

From: James Garside <james.garside@shrimplin.co.uk>
Sent: 25 August 2026 15:26
To: Caroline Grist <caroline.grist@midsussex.gov.uk>
Subject: Re: DM/26/1080 - Catholic Church Of St Stephen Hamsland Horsted Keynes West Sussex

Afternoon Caroline

Hope you're well.

Please find the attached response to the conservation officer's comments.

We would like to reiterate the very low level of perceived "harm" identified by the conservation officer which will need to be balanced against other material considerations. If any harm is identified, we believe that this would be outweighed by the provision of housing with the Council only having a 3.38 years supply. The site is a sustainable location within the Horsted Keynes settlement boundary where development is supported through the Horsted Keynes Neighbourhood Plan and where the presumption in favour of sustainable development as set out in the new NPPF (Policy S3) would apply. In accordance with Policy S4 of the NPPF, "proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework". In this case, none of the criteria set out in (a) - (c) apply. The application is not allocated for a specific use (criteria (a)(i), the proposal will not have a substantial impact in relation to the High Weald National Landscape (criteria (a)(ii), is not a cemetery or burial ground or used for water storage and/or flood risk management (criteria (b)) and is not subject to any of the national decision-making policies which state that development proposals should be refused in specific circumstances (criteria (c)). The site is vacant, in a poor state and, due to the significant investment required, there is no realistic or viable prospect of the building being retained in its current or alternative uses. The Application Proposal will breathe new life into the site and will bring about an enhancement to the surrounding townscape and setting of nearby heritage assets.

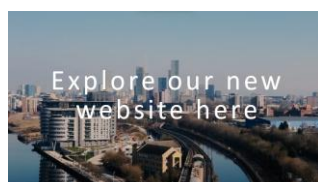
We trust you now have all of the information needed to determine the application. We'd be grateful for a timeline towards determination.

Thanks.

Kind regards,

James Garside
Associate

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