

Steven King
Mid Sussex District Council
Oaklands
Haywards Heath
West Sussex
RH16 1SS

Our ref: P1000586
Your ref: DM/26/2163

Telephone: 0207 973 3627
Date: 8th October 2026

Dear Mr King

T&CP (Development Management Procedure) (England) Order 2015 & Planning (Listed Buildings & Conservation Areas) Regulations 1990

**Land South and West Of Imberhorne Upper School, Imberhorne Lane, East Grinstead
West Sussex
Application No. DM/26/2163**

Thank you for your letter of 18 September 2026 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice.

Historic England Advice

Historic England previously provided comments on a Hybrid Application (DM/23/2699) relating to this site in our letter dated 15th December 2023. In that letter, we considered that the proposals would cause harm to the significance of Imberhorne Farm Cottages (grade II* listed), Gullege Farm (grade II* listed) and Imberhorne Farmhouse (grade II listed), through large scale development within their rural setting.

We considered the care community development on the field parcel to the south east and the roundabout and primary access route to the east of Imberhorne Farmhouse and Imberhorne Farm Cottages would cause the most harm to their significance.

We advised that the care community development should be relocated on land further north, leaving the land to the south east undeveloped; as well as positioning the new roundabout and vehicular access route to the north of The Oaks development. These changes would have retained more of a sense of the rural approach to the listed buildings. They would also have enabled a complete area of undeveloped countryside to be retained to the south of the bridleway, so that a greater appreciation and understanding of the historic landscape context of these highly graded dispersed farmsteads was preserved.

We appreciate that since providing our initial advice, Outline consent has been granted for these aspects of the scheme and the amount and location of development and location of the main access road has been established. We also recognise that some mitigation measures have been included in the proposals.

We set out advice below to ensure harm to the listed buildings' significance is avoided and minimised as much as possible as required by paragraph HE4 (1)(b) of the National Planning Policy Framework.

Your Authority should ensure that the proposed development is not overly dominant and does not appear to stand up above the listed buildings, given that the ground levels are to be altered. This would be an unfortunate outcome and likely to cause more harm if the new development does not appear to sit naturally within the landscape. To be able to assess this potential harmful impact, we recommend Actual Visual Representations (AVRs) are provided of the proposed development in views of the listed buildings from Imberhorne Lane, the bridleway (BW)44bEG, Worth Way and the new access road.

If a more harmful impact is demonstrated than amendments/ mitigation measures should be undertaken to avoid this result.

We also advise that more dense screening is provided between the proposed development and Imberhorne Farm Cottages and Imberhorne Farm; and the proposed bund adjacent to the new access road is designed to appear as a more naturalistic feature and planted with dense screening.

Recommendation

Historic England advises that your Council should seek further information and amendments to this application in order to reduce the harm the proposals would do to the significance of Imberhorne Farm Cottages, Imberhorne Farmhouse and Gullege Farm:

- Actual Visual Representations are provided of the proposed development in views of the listed buildings from Imberhorne Lane, the bridleway, Worth Way and the new access road to assess how the impact of altering the ground levels will affect views of the development in relation the Imberhorne Farm Cottage and Imberhorne Farmhouse;
- the landscaped buffer to the east of the listed buildings should be more densely planted with appropriate native Wealden species; and
- The proposed bund adjacent to the new access road should be designed to appear as natural a landscape feature as possible with dense screening to maintain a semblance of the former rural approach to the listed buildings.



Yours sincerely

Alma Howell

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