



Joanne Fisher
Development Management
Mid Sussex District Council
Oaklands, Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Date 04 August 2026
Your ref DM/26/0833 & DM/26/0834
Our ref 1902/408912.1

Dear Joanne,

**Town and Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
Applications for Full Planning Permission and Listed Building Consent
Site at Chownes Mead, Chownes Mead Lane, Cuckfield, Haywards Heath**

I refer to the above referenced applications for planning permission and listed building consent and the comments you have received from Emily Wade, the Council's Conservation Officer that you forwarded to us dated 05 June.

This letter and the accompanying information seek to address the various concerns that have been raised by the Conservation Officer and we address each of the elements as noted in her email to you.

At the outset we wish to make the point that we are disappointed with the breadth of the concerns expressed by the Conservation Officer given the previous planning history for the property and the lengthy pre-application dialogue process we have followed. Furthermore, that the overall scheme seeks to make a series of sensitive changes to the heritage asset whilst ensuring that the outcome is fit for purpose.

In addition to this covering letter, the following revised documentation is submitted in response to the comments:

- Updated set of removals / modification drawings prepared by ABIR Architects comprising:

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- Existing and proposed removal ground floor (1:100 @ A1) – drawing no 0603.DEMO.1500 Rev A
- Existing and proposed removal first floor (1:100 @ A1) – drawing no 0603.DEMO.1501 Rev A
- Existing and proposed removal second floor (1:100 @ A1) – drawing no 0603.DEMO.1502 Rev A
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- Updated suite of proposed drawings prepared by ABIR Architects comprising:
 - Listed Building**
 - Proposed location plan (1:1,250 @ A1) – drawing no: 0603.PL.1500 Rev C
 - Proposed block plan (1:500 @ A0) – drawing no: 0603.PL.1501 Rev C
 - Proposed site plan / key plan (1:250 @ A0) – drawing no: 0603.PL.1502 Rev E
 - Proposed lower ground and ground floor plans (1:100 @ A1) – drawing no: 0603.PL.1503 Rev B
 - Proposed first and second floor plans (1:100 @ A1) – drawing no: 0603.PL.1504 Rev B
 - Proposed roof plan (1:100 @ A1) – drawing no: 0603.PL.1505 Rev A
 - Proposed elevations (1:100 @ A1) – drawing no: 0603.PL.1506 Rev B
 - Proposed sections and sectional elevations (1:100 @ A1) - drawing no: 0603.PL.1507 Rev B
 - Proposed elevations (1:100 @ A1) – drawing no: 0603.PL.1508 Rev B
 - Proposed bay study sectional elevation – kitchen extension (1:100 @ A1) – drawing no: 0603.PL.1511 Rev C
 - Leisure Facilities (spa, pool, gym, members lounge)**
 - Proposed lower ground floor plan (1:100 @ A1) – drawing no: 0603.PL.1600 Rev B
 - Proposed ground floor plan (1:100 @ A1) – drawing no: 0603.PL.1601 Rev A
 - Proposed roof plan (1:100 @ A1) – drawing no: 0603.PL.1602 Rev A
 - Proposed elevations (pool and spa) (1:100 @ A1) – drawing no: 0603.PL.1603 Rev B
 - Proposed elevations (gym and lounge) (1:100 @ A1) – drawing no: 0603.PL.1604 Rev B
 - Contextual elevation (1:200 @ A1) – drawing no 0603.PL.1605 Rev B
 - Proposed bay sectional elevations pool and treatment suite (1:20 @ A1) – drawing no 0603.PL.1610 Rev A
 - Proposed bay sectional elevations link and changing (1:20 @ A1) – drawing no 0603.PL.1611 Rev A

- Proposed bay sectional elevations gym and members lounge (1:20 @ A1) – drawing no 0603.PL.1612 Rev A
- Updated Design and Access Statement prepared by ABIR Architects (in four parts).
- Landscape drawings prepared by Nicholas Dexter Landscape Design comprising the following:
 - Site Survey – drawing no 0228-NDLD-L-0001 Rev P03
 - Existing Trees - drawing no 0228-NDLD-L-0002 Rev P03
 - General Arrangement - drawing no 0228-NDLD-L-1000 Rev P03
 - Landscape Area 1 - drawing no 0228-NDLD-L-1001 Rev P03
 - Landscape Area 2 - drawing no 0228-NDLD-L-1002 Rev P03
 - Landscape Area 3 - drawing no 0228-NDLD-L-1003 Rev P03
 - Tree Planting - drawing no 0228-NDLD-L-3000 Rev P03
 - Planting Areas - drawing no 0228-NDLD-L-3001 Rev P03
 - Planting Meadow - drawing no 0228-NDLD-L-3002 Rev P03
 - Planting Terraces - drawing no 0228-NDLD-L-3003 Rev P03
 - Planting Woodland - drawing no 0228-NDLD-L-3005 Rev P03
 - Planting Buffer Fringe - drawing no 0228-NDLD-L-3010 Rev P03
 - External Surfaces - drawing no 0228-NDLD-L-4000 Rev P03
 - Boundaries - drawing no 0228-NDLD-L-4003 Rev P03
 - Sections 1 & 2 - drawing no 0228-NDLD-L-5001 Rev P03
 - Sections 3 & 4 - drawing no 0228-NDLD-L-5002 Rev P03
 - Sustainability and Wildlife - drawing no 0228-NDLD-L-7000 Rev P03
 - External Lighting - drawing no 0228-NDLD-L-8000 Rev P03
 - Maintenance - drawing no 0228-NDLD-L-9000 Rev P03
- Outline Schedule of Condition and Repair prepared by Orion Heritage

A summary of the amendments that have made in response to the comments from Emily Wade are set out in the right-hand column of page 47 of the updated Design and Access Statement.

We now address the various points that have been raised by the Conservation Officer.

External works to the house

The principal area of concern that has been raised by the Conservation Officer in relation to external works to the house relates to the proposed single storey ground floor extension to the north-eastern corner of the main house. It is noted that despite the scale of the extension being reduced since pre-application advice was obtained and notwithstanding the arguments contained in the Heritage Statement that the Conservation Officer remains of the opinion that it is not an appropriate position for an extension which causes harm to the special interest of the listed building due to the

adverse impact on the original rear service wing, including loss of historic fabric, the service yard and the context of the approach to the house along the main entrance drive.

Whilst the applicants' consultant team disagree with this assessment, we have nevertheless looked again at the proposal extension. Commentary is provided in the right-hand column of page 48 of the updated Design and Access Statement prepared by ABIR Architects. This confirms that the plan form has been amended to retain a large percentage of existing service wing footprint with both external and internal walls remaining complete or in part to reference the historic plan form and fabric.

Internal works to the house

We provide the following responses to the concerns that have been expressed by the Conservation Officer in relation to the internal works:

- Alterations to the layout of the ground floor service wing – please refer to the commentary as referenced above in the right-hand column of page 48 of the updated Design and Access Statement.
- Alterations at first floor level – please refer to the commentary set out in the right-hand column of page 50 of the updated Design and Access Statement which details the amendments that have been made to Room 2 and Room 3
- Alterations at second floor level – please refer to the commentary set out in the right-hand column of page 52 of the updated Design and Access Statement

Proposed pool and spa building

It is noted that the Conservation Officer continues to have concerns about the overall footprint and scale of the proposed building, notwithstanding that it has been reduced in scale in comparison with the scheme presented at pre-application stage.

Turning now to the specific areas of concern that have been highlighted, we respond as follows.

- Position, scale and form of the link between the two elements – please refer to the commentary in the left-hand column of page 55 of the updated Design and Access Statement where the outcome of the consideration of the link lobby is described.
- The visual prominence of the lower storey of the pool building should be reduced – please refer to the last paragraph in the left-hand column of page 55 of the updated Design and Access Statement for commentary as to how these comments have been addressed.

- The height of the two-storey element replacing the barn should be reduced to sit no higher than the existing – please refer to the middle column of page 55 of the updated Design and Access Statement for commentary in relation to the efforts that have been made to reduce the overall height of the building.
- The current propped form/roof form is considered overly complex and could benefit from being simplified – please refer to the right-hand column of page 55 of the updated Design and Access Statement for commentary responding to the matter of the complexity of the roof form.

Other works within the setting of the building

We are pleased to note that the submitted landscaping statement has been considered by the Conservation Officer to be helpful in explaining the rationale between the general approach to hard and soft landscaping and indicates that consideration has been given to respecting the surviving elements of the Jekyll scheme within a modern context. However, we are disappointed at the amount of weight that the Conservation Officer places on the reintroduction of the pond.

We note that significant concerns have been raised about the extent of the new or newly formalised car parking on site. It will be appreciated that the level of car parking proposed is based on compliance with the County Council parking standards. The parking area serving the new spa building has been amended with further planted sections as shown on the General Arrangement drawing produced by Nick Dexter Landscape Design (drawing no 0228-NDLD-L-1000 Rev P03).

As regards to the concerns expressed about the proposed lighting scheme, this has been reconsidered and revised lighting scheme with less of an impact is now submitted for consideration as indicated on drawing 0228-NDLD-L-8000 Rev P03.

Other issues

Officers will we hope acknowledge that the preparation of a full schedule of a repairs and works is a hugely costly undertaking and it is considered unreasonable to require the applicant to prepare such a document at this stage in advance of having the certainty that planning permission and listed building consent has been granted.

Notwithstanding this, Orion Heritage have prepared the enclosed Outline Schedule of Condition and Repair that we hope will provide the Conservation Officer with sufficient information to enable an informed judgement to be made. A full schedule can easily be secured by planning condition.

As regards to a more detailed method statement for works associated with new or altered services including wiring, pipe runs and new ventilation in relation to new or



altered bathrooms and ensuites, we refer you to paragraph 3.21 of the Outline Schedule of Condition and Repair report prepared by Orion Heritage and we would expect the need to provide the required full details in response to a condition of any consent that is granted.

Can you please arrange for this letter and the attachments to be added to the material for consideration in relation to this proposal, substituting where appropriate the revised drawings and documents in place of those previously submitted and seek the views of the Conservation Officer in response to this submission.

If you have any queries, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'N Abbott'.

Nigel Abbott
Director of Planning
For and on behalf of DMH Stallard LLP

Enc

Cc L Shookhye Esq – RCM Partnership LLP
M Richardson Esq – ABIR Architects