

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 27 August 2026 10:31:55 UTC+01:00
To: "Caroline Grist" <Caroline.Grist@midsussex.gov.uk>
Subject: DM/0694 and 0695 Wykehurst House pool application

Hi Caroline

Further comments on the above planning and listed building consent applications following the receipt of revised plans.

The plans have been revised to show the proposed pool house relocated to a position north of the location previously shown, and redesigned to sit within the garden wall to this side of the parterre. The pool house as revised has an apparently enlarged footprint, and is flanked by curving stairs rising to the level of the surrounding upper terrace. A new opening is shown in the northern garden wall to the west of the pool house. The historic fountain to the lower western terrace is shown retained. Soft landscaping details are omitted from the revised scheme; the applicant has suggested that this could be dealt with by condition.

Historic England have been consulted on the revised proposals, and continue to raise objections to some elements of the scheme:

- The scale and design of the pool house,
- The form of the proposed new flanking steps,
- The location and extent of the proposed hard surfacing, and
- The lack of detail regarding the revised planting scheme.

I agree with these concerns, and would concur that further revisions are required, alongside full details of the proposed soft landscaping. The pool house should be reduced in scale and redesigned, the steps reconsidered, and the extent and location of the hardstanding also reconsidered so that the verdant character of the space is retained, and the treatment of the pool creates the impression of a formal water feature rather than a domestic swimming pool, as per Historic England's suggestion. As this is such a vital constituent of the scheme and its success, I would agree with Historic England that a detailed soft landscaping scheme should be provided now rather than being dealt with by condition.

I note that the fountain to the lower terrace is to be retained- this is welcomed, although it would be helpful if further detail could be provided to indicate if this is to be restored?

As it stands, I remain concerned that the proposal would be harmful through impact on setting to the special interest of Wykehurst house and the associated listed garden features, contrary to the requirements of DP34 and resulting in harm which under paragraph HE6.4 of the NPPF would stand to be weighed against the public benefits, if any, of the proposal. If the application proceeds to determination on this basis I can provide further analysis of the level of harm arising, however I remain hopeful that with further revision an acceptable scheme can be arrived at.

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.

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

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