

Committee	PTTC
Date	16/12//25
Item	6, 8, 9, 10, 11, 12 & 13

REPORT	Page
<b>6. Reports on any significant planning decisions or issues</b>	<b>1</b>
<b>8. Budget Report</b>	<b>4</b>
<b>9. Outstanding Action Points</b>	<b>5</b>
<b>10. Transport and Traffic Working Group 2025 (TTWG)</b>	<b>6</b>
<b>11. Lindfield Cricket Club</b> – second square update	<b>7</b>
<b>12. Real Time Passenger Information (RTPI)</b> – update	<b>8</b>
<b>13. MSDC Parking Strategy-</b> Subsidised Permits and Village Car Parks	<b>9</b>
APPENDICES	
<b>One - DM 25/1631 – 33 Dukes Road MSDC Delegated Report</b>	<b>11</b>
<b>Two - AP/25/0055 MSDC Appeal Notification</b> (extract)	<b>14</b>
<b>Three - LPC Meeting with LCC 17<sup>th</sup> April 2025</b>	<b>15</b>
<b>Four - LPC Village Parking response to MSDC</b>	<b>17</b>

Report:	<b>6. Reports on any significant planning decisions or issues</b>
---------	---

**Summary:**

For Noting – three planning developments, comprising:-

- i. Planning Appeal **AP/25/0055 - 33 Dukes Road** – there is no opportunity to submit additional comments to the Planning Inspectorate however, withdrawal of earlier comments must be requested by 22<sup>nd</sup> December 2025.
- ii. MSDC's Refusal of **DM/25/1103 and 1104, Marlow House, 107 High Street**
- iii. MSDC's Refusal of **DM/25/2139 - Esmeralda Cottage 43, West Common**

LPC did not object to items i or ii above. **Members are asked to consider whether to withdraw LPC's 'no objection' comments in respect of item i**, in the light of the appeal and MSDC's Delegated Report underpinning its planning decision. For item iii, LPC objected to the proposed unsympathetic dormer extension in an Area of Townscape Character.

**Background:**

- i. Previously **DM/25/1631** which proposed two storey building to be erected around the existing swimming pool with dormer windows to SW elevation and roof light windows to the NE elevation. PTTC 22/7/25 submitted the response "*Lindfield Parish Council has no objection to this application.*" MSDC's refusal stated "*The proposed outbuilding by virtue of its design, size and scale would appear as an obtrusive and overbearing feature that would be out of character and harmful to the streetscene. The proposal would therefore be contrary to policy DP26 of the Mid Sussex District Plan, the Council's Design Guide SPD and relevant paragraphs of the NPPF which require good quality design.*"
- ii. Originally **DM/22/3694/5** - Demolition of the existing modern two-storey rear extension and demolition of the existing modern conservatory addition. Construction of a new, contemporary two-storey extension to the rear elevation. Alterations to the existing Bakehouse structure to include reduced floor level, removal of existing mezzanine floor level, re-roofing works and the application of internal insulation. Various works to the existing listed building to include roof and chimney repairs, window and door replacement, replacement of existing building services (mechanical and electrical) to include the installation of new sanitary accommodation. Demolition of existing partially-built three-bay garage and the construction of a new detached garage

Committee	PTTC
Date	16/12/25
Item	6, 8, 9, 10, 11, 12 & 13

building. Associated hard and soft landscaping works, including the provision of new timber gates and brick wall to existing driveway entrance, new permeable driveway surfacing, new planting and removal of 3No. existing trees within the rear garden.

PTTC 10/1/23 and 4/4/23 responded "*Lindfield Parish Council has no objection to this application, subject to MSDC Conservation Officer's satisfaction with the issues raised in the Heritage Statement.*" Following amended plans, MSDC gave Permission 12/5/23, with 9 and 13 listed conditions to the respective applications.

Now **DM/25/1103/4** seeking "*Retrospective planning permission for a variation to the scheme approved under DM/22/3694, incorporating some reinstatement works*" and "*Retrospective listed building consent for a variation to the scheme approved under DM/22/3695, incorporating some reinstatement works.*" PTTC 20/5/25 responded to both applications "*Lindfield Parish Council has no objection to this application.*"

MSDC's Refusal stated "*It is considered that the proposed retrospective variation to the scheme approved under DM/22/3694, would detract from the special interest of the listed building. The rear first floor extension by virtue of its design, size and scale would appear as an obtrusive and overbearing feature that would be out of character and harmful to the special interest of the listed building. The first-floor extension has also engulfed the historic 19th century rear wing. Whilst such harm is deemed to be less than substantial to the heritage assets, this factor should be given considerable importance and weight. The harm is considered to be less than substantial and thus para 215 of the NPPF applies. In this case there are not considered to be any material public benefits resulting from the development that would outweigh the identified harm. The proposal would therefore conflict with policies, DP26 and DP34 of the Mid Sussex District Plan, principles DG49 and DG52 of the Mid Sussex Design Guide and the relevant provisions of the NPPF.*"

The Planning Officer's Committee Report, the Conservation Officer's comments, and the report by Historic England (available on MSDC's online Public Register) provide comprehensive assessments underpinning the refusal of retrospective planning permission.

