

From: Jo Dawes <Jo@planitconsulting.co.uk>
Sent: 08 January 2025 10:35:26 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: FW: The Lake House - Draft for Anna - subject to what Paul and Alexandra say
..... any additional comments / thoughts?

Dear Anna,

I am disappointed to have received your email which I have forwarded to our client to understand what they wish to do.

In nearly 30 years of considering planning and listed building applications I have never been asked to seek 'verified views' on a single replacement dwelling. These are hugely costly models which are normally associated with large strategic sites or big infrastructure projects. I think this is a wholly unreasonable request and would put our client to unnecessary expense.

The proposal is for a replacement dwelling, which is not significantly larger than the existing building (particularly taking into account the 8 metre PD fall back extensions.) Your policy DP15 allows for replacement dwellings in the countryside and there is no restriction on any uplift. The site also does not lie within any landscape designation, it is not within the High Weald AONB, and is located in a similar position to the existing building. It remains two storey in form and height, with a ridge height of 7.6 above highest ground level, the existing property is approximately 7m. The subservient wing is 2.4m lower in height taking advantage of the natural levels of the ground in a similar way to the existing buildings.

The proposal is more than 250 metres from any Listed Building, indeed the issue of the setting of the Listed Building was not originally raised when the application was first validated by yourselves, presumably as it was so far away from the Listed Buildings. It was also not raised as being a potential issue at the pre-application stage. The Heritage Assessment, which we subsequently provided however concludes that there will be no harm to the setting of the Listed Buildings. The photos forwarded by you clearly show how distant the existing building is, (I also note that the photos are taken during winter months with no leaves on the trees, clearly for much of the year it would be screened by trees). I note that the Conservation Officer has not commented specifically on any harm to the Listed Buildings per se, but is rather more concerned at the 'monolithic form of the two linked principle ranges'. Furthermore, the impact from a public right of way is not a heritage issue.

Whilst I appreciate that the emerging Development Plan is not yet adopted and it has limited weight, it is noted that immediately to the west of the site, on land surrounding Ley House it is proposed that the land be designated for new housing development of up to 2000 new dwellings as part of the Copthorne and Crawley urban extension. I am surprised that this would be acceptable if a single building more than 250 metres away is considered to be so contentious!

Policy DP12 seeks to protect the countryside and its intrinsic character and beauty ... and where possible enhance the quality of the rural and landscape character. We are of the view that the proposal, which is set well back from the road, in a relatively isolated, stand alone site, well away from any neighbouring properties, and which takes advantage of the natural contours of the land has resulted in a building which sits in the landscape and would have a minimal

impact on the wider character of the countryside. Whilst we accept that the building is different in form and more contemporary in design compared to the existing, this is not, in itself harmful. We remain firmly of the view that the proposal complies with Development Plan policies and would not harm either the landscape character or the significance of, or setting of Listed Buildings.

I note that no concern has been raised from the Parish Council. I really hope that you will reconsider your views as we have really put a lot of thought and consideration into what would be appropriate on this site.

However, notwithstanding the comments above, our client is open to the consideration of an amended, more traditional design if it was felt that this would be acceptable and would overcome officer concerns. I would welcome your comments in this regard.

We will come back to you shortly once we have taken instruction from our client.

Best regards

Jo Dawes

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