

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 22 October 2025 09:44:56 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: DM/25/ Broadhurst Stables, Broadhurst Manor, Horsted Keynes

Hi Caroline

Comments on the above planning application.

The application site is an unlisted former stables building within the setting of Broadhurst Manor, which is a Grade II* listed building. The adjacent cart shed and barn are Grade II listed. The stables, which appear to date from the 19th or early 20th century, are located a short distance to the south of this listed group. While we have not regarded the building as curtilage listed, I would consider it a non-designated heritage asset (NDHA) making a positive contribution to the broader setting of the listed group. The stables also have an impact on the manner in which the special interests of the listed buildings are experienced by those approaching them along the public right of way running from the south towards Broadhurst Manor Road.

Planning permission was first granted in 2016 for conversion of the stables to a residential use, including an extension within the adjacent earth bank, and soft landscaping (DM/16/0312). Unfortunately, the works undertaken were not in accordance with this permission, and following negotiation and refusal of first initial application, a revised scheme was retrospectively granted consent in 2019 (DM/19/2790).

Regrettably, it would seem that again works have been carried out which are not in accordance with, or are in excess of the existing permissions. The current proposal seeks to regularise the situation. The works which are in question are:

- Alteration to the extent and nature of the hard landscaping sitting above the buried extension to the property, comprising a larger decked area, and an area of chippings, both of which replace consented soft landscaping. It also appears that the grading of the area is not as approved, in particular to the southeast of the stables building.
- Replacement of approved planting to either side of the window and its stone surround to the southwest of the original building with what appears to be a sloping membrane roof.
- Removal of the approved sloped grassed slope below this window in favour of a decked area and matching cladding to the wall below the window.
- Retention of a stove flue pipe to the roof of the northeastern corner of the stables building.
- An approved grassed parking area (with reinforcement matting) to the northeast of the stables replaced with tarmac.

In my opinion, the current proposal raises a number of concerns with respect to the impact on the significance of the stables as an NDHA, and on the positive contribution

that the site makes through group value and impact on setting to the special interests of the listed buildings at Broadhurst Manor. The works are particularly disappointing given the extensive discussions which took place during the course of the previous applications to ensure that harm did not occur to the affected heritage assets- in some respects the works now applied for would reinstate features which were removed by negotiation from these previous applications.

- The extensive additional hard landscaping including decking and chippings to the east of the stables, above the buried extension, detracts from the rural character of the site and the former agricultural nature of the building. These areas should be returned to the grass landscaping and more natural contouring of the most recently approved scheme.
- Similarly, the loss of the planted area to the face of the bank around the window to the extension to the southwest of the original building detracts from the rural character of the site and also exacerbates the visual impact of the extension. This should be returned to the approved treatment of soft landscaping.
- Likewise, the loss of the grassed slope below the window has a similar impact and in combination with the above significantly reduces or removes the extent to which this part of the extension appears to be 'buried' in the landscape, which was the original aim, and the basis on which the extension was considered acceptable. This area should be reverted to its approved appearance with both vertical and horizontal decking removed in favour of the approved banking and soft landscaping.
- Although a stove flue pipe may be acceptable in principle, that which has been installed seems excessive in scale and is located in a prominent position towards the front of the building. Can anything be done to reduce the scale of the pipe and/or re-site it further towards the rear of the building?
- Again, the loss of the grassed parking area in favour of tarmac harms the rural character of the site. This area should be reverted to its approved finish.

In addition, it would appear to me that the approved planting scheme with trailing plants etc. intended to partly screen and soften the exposed vertical stone walls of the extension has not been implemented. This work should be undertaken.

In summary, unfortunately the majority of the work retrospectively applied for is in my opinion unacceptable in principle, and should be reverted to the approved detail, in order to ensure that the agricultural character and rural setting of Broadhurst Stables are preserved. The stove flue pipe as installed is in my opinion contentious, but I would hope that an acceptable revision to the scale/position of the pipe may be achievable.

As it stands, I consider that the proposal detracts from the significance of Broadhurst Stables as an NDHA, and from the positive contribution which the site makes through setting and group value to the special interests of the listed buildings within the Broadhurst Manor group. The proposal is therefore contrary to the requirements of District Plan Policy DP34. In terms of the NPPF, paragraph 216 will apply in respect of the NDHA and I would identify a mid-level of harm to an asset of a low-mid level of interest within the local context. In respect of the designated heritage assets at

Broadhurst Manor, I would identify a low level of less than substantial harm, however the high grade of the listing of the Manor House (II*) and the cumulative significance of the grouping should be borne in mind in terms of the weight which should be given to this harm (ref. para 212 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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