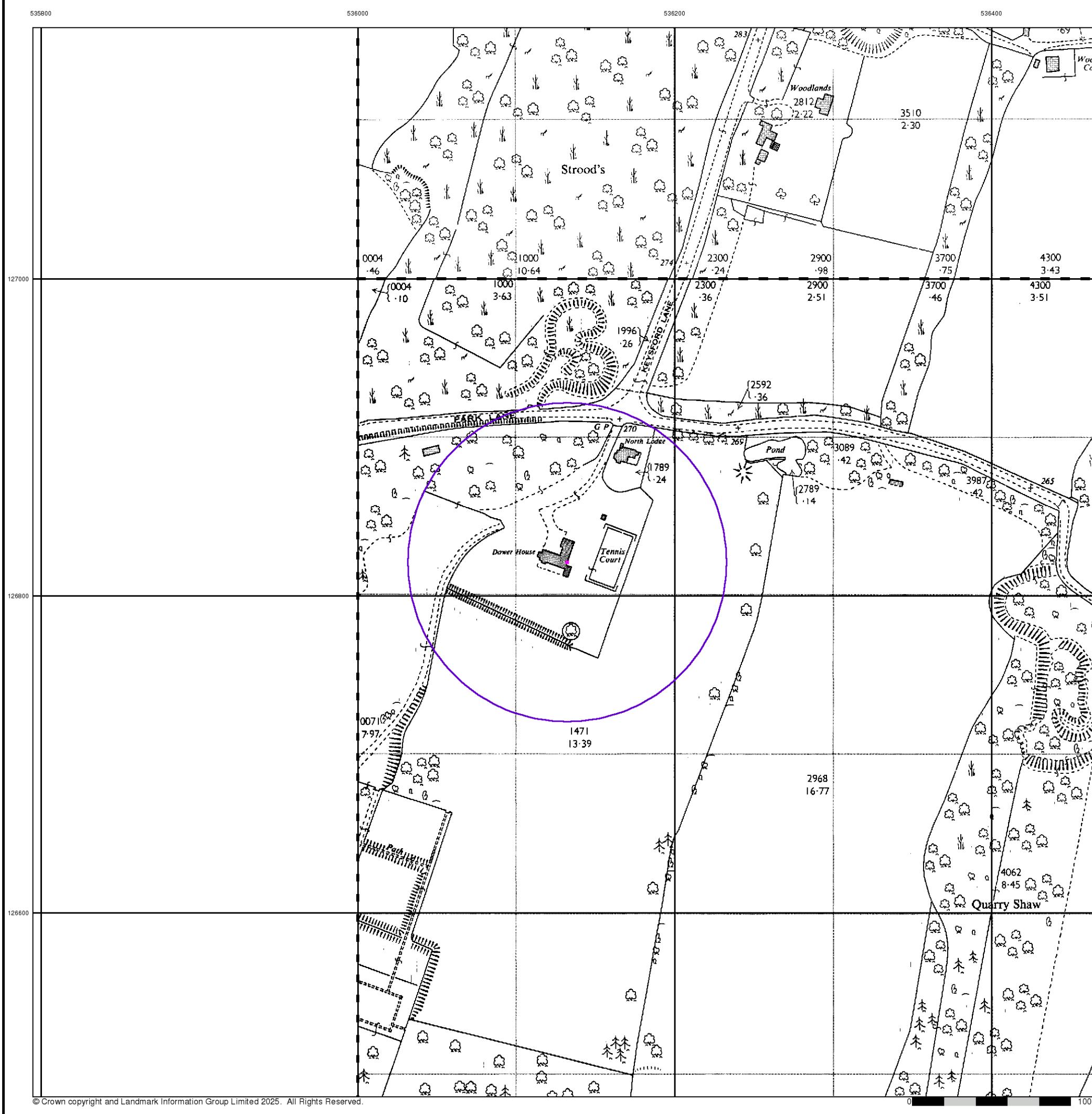
Order Number: 369737356_1_1
Customer Ref: PLUM25
National Grid Reference: 536130, 126820
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Plummerden House, Park Lane, Lindfield, HAYWARDS HEATH, RH16 2QS

Map 5: Ordnance Survey: 1965

On following page



Ordnance Survey Plan

Published 1965

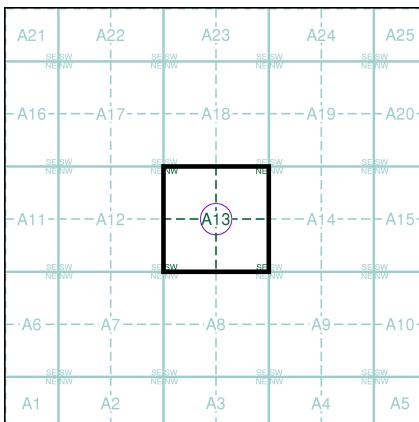
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

TQ3627	1965	1:2,500
TQ3626	1965	1:2,500

Historical Map - Segment A13



Order Details

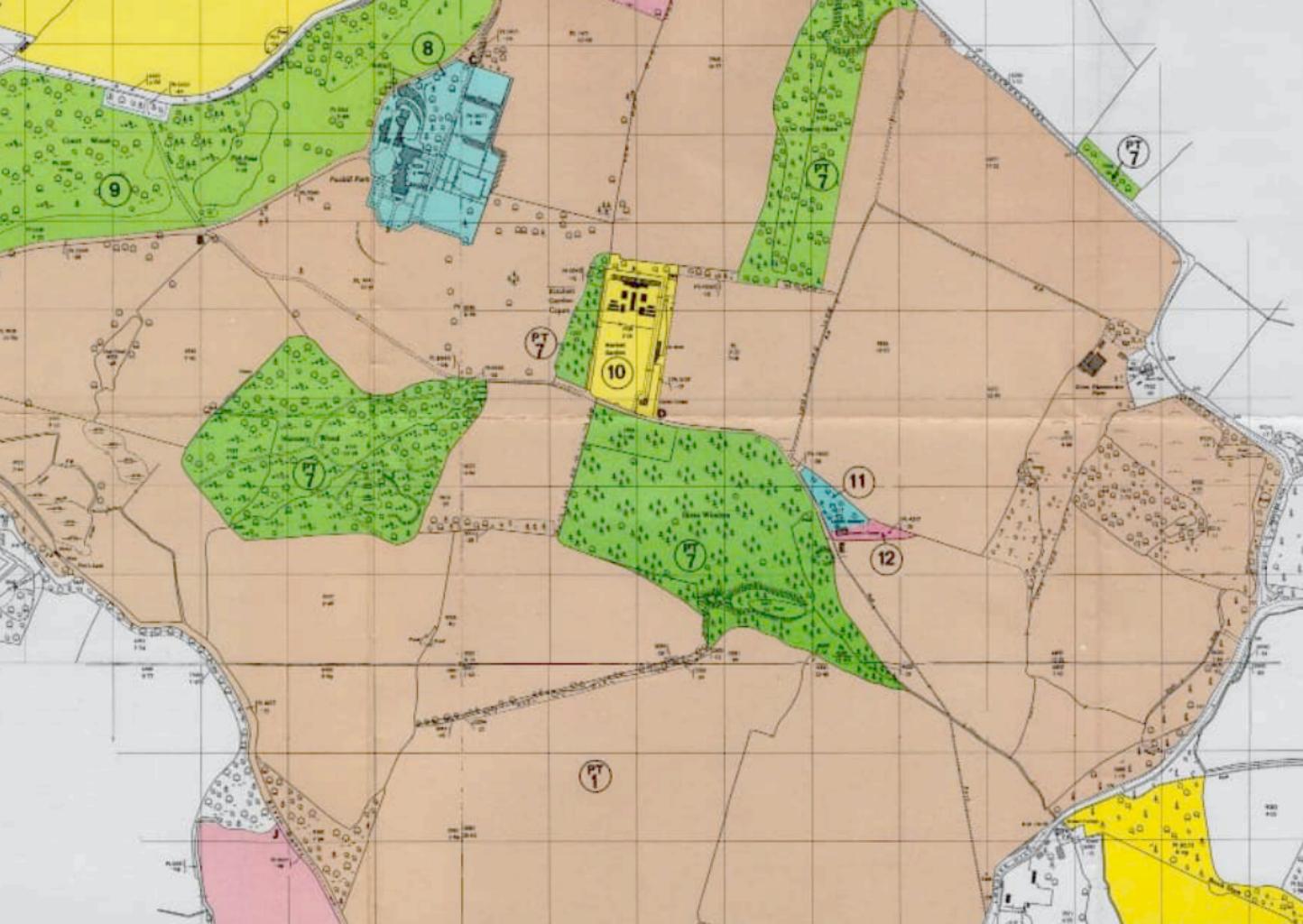
Order Number: 369737356_1_1
Customer Ref: PLUM25
National Grid Reference: 536130, 126820
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Plummerden House, Park Lane, Lindfield, HAYWARDS HEATH, RH16 2QS

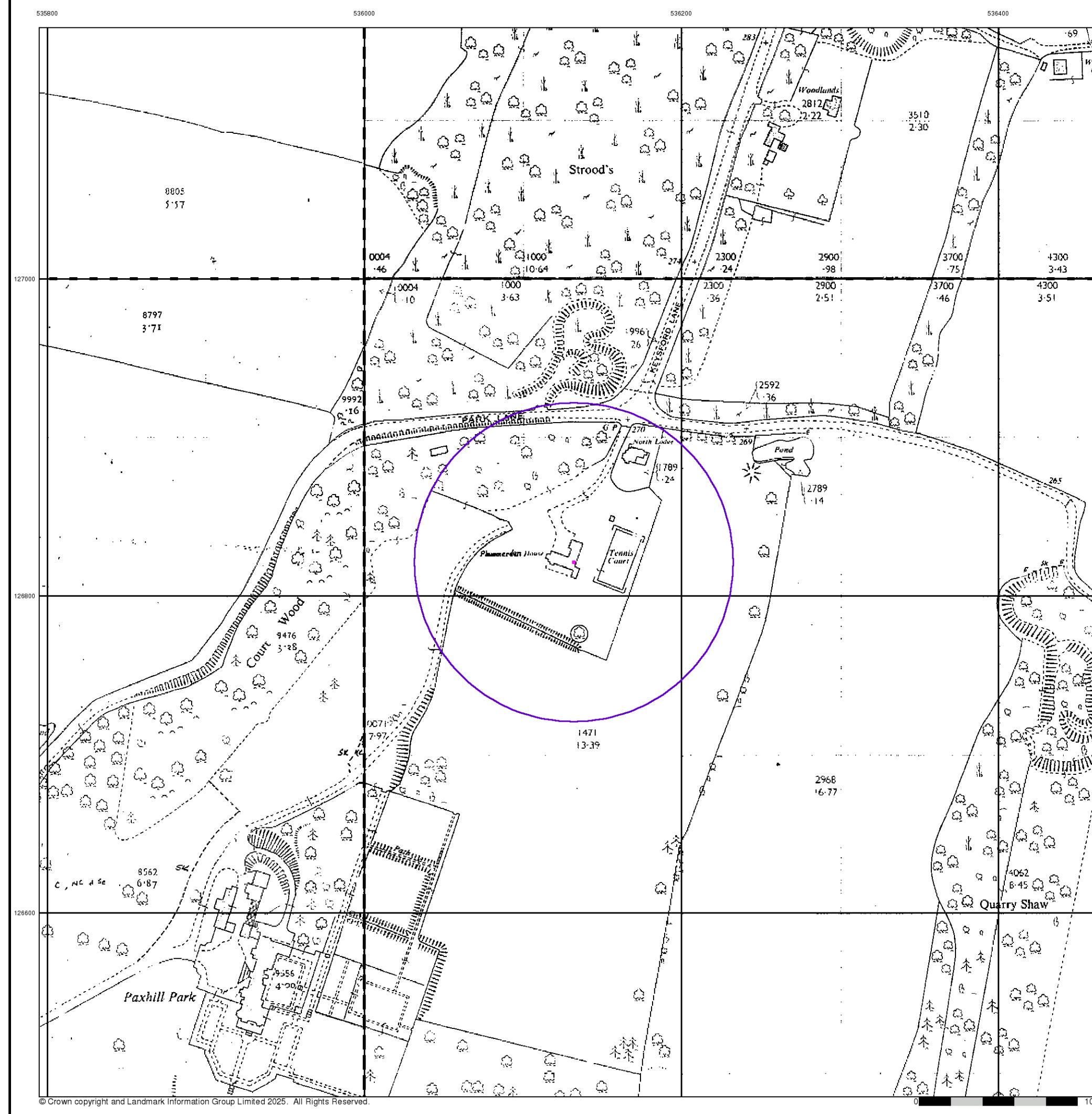
Map 6: Estate Plan accompanying auction details, 1970

On following page



Map 7: Ordnance Survey: 1975

On following page



Supply of Unpublished Survey Information

Published 1975

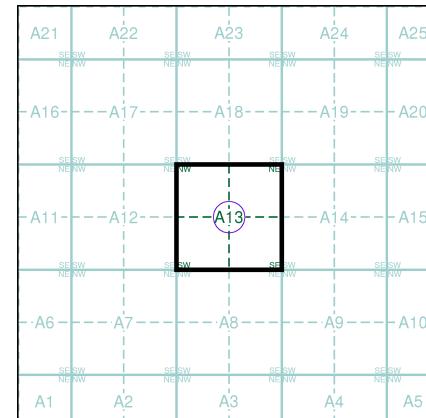
Source map scale - 1:2,500

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TQ3527	TQ3627
1975	1975
12,500	12,500
—	—
TQ3526	TQ3626
1975	1975
12,500	12,500
—	—

Historical Map - Segment A13



Order Details

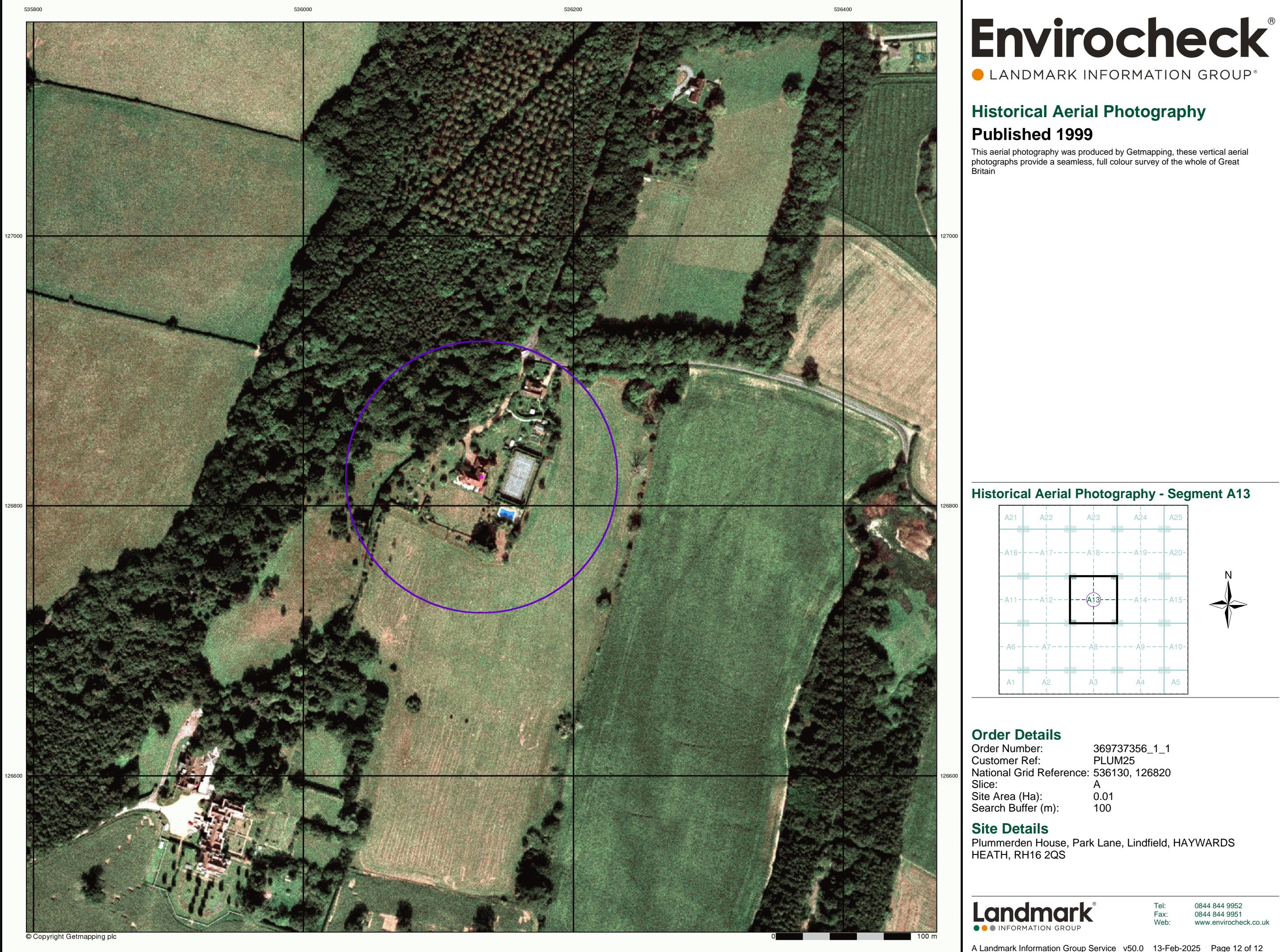
Order Number: 369737356_1_1
Customer Ref: PLUM25
National Grid Reference: 536130, 126820
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Plummerden House, Park Lane, Lindfield, HAYWARDS HEATH, RH16 2QS

Map 7: Aerial Photograph, 1999

On following page



APPENDIX 2: PHOTOGRAPHS



Photo 1: Existing stables



Photo 2: Existing sand school from north



Photo 3: Existing access from stables towards sand school



Photo 4: Proposed site of American Barn (right hand side) and indoor school (left hand side) facing towards Court Wood and Paxhill Park boundary.



Photo 5: Proposed site of storage barn taken facing towards Paxhill Park boundary.