

From: Emily Wade
Sent: 30 January 2026 08:48:59 UTC+00:00
To: "'Alison Essex'" <ae@gouldbaxter.co.uk>
Cc: "'Matthew Comber'" <mc@gouldbaxter.co.uk>
Subject: RE: GH1033 The Pavilion, Old Place, Lindfield, West Sussex - Update

Dear Alison and Matthew

Apologies for chasing but if you wish to extend the target date on the above application as per my email yesterday, I will need to hear from you first thing this morning , and certainly by 10.30am, to agree the suggested revised target date. Otherwise I will need to put the application through with a recommendation for refusal to meet the current target, which is today.

Kind regards,

Emily Wade

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>

Emily Wade Ma MSc
Conservation Officer
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From: Emily Wade <emily.wade@midsussex.gov.uk>
Sent: 29 January 2026 16:21
To: Alison Essex <ae@gouldbaxter.co.uk>
Cc: Matthew Comber <mc@gouldbaxter.co.uk>
Subject: RE: GH1033 The Pavilion, Old Place, Lindfield, West Sussex - Update

Hi Alison

Thank you for your email.

As I'm sure you're aware, the proposal before us is not for the like-for-like replacement of the timber posts, but is for the relocation of the gates, replacement of the posts with brick pillars with adjacent new walling and pedestrian gate, and alterations to the fixing of the screen above the gate. I have set out in my email of 17th November the issues with this proposal in terms of adverse impact on the special interest of the listed gates and posts. I also subsequently discussed this with Matthew via Teams. You have in turn provided a condition survey, which indicates that some repairs may be necessary but does not justify the extent or nature of the works now proposed, and a brief highways safety comment; however we have no revised plans before us, and having discussed the highways safety point with my colleagues it is their opinion that the public benefit suggested to arise from relocating the gates into the site is no more than minimal. This would not outweigh the substantial harm which would arise to the gates and piers, or the less than substantial harm, through impact on setting, to the other nearby listed buildings.

I am happy to agree a brief extension of time to allow you to consult with your client, however the above is the Council's position on the proposal and is unlikely to alter unless the application is substantially amended- this would in practice mean that the gates and posts should be retained in their current, historic position, with appropriate repairs as justified by your condition report (and any further detailed assessments which may be required), and with no further alteration which is harmful to their significance. If your client is prepared to consider this, I can discuss with my Line Manager whether we would accept a revised scheme, which would mean a further extension of time including allowing for reconsultation of neighbours and the Parish Council.

If you would like to agree the above-mentioned brief extension for a client conference, can I suggest Friday 6th February, bearing in mind that unless you are able to indicate that your client is open to the above substantial amendment of the scheme, or the application is withdrawn, I am afraid that I will again be looking to put the application forward with a recommendation for refusal mid-week, to meet that target date.

With respect to a potential extension to the Pavilion building we would encourage a pre-application discussion and I would be happy to meet with you on site to talk about this once an enquiry is submitted.

I look forward to hearing from you shortly,

Kind regards,

Emily Wade

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From: Alison Essex <ae@gouldbaxter.co.uk>
Sent: 29 January 2026 15:54
To: Emily Wade <emily.wade@midsussex.gov.uk>
Cc: Matthew Comber <mc@gouldbaxter.co.uk>
Subject: GH1033 The Pavilion, Old Place, Lindfield, West Sussex - Update

Hi Emily,

GH1033 The Pavilion, Old Place, Lindfield, West Sussex - Update

Thank you for your email.

Can you give us time to discuss the options with the client. Ideally until the start of next week, given the time of day and my absence from the office tomorrow.

To clarify, are you refusing the removal and replacement of the existing degraded timber posts as per the report that was submitted? Even if we changed them like for like.

With regard to the pre-application process, we had hoped to follow the proposed gateway application with a subsequent extension application for the Pavilion. Given where we are now with the above, we wanted to ask whether it would be helpful to arrange a pre-application meeting (through the proper paid process) with you on site, prior to undertaking any drawing work on the main house.

We had not anticipated such a strong response to the upgraded gates and would like to ensure clarity and avoid any ambiguity as we move forward.

We welcome your views on the above and then will discuss it with our client.

Best Regards,

Alison



Alison Essex ARB
Architect
01444 452604
www.gouldbaxter.co.uk

Please note that my usual working days are Monday – Thursday.

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From: Emily Wade <emily.wade@midsussex.gov.uk>
Sent: 29 January 2026 15:23
To: Alison Essex <ae@gouldbaxter.co.uk>
Cc: Matthew Comber <mc@gouldbaxter.co.uk>
Subject: The Pavilion, Old Place, Lindfield, West Sussex - DM/25/

Dear Alison

Following on from my previous email, I have now discussed the further information you have provided with respect to highways safety with both a Planning Officer colleague, and with my Line Manager, and we are in agreement that given the context of the site and the nature of the proposal this argument does not hold significant weight. Any public benefit arising in these terms from setting back the position of the gateway would be at most slight, and would not outweigh the substantial harm which would be caused to the listed structure.

In accordance with the requirements of District Plan Policy DP34 and with paragraphs 212- 214 of the NPPF it is therefore my intention to write the application up with a recommendation for refusal within the current target date (tomorrow, 30th January).

I would like to give you the option to withdraw the application- if you would like to do so, please let me know by 10.30am tomorrow morning at the latest.

I am sorry this is not the positive outcome which you and your client will have hoped for. If you would like to discuss an alternative proposal for the sympathetic repair of the

existing gates and gate posts, I would be happy to do so as part of a pre-application submission prior to a revised formal application.

I look forward to hearing from you at your earliest convenience,

Kind regards,

Emily Wade

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From: Alison Essex <ae@gouldbaxter.co.uk>

Sent: 22 January 2026 14:55

To: Emily Wade <emily.wade@midsussex.gov.uk>

Cc: Matthew Comber <mc@gouldbaxter.co.uk>

Subject: GH1033 The Pavilion, Old Place, Lindfield, West Sussex - Transport Consultant Opinion

Hi Emily,

GH1033 The Pavilion, Old Place, Lindfield, West Sussex - Transport Consultant Opinion

Further to my recent email, I include the response from the transport consultant regarding the proposed re-location of the gates. Hopefully this is something we can discuss further if we arrange a call for next week.

Best Regards,

Alison



Alison Essex ARB

Architect

01444 452604

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From: Steve Reeves <steve@reevestransportplanning.co.uk>

Sent: 16 December 2025 20:54

To: Alison Essex <ae@gouldbaxter.co.uk>

Cc: Matthew Comber <mc@gouldbaxter.co.uk>

Subject: RE: GH1033 The Pavilion, Old Place, Lindfield, West Sussex - New Job

Hey Alison

It looks like this is making an existing situation safer, moving the gates into the access a little further. I am minded to suggest that you wouldn't need anything from me. WSCC would welcome the improvement. While actual visibility might be a little short that is the same as now, so isn't affected by the application.

Steve Reeves BEng MBA MCIHT

Reeves Transport Planning

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