

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 07 January 2026 15:39:13 UTC+00:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: DM/25/3004 Great Bentley Plantation

Hi Katherine

Comments on the above planning application.

The principal application site is located in an area of woodland and rough pasture some distance to the west of Borde Hill Lane, although the site boundary includes a long access track running east from here to the road. Planning permission was granted in 2024 and amended in 2025 for the construction of 5 holiday lodges adjacent to the site- the current proposal relates to this permission and is for the installation of a small solar PV array, on the site of what was previously proposed to be EV charging points for the development.

In my opinion, given the limited scale of the proposed installation and its distance from the nearest listed buildings at Borde Hill House and Naldred Farmhouse, there is unlikely to be any material impact on their settings. In terms of the registered Park and Garden, the boundary of which is a short distance to the east of the site, due to the intervening screening by existing and proposed new planting (including the orchard which forms part of the approved lodges scheme) I do not consider that the setting or significance of this heritage asset will be adversely affected by the proposal.

The proposal therefore meets the requirements of District Plan Policies DP34 and DP36 and the relevant paragraphs of the NPPF.

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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