

Andrew Horrell

From: [REDACTED]
Sent: 28 August 2026 14:53
To: Andrew Horrell
Cc: [REDACTED]
Subject: Re: St Johns Lodge, High Street, Lindfield - DM/25/2068 & 2069

Dear Andrew

I can clarify the situation as follows: (Please note the following contains sensitive personal information about property ownership and rights)

Plan

I purchased the garage in question, which sits at the end of the drive to the rear of St John's Lodge, from the previous owner on 20 April 2026. The garage is registered under standalone title number SX84930. St John's Lodge is registered under the separate title SX160914.

The only connection between the two titles is that, since 20 April 2026, both have been owned by and registered to Mrs Broad and myself. The garage does not form part of St John's Lodge and nothing in the current application relates to SX84930.

If it would be helpful, we can reissue the site location plan and block plan showing SX84930 edged or highlighted in blue, which I believe would now be the appropriate convention given our ownership of the adjoining land. Apologies that this detail was overlooked when the application was submitted in July; the relevant drawing had been carried forward from the previous application, which pre-dated our acquisition of the garage.

Footpath

I am not sure why the West Sussex Rights of Way map appears to show the footpath crossing the rear garden of St John's Lodge. You remember correctly that the footpath follows the northern boundary. West Sussex's own signage at the north-east corner evidences that route, as does the digital OS map, of which I attach a screenshot.

It may be that the definitive route and the route used on the ground have diverged at some point historically. In any event, nothing proposed in the application affects either the existing route or use of the footpath.

Right of Way

The owners of St John's Lodge are grantors by deed to the owners of the two neighbouring properties, Little Blacklands and Firs Cottage (153 and 155 High Street respectively) of rights of way across the driveway for vehicular access. Those rights have been exercised by the current and previous owners of those properties for many years without issues of access.

The application proposes no alteration whatsoever to those rights, to the driveway over which they are exercised, or to the ability of the beneficiaries to exercise them. Neither owner has raised any concern regarding the application or the right of way over the driveway.

Please do let me know if you would like any further clarification of these points.

Kind Regards

Chris

On 27 Aug 2026, at 16:58, Andrew Horrell <Andrew.Horrell@midsussex.gov.uk> wrote:

To Ms Fletcher-Gray,

Many thanks for your email, I have yet to receive comment from our conservation officer but I have started to draft up both reports as I am aware given the previous correspondence within the previous application and prior to this current submission what the comments are likely to be.

I have however, received a comment from a neighbour stating that the site plan is incorrect or a misrepresentation in terms of the site/ownership.

It is claimed that, “the owners of St Johns Lodge also own the garage adjacent to the site, next to where the proposed new garage is . So there are two existing garages, the large one not noted at all. There are also two additional parking spaces immediately adjacent to the proposed site. The new proposed driveway is actually a right of access for the other houses and therefore it would be not accurate to suggest that this could be parking for the proposal. Therefore, the reality is more hard standing would be needed.

There is also a busy footpath which is not marked on the site plan. This is imperative when making a decision, as highways would need to be able to comment.

Since the previous application more land has been purchased by St Johns Lodge and this has clearly not been shown. (garage / parking)”

Please respond accordingly to the points raised, in terms of the public right of way, it appears that the West Sussex Highways is not in line with the reality as it appears that the public footpath is going across the garden of St Johns Lodge (which I certainly cannot remember from my site visit last year) rather than to the rear of the site as shown by the site plan, find the following link to WSCC data <https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/public-rights-of-way-imap/>

Obviously in terms of right of access etc, this is a legal rather than planning matter per se.

I look forward to hearing from you clarifying the situation.

Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning