

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 25 July 2025 15:05:16 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: DM/25/0709 Plummerden House- American Barn, Horse Walker, Outdoor Arena and Storage Barn

Hi Caroline

Comments on the above planning application.

Please refer to the related application DM/25/0308 for a description of the wider site, adjacent heritage assets, and the contribution made by setting to these assets.

The current proposal relates partly to an area to the south west of Plummerden House. Part of this area is currently occupied by an outdoor arena, and part remains grassland. The proposal here is for the construction of a substantial American barn style stables block, an adjacent smaller storage barn, and a horse walker.

Secondly, the proposal affects an area of grassland between Paxhill and Plummerden House, and is for the creation of an outdoor sand arena (60m x 30m). This will require some regrading by cut and fill of the natural topography of the land.

In making these comments, I am also aware of the concurrent planning pre-application enquiry for further works within the former Paxhill parkland. The potential cumulative impact of these works will be relevant to considerations of impact on the setting of the adjacent heritage assets.

Both sites affected by the current proposals previously formed part of the parkland associated with Paxhill. Although the character of this parkland has been eroded particularly in respect of the area around Plummerden House, to the extent that its open and verdant character survives this makes, in my opinion, a positive contribution to the setting and special interest of the listed buildings at Paxhill.

To consider the proposed works in turn:

The scale and bulk of the proposed stables block, storage barn and horse walker when viewed cumulatively are significant and will have a marked impact on the character of the area affected, which remains predominantly open and largely verdant, although partly occupied by the existing sand arena. This will detract from the positive contribution which this site makes to the surviving rural parkland setting of Paxhill and its former stables. On site we noted that the site is in relatively close proximity to the listed buildings, and while intervisibility is limited by intervening trees, there are likely to be glimpsed views towards the site from the buildings or their immediate settings, especially in winter. Given the scale of the proposed development, and its siting at the crest of the hill rising up from Paxhill towards Plummerden House, I consider it likely that this will result in some adverse impact on the character of the surviving former parkland setting within which the listed buildings are currently appreciated.

This will result, in my opinion, in a level of less than substantial harm to the special interests of the listed buildings, which I would place as within the lower range of that scale. This impact would be potentially cumulative with the further development (including a substantial indoor

arena to be sited adjacent to the proposed American stables) which is the subject of the current related pre-application enquiry.

The proposed sand school is located in a further area of former parkland to the north east of Paxhill House. This site is more open than the area affected by the American stables etc. and there are clear views towards the boundary of the grounds of the listed building, although direct intervisibility with the listed building itself is likely to be limited by planting along that boundary. The sand school is proposed to be significant in size, but its visual prominence will be reduced by a lack of any surrounding enclosure. However, given the scale of this development, the open character of the site, and the affect that the associated regrading will have on the natural topography, I would consider that there will be some impact on the existing historic character of the parkland setting of Paxhill. I would consider this to cause a low level of less than substantial harm to the special interest of Paxhill and the manner in which this is appreciated.

In summary, the proposed development due to its nature, scale and proximity to the affected listed buildings will in my opinion cumulatively result in a low-mid level of less than substantial harm, through impact on setting, to the special interests of Paxhill and the former stables. I would place the harm to the stables as slightly lower within that range than the harm to Paxhill itself, as it will be less affected by the sand school. The balancing exercise set out in paragraph 215 of the NPPF will therefore 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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