

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 04 February 2026 10:28:34 UTC+00:00
To: "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>
Subject: DM/25/2374 7 College Close, EG

Hi Tracie

Further comments on the above planning application.

We have received a Heritage Statement. This suggests that the proposal should be considered acceptable in the context of other adjacent boundary treatments, and of a recently granted permission for an extension to the property. However, I note that we have not received as requested photographs to show the boundary prior to works, or to show the current situation from the gardens of Estcots Farmhouse.

With respect to the suggested justification for the works, whilst on site we noted some concrete block retaining wall to the north of the area in question, which I think would be part of the boundary to either the application site or its neighbour 6 College Close. However, this is more distant from the listed farmhouse and is not particularly attractive- I would not regard this as a justification for the current proposal.

The permission for an extension to 7 College Close was achieved following revisions during the course of the application to achieve a proposal which was considered to preserve the setting of the listed building and Conservation Area. It is also a completely different development to that currently under consideration and therefore not in my opinion a relevant precedent or fall-back position.

Without further information to allay the concerns previously raised I therefore remain of the opinion that the proposal is likely to have resulted in an adverse impact on the setting and significance of the farmhouse and Conservation Area due to loss of planting to the boundary of the site and introduction of urbanising features in the form of the gabion wall and surmounting close-boarded fencing. As we noted on site these are in an elevated position and fairly prominent in views looking across the front garden of Estcots Farmhouse from the south from the frontage to Escots Barn. In addition to the loss of rural character, the work also appears to reduce the sense of separation between the former farmstead and the Conservation Area and the surrounding suburbs of East Grinstead.

For these reasons, based on the information in front of me, it is my opinion that the proposal should be considered harmful to the settings and special interests of Estcots Farmhouse and Estcots Barn, and through impact on setting to the character and appearance of the Estcots Conservation Area. This will be contrary to the requirements of District Plan Policies DP34 and DP35. In terms of the NPPF, I would place the harm to all the affected heritage assets as less than substantial, such that the balancing exercise set out in paragraph 215 will apply.

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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