

From: Abbott, Nigel <Nigel.abbott@dmhstallard.com>
Sent: 11 March 2026 14:48:02 UTC+00:00
To: "Rachel Richardson" <Rachel.Richardson@midsussex.gov.uk>
Subject: RE: Land to the South of Burleigh Lane, CD DM/25/3191 [DMHS-DMS.FID7918876]

Hi Rachel,

Thanks for forwarding the comments from the Conservation Officer.

We make the following comments in response:

According to the applicant, as far as he is aware, the application site has never been in common ownership with Burleigh Cottage. According to a conveyance in 1975, the application land was in the ownership of what was then known as Charmans but is now Sandhill House located in Sandhill Lane.

In relation to the reference to cumulative impact from this scheme and the larger residential development site immediately to the north of Burleigh Lane, we disagree with the Conservation Officer's assessment and would say that the application site is located further away and more divorced from Burleigh Cottage, and as the other scheme was found to be acceptable where the assessed degree of less than substantial harm was identified then the application site proposals should equally be considered to be acceptable given the similar level of less than substantial harm identified.

In our view the following benefits of the scheme would outweigh the less than substantial harm to the setting of Burleigh Cottage:

- the provision of 8 self-build / custom build dwellings for which there is a need
- the payment in lieu of affordable housing
- the payment of the other requested financial contributions
- the economic benefit of the construction jobs provided
- the additional spending generated in the locality and
- the new homes bonus

Can you please take into account the above comments in your assessment of the application proposals.

Kind regards

Nigel

Nigel Abbott | Director of Planning | Tel: 01293 66351 |
g 9

For and on behalf of DMH Stallard LLP
Origin One, 108 High Street, Crawley, West Sussex, RH10 1BD
t



IMPORTANT MESSAGE:

Please be aware of cyber crime. DMH Stallard LLP will NOT notify changes to our bank account details by email.

If you receive any communications suggesting that the firm's bank account details have changed, you should contact the firm via the number on the firm's website or headed notepaper immediately to confirm the details before making payment.

Please be aware that a phishing email may contain a fraudulent phone number for DMH Stallard LLP. DMH Stallard LLP will not take responsibility if you transfer money to a wrong account.

DMH Stallard LLP is a limited liability partnership registered in England and Wales (registered number OC338287). Its registered office is at The Portland Building, 27-28 Church Street, Brighton, East Sussex. BN1 1RB and it is authorised and regulated by the Solicitors Regulation Authority (ID. 490576).
The term "partner" is used to refer to a member of DMH Stallard LLP or an employee or consultant with equivalent standing and qualifications. A list of our members, and of the non-members who are designated as partners, is open to inspection at our Brighton office.
[Please click here to see our disclaimer](#)
[Please don't print this email unless you really need to](#)



From: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Sent: 09 March 2026 10:15
To: Abbott, Nigel <Nigel.abbott@dmhstallard.com>
Subject: FW: Land to the South of Burleigh Lane, CD DM/25/3191

PLEASE EXERCISE CAUTION - This message originated outside your firm.

Hi Nigel,

Please see below and address where possible.

Kind regards,

Rachel.

Rachel Richardson Bsc (Hons) DIP TP MRTPI
Senior Planning Officer
Development Management
www.midsussex.gov.uk
01444 477 224

Please note I work part-time (usually over Monday to Thursday) and from home Monday to Wednesday.

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 06 March 2026 11:17
To: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>
Subject: Land to the South of Burleigh Lane, CD DM/25/3191

Hi Rachel

Comments on the above planning application. My apologies for the delay in getting these to you, which has been caused by pressure of other work.

The application site is an agricultural field located adjacent to Burleigh Lane on the southern edge of the village of Crawley Down. Burleigh Cottage, a Grade II listed building, is a short distance to the northwest on the opposite side of the Lane, which is a public right of way (PROW).

Burleigh Cottage is a 17th century former farmhouse faced with weatherboarding and painted brick. Previously the building was the farmhouse for Sandhillgate Farm, and was renamed Burleigh Cottage in the mid 20th century. An outbuilding shown on historic maps dating from the mid 19th century appears to survive to the north east of the house, but otherwise the former farm buildings appear to have been lost. If in fact pre-dating 1948 this outbuilding may be regarded as curtilage listed. Sandhillgate Farm is recorded in the West Sussex Historic Farmstead and Landscape Character assessment, which is part of the HER, as an historic farmstead dating from the 19th century.

Burleigh Cottage is considered to possess architectural value based on its design, construction and craftsmanship, historical illustrative value as a good example of a building of its type and period, and aesthetic value based in part on the use of vernacular materials. It will also have group value with the surviving curtilage listed outbuilding. As such, the surviving rural and semi-rural setting to the east and southeast of Burleigh Cottage, together with the semi-rural character of the approaches to the building along Burleigh Lane/the PROW, make a strong positive contribution to the manner in which its special interest is appreciated.

The application site constitutes a significant part of the close rural setting to the southeast of the historic farmstead. It is also likely to have been part of the historic farmlands associated with it, although this is not addressed in the brief submitted Heritage Statement. Although direct intervisibility between the two may be limited to glimpsed views by intervening planting, the site has a strong impact on the character of the approach to the listed buildings along Burleigh Lane/the PROW from the east. I would consider it to make a positive contribution, in its current state, to the setting of Burleigh Cottage and the associated curtilage listed outbuilding, and the manner in which their special interests as constituent parts of a historic farmstead are appreciated, in particular those parts of those interests which are drawn from historical illustrative and aesthetic values. That contribution will be enhanced by the likely historical relationship of function between the site and the listed building, if confirmed.

The currently proposed development would have a fundamental impact on the character of the site, which would become a densely developed suburban enclave. This will remove and reverse the positive contribution which the site currently makes, through setting, to the special interest of Burleigh Cottage and its curtilage listed outbuilding.

Whilst I note that there is a detailed landscaping scheme as part of the application, and welcome the use of native species hedging and tree planting within the site to soften the development, there does not appear as part of the proposal any intention to strengthen the existing planting along the Burleigh Lane boundary, which is currently relatively

sparse, and allows quite open views into the site, particularly in winter. If the Council is minded to approve the development, I would recommend that this is addressed, but as it stands the landscaping offers little in the way of mitigation of the harm that the proposal will cause to the special interest of the historic farmstead. The of significant areas of hard landscaping, including buff tarmac, which are proposed, further exacerbate

I also note that the design of the proposed new houses, beyond the choice of some of the materials, is not particularly sympathetic to the rural nature of the context. This exacerbates the alien and intrusive nature of the development, and its adverse impact on the rural setting of the listed buildings.

For these reasons in my opinion the proposal is harmful to the settings and special interests of Burleigh Cottage and its curtilage listed outbuilding. This is contrary to the requirements of District Plan Policy DP34. In terms of the NPPF, I would place the harm within the less than substantial scale, at around the low-mid point- although that harm will be cumulative with that caused by the proposed development to the north side of the lane, see below. The balancing exercise set out in paragraph 215 will apply. In carrying out this exercise, the Council should be mindful of the requirements also set out in the Framework that great weight should be given to the conservation of heritage assets, and that any harm should require a clear and convincing justification.

A planning application is currently under consideration in relation to the fields to the opposite, northern side of Burleigh Lane for a development of 48 dwellings with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close. Although this is yet to be finally determined, awaiting as I understand it a Section 106 agreement, the potential cumulative impact of this and the current proposal should be a consideration. Together, these two developments would entirely remove the surviving close rural setting of the historic farmstead, and sever its relationship with the broader countryside context to the east. This will exacerbate the harm arising to the special interest of the listed and curtilage listed building to around the midpoint of the less than substantial scale.

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>

Emily Wade Ma MSc
Conservation Officer
Planning Services

Tel: +44 (0)1444 477385

emily.wade@midsussex.gov.uk

<http://www.midsussex.gov.uk>



No ID? You can apply for free voter ID
Find out more at
electoralcommission.org.uk/voterID
or call 0800 328 0280

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.