- iii. **DM/25/2139** PTTC 23/9/25 responded "*Lindfield Parish Council objects to this application, considering that the proposed dormer is not sympathetic to the original form of this property. Further, it does not respect the street scene presented by the row of similar and unmodified neighbouring houses, within Lindfield's Area of Townscape Character, as detailed in the Lindfield and Lindfield Rural Neighbourhood Plan.*" Reiterating this objection 4/11/25, in response to amended plans.

MSDC's Refusal states "*The proposed side extension, rear dormer and chimney removal would fail to relate well to the existing dwelling or its local context. Accordingly, the proposal would inflict a high level of harm towards the non-designated heritage asset. Thus, the proposal would conflict with Policies DP26 and DP34 of the Mid Sussex District Plan (March 2018); the Lindfield and Lindfield Rural Neighbourhood Plan (Made March 2016); Principles DG49, DG50 and DG52 of the Mid Sussex Design Guide (November 2020); and Paragraphs 135 and 216 of the National Planning Policy Framework (December 2024).*"

### Current Position

As outlined above.

For item i, **AP/25/0055 - 33 Dukes Road** members may wish to consider whether to withdraw the previous 'No objection' response; this was originally DM/25/1631 considered by PTTC at

Committee	PTTC
Date	16/12//25
Item	6, 8, 9, 10, 11, 12 & 13

the 22/7/25 meeting. Extracts from MSDC's Delegated Report are shown in Appendix One and includes:-

*"The outbuilding is proposed to be sited to the southwest of the dwellinghouse where there is a significant fall in land levels. The building will be significant in scale and has a footprint that is similar in size to the surrounding dwellinghouses in Alma Road. The site is relatively well vegetated with established shrubs and hedging; however the local planning authority has concerns that the outbuilding, by virtue of its size and scale, will appear visually prominent within the locality, particularly when viewed from Alma Road. It is considered that the proposed building will loom behind existing screening, forming an obtrusive feature to the detriment of the appearance and character of the locality. Therefore, the proposal is seen as out of character with the area and therefore contrary to policy DP26 of the Mid Sussex District Plan."*

Appendix Two contains the appeal details from MSDC

**Recommended Action**

- i. Consider whether to withdraw the 'no objection' response agreed at PTTC 22/7/25
- ii. and iii. For noting

**David Parsons**  
**Deputy Parish Clerk**

11<sup>th</sup> December 2025

Committee	PTTC
Date	16/12//25
Item	6, 8, 9, 10, 11, 12 & 13

Report:	<b>8. Budget Report</b>
---------	-------------------------

### Summary

No expenditure to date, although cost of materials (est <£250) for the Transport & Traffic Working Group 2025 to be *vired* from the current years £400 RTPI budget. 2026/27 Draft Budget has been put forward to F&GP.

With the District Plan currently under (critical) scrutiny, the government's plans for increased housebuilding, and devolution proposals, it would appear more likely that the Planning Reserve may be required in the foreseeable future.

### Current Position

Description	Cost Centre / Reserve	Budget 2025-26	Expenditure	Balance	Draft Budget 2026-27
2025-6: Real Time Passenger Information (RTPI) <sup>1</sup> 2026-7: Ancillary Costs (e.g. working group publicity)	4973	£400	£0	£400	£400
<b>sub-total Budget</b>		<b>£400</b>	<b>£0</b>	<b>£400</b>	<b>£400</b>
<b>Earmarked Reserve</b>					
Planning Reserve <sup>2</sup>	4995/335	£4,000		£4,000	£4,000
SID Replacement <sup>3, 4</sup>	4936/336	£3,500		£3,500	£3,650
<b>sub-total Reserves</b>		<b>£7,500</b>	<b>£0</b>	<b>£7,500</b>	<b>£7,650</b>
<b>Total</b>		<b>£7,900</b>	<b>£0</b>	<b>£7,900</b>	<b>£8,050</b>

### Notes

1. To meet RTPI annual maintenance charge (none levied to date) *to 'vire' £xxx to cover publicity expenditure for TTWG 2025 in respect of 20mph speed limit*
2. Planning Reserve – in anticipation of external costs which may be incurred (e.g. reviewing the Neighbourhood Plan, addressing unforeseen planning issues, pursuing sustainable transport initiatives)
3. To meet the anticipated cost of repairing/replacing one of the ageing early SIDs, which are now over 5 years old and outside of the manufacturers guarantee period.
4. *Residual balance £150 from 2025-6 RTPI budget £400, after £250 'vire' for TTWG to be added to SID replacement reserve*

### Recommended Action

For noting.

**David Parsons**  
Deputy Parish Clerk

9<sup>th</sup> December 2025

**Lindfield Parish Council**

Committee	PTTC
Date	16/12/25
Item	6, 8, 9, 10, 11, 12 & 13

Report:	<b>9. Outstanding Action Points</b>
---------	-------------------------------------

Minute	Meeting date	Subject	Action Agreed	By	Due Date	Status	Date Completed	Comments
352 363.1	18/03/25 8/4/25	Joint Neighbourhood Plan	Cllr Webster advised that Lindfield Rural Parish Council were unlikely to comment further in the foreseeable future and LPC would therefore need to consider its approach accordingly	tba	tba	Not Started		363.1 Committee agreed that this should remain as an outstanding item for future consideration
458	23/9/25	Village Day Toilets	letters should be sent to both the King Edward Hall and Lindfield Cricket Club encouraging them to ensure that toilet provision for Village Day was suitable, appropriately located and signposted	Deputy Parish Clerk	23/11/25	Not Started		

**Recommended Action**

- i. To note the currently outstanding action points and consider any further action required.

**David Parsons, Deputy Parish Clerk**

9<sup>st</sup> December 2025

**Lindfield Parish Council**

Committee	PTTC
Date	16/12/25
Item	6, 8, 9, 10, 11, 12 & 13

Report:	<b>10. Transport and Traffic Working Group 2025 (TTWG)</b>
---------	--

Place marker for report

Committee	PTTC
Date	16/12/25
Item	6, 8, 9, 10, 11, 12 & 13

Report:	<b>11. Lindfield Cricket Club (LCC)– second square update</b>
---------	---

**Summary:**

LCC have now provided an updated proposal in respect of its intended application for a second cricket square on Lindfield Common. LCC have advised that they would be happy to meet with the Parish Council to discuss their updated plans before formally submitting an application to MSDC.

This report recommends that LPC make no further comments until any application is submitted to MSDC and the anticipated consultation process thereafter.

**Background:**

The Chair and Vice Chair of PTTC met with representatives of LCC on 17<sup>th</sup> April 2025 in response to LCC's initial proposals for a second square on the Common. This meeting was undertaken under the approach outlined by the National Association of Local Councils (NALC) in respect of pre-application developments, which LPC have adopted, and the meeting note is shown in Appendix Three.

**Current Position**

LCC have offered to have a further meeting with LPC in the light of their updated and detailed proposals, which has been circulated to members as a separate document.

**Financial Implications**

**Policy Context**

**Sustainability Implications**

**Risk Management Implications**

**Legal Implications**

**Way Forward**

**Options**

1. undertake a further meeting with LCC, in line with the adopted NALC protocol
2. respond to LCC's latest document without a further meeting
3. await a formal application to MSDC and respond in the light of MSDC's anticipated consultation approach

**Recommended Action**

It is unclear whether substantial further information might be gained from a further meeting and recognising the strength of feeling demonstrated on Lindfield Gossip and Friends of Lindfield Common (both Facebook groups) earlier this year, it seems likely that this will be a divisive issue. Rather than become further involved at this stage, it seems appropriate to await the formal application to MSDC before considering the response from LPC, if any.

**Appendices/Background Papers – update from LCC circulated concurrently**

**David Parsons**  
**Deputy Parish Clerk**

11<sup>th</sup> December 2025

Committee	PTTC
Date	16/12/25
Item	6, 8, 9, 10, 11, 12 & 13

Report:	<b>12. Real Time Passenger Information (RTPI) – update</b>
---------	--

**Summary:**

For noting only – completion of the RTPI programme across the village.

**Background:**

Following LPC's 2022 agreement to purchase an 'Eden' sign which was located at the southbound bus stop outside Cottenham's, WSCC embarked on a government funded programme to replace the bus stops across the village with modern electronic signage.

**Current Position**

The programme has taken somewhat longer to complete than was envisaged however, the final piece in the jigsaw was recently completed with the installation of a similar 'Eden' sign on the northbound bus stop outside The Stand Up Inn.

It is understood that some of the signs are not being updated on a real time basis but simply replicating timetabled times, understandably, disappear when that time is past – regardless of whether or not the bus is still due or running late. This is obviously not particularly helpful to bus users and WSCC are investigating why this is occurring.

**Financial Implications**

**Policy Context**

**Sustainability Implications**

**Risk Management Implications**

**Legal Implications**

None for LPC

**Way Forward / Recommended Action**

No further action is required by LPC, other than to note the completion of the RTPI programme for the village.

**David Parsons**  
**Deputy Parish Clerk**

11<sup>th</sup> December 2025



Committee	PTTC
Date	16/12/25
Item	6, 8, 9, 10, 11, 12 & 13

Report:	<b>12. MSDC Parking Strategy – update</b>
---------	---

**Summary:**

For noting - MSDC are now progressing their parking strategy and have provided details of the way forward. This essentially appears to be a *fait accompli* and as such no further response is recommended at this time.

**Background:**

MSDC undertook a Village Parking Stakeholder Engagement Programme earlier this year and LPC responded following discussion at PTTC, initially 14/1/25 and subsequently 25/2/25 – full response shown in Appendix Four

**Current Position**

MSDC have now written to Towns and Parishes advising the planned way forward – see extract below. The cabinet report referenced below will be circulated concurrently with this report.

Dear Parish Clerk

At its meeting on 15 September 2025, Mid Sussex District Council's Cabinet agreed to a new framework for subsidised concessionary parking permits for identified groups across the district; and a timetable for the implementation of village charges and technology trials.

That timetable is provided as Appendix 3 to the Cabinet report (link [here](#)) and will see the new charges (including concessionary permits for volunteer workers, roving healthcare workers and other target groups), and the technology trials, implemented simultaneously in April 2026.

This is an important piece of work which seeks to deliver on a number of the key priorities identified in the Council's Parking Strategy. These include supporting local vitality, improving the customer experience, investing in our car parks, and delivering a more targeted and efficient enforcement function where it matters most.

I am writing to you at this stage to make you aware of the proposed timings, as outlined in the above report.

The next stage of the process is to seek consent from the Highway Authority (WSCC), to proceed under S39 of the Highways Act, after which (in late January 2026) the formal Off Street Parking Places Amendment order can be published and a formal public consultation undertaken. This will provide an opportunity for anyone who wishes to do so to provide formal feedback on the proposals.

In the meantime, please do let me know if you have any comments or questions.

**Financial Implications**

**Policy Context**

**Sustainability Implications**

**Risk Management Implications**

**Legal Implications**

None for LPC however as outlined in the original response there are concerns over the impact that these changes may have on businesses, visitors and residents in Lindfield.

Committee	PTTC
Date	16/12/25
Item	6, 8, 9, 10, 11, 12 & 13

**Way Forward / Recommended Action**

MSDC outline the delivery of the parking strategy by the end of April 2026 and invite comments or questions however, this is not a further consultation.

There does not appear to be anything material that could be added to LPC's consultation response early this year and consequently no further response is proposed.

**David Parsons**  
**Deputy Parish Clerk**

11<sup>th</sup> December 2025

Committee	PTTC
Date	16/12/25
Item	6, 8, 9, 10, 11, 12 & 13

## **Appendix One –DM 25/1631 – 33 Dukes Road MSDC Delegated Report**

**Proposal:** Proposed two storey building to be erected around the existing swimming pool with dormer windows to SW elevation and roof light windows to the NE elevation

**Site:** 33 Dukes Road, Lindfield, Haywards Heath, West Sussex, RH16 2JQ, , ,

**Recommendation:** Refusal

**Date:** 26 Aug 2025

### **SUMMARY OF REPRESENTATIONS**

A letter of objection has been received from 8 Alma Road on the following grounds:

- Noise
- Overlooking
- Use of Alma Road for access to building works

### **SUMMARY OF CONSULTEES**

Southern Water: Construction of the development shall not commence until details and diagrams of the proposed means of foul/surface water drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

### **PARISH COUNCIL OBSERVATIONS**

Lindfield Parish Council has no objection to this application

### **INTRODUCTION**

Planning permission is sought for the erection of a two-storey building around the existing swimming pool with dormer windows to south west elevation and roof light windows to the north east elevation.

### **RELEVANT PLANNING HISTORY**

CU/084/78 - Utility room extension. (approved)

CU/057/83 - Lounge and Master Bedroom Extension, Formation of Carport and internal alterations to this two-storey residence. (approved)

09/01621/FUL - Single storey front and rear extensions (approved)

DM/25/0143 - Proposed two storey side extension and alterations. (approved)

DM/25/1632 - Proposed variation of condition 2 relating to planning application DM/25/0143 for alterations to the approved plans in relation to the roof (approved)

### **SITE AND SURROUNDINGS**

33 Dukes Road is a two-storey detached hipped roofed dwelling within a cul-de-sac serving 31-36 Dukes Road. The walls are a mix of face brickwork, hanging tiles, painted render. The property is characterised by an existing front gable and front flat roofed dormer with white upvc windows and mix of timber and upvc doors. To the north of the site is the adjacent No.34, to the south of the site is close boarded fencing to

neighbouring No.32, to the east of the site is the driveway to highway beyond and to the west of the site

is the rear garden to neighbouring No.8 Alma Road beyond.

The site is within the built-up area of Lindfield.

### **APPLICATION DETAILS**

The existing swimming pool approximately measures 6.7m in depth and 3.5m. The proposed two storey pool building measures 11.9m in depth, 7.3m in width with an approximate height to eaves of 3.8m and an overall height of 6.5m. The building has two dormers on the southeast elevation which measure 1.5m in depth, 2.05m in width with a height to eaves of 1.25m and an overall height of 2.4m. and four rooflights on the northeast elevation measure 0.8m by 0.8m each. The building serves a shower/changing room on the ground floor serving the existing swimming pool and a playroom, study and WC on the first floor.

### **LEGAL FRAMEWORK AND LIST OF POLICIES**

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise. Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and Lindfield and Lindfield Rural

Committee	PTTC
Date	16/12/25
Item	6, 8, 9, 10, 11, 12 & 13

Neighbourhood Plan. National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

#### **Mid Sussex District Plan**

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP26 - Character and design

#### **Site Allocations DPD**

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031. There are no relevant policies.

#### **Lindfield and Lindfield Rural Neighbourhood Plan**

The Lindfield and Lindfield Rural Neighbourhood Plan was formally made on 23 March 2016

Relevant policies: None relevant

#### **Mid Sussex District Plan 2021-2039 Submission Draft**

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) was published for public consultation on 12<sup>th</sup> January 2024 for six weeks and as a result of this consultation there are unresolved objections to the majority of Policies in the draft District Plan. There are unresolved objections to some of the Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPB1 - Character and Design

*Mid Sussex Design Guide Supplementary Planning Document (SPD)* The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024) The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131 and 135.

### **ASSESSMENT**

#### **Design and Character**

Policy DP26 of the Mid Sussex District Plan states:

*'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development: is of high quality design and layout and includes appropriate landscaping and greenspace; contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance; creates a sense of place while addressing the character and scale of the surrounding buildings and landscape; protects open spaces, trees and gardens that contribute to the character of the area; protects valued townscapes and the separate identity and character of towns and villages; does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27); creates a pedestrian-friendly layout that is safe, well connected, legible and accessible; incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed; positively addresses sustainability considerations in the layout and the building design; take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element; o optimises the potential of the site to accommodate development.'*

The outbuilding is proposed to be sited to the southwest of the dwellinghouse where there is a significant fall in land levels. The building will be significant in scale and has a footprint that is similar in size to the surrounding dwellinghouses in Alma Road. The site is relatively well vegetated with established shrubs and hedging; however the local planning authority has concerns that the outbuilding, by virtue of its size and scale, will appear visually prominent within the locality, particularly when viewed from Alma Road. It is considered that the proposed building will loom behind existing screening, forming an obtrusive

Committee	PTTC
Date	16/12/25
Item	6, 8, 9, 10, 11, 12 & 13

feature to the detriment of the appearance and character of the locality. Therefore, the proposal is seen as out of character with the area and therefore contrary to policy DP26 of the Mid Sussex District Plan.

#### **Neighbouring Amenities**

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution. Principle DG47 of the Mid Sussex Design Guide SPD relates to neighbouring amenities in terms of light and states: *'All dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards'.*

With the removal of the side window to the study, there will be no direct overlooking windows towards neighbouring properties and their gardens. Therefore, the impact on overlooking and privacy is not deemed harmful. Given the distance to the neighbouring properties, the impact on light and outlook is not deemed harm.

In terms of noise, as internal the noise from the use of the swimming pool is not deemed significantly harmful. The agent has confirmed that the existing plant used for the outside pool would still be used as turned into an indoor pool. Having verbally consulted the Councils environmental health team, it is not certain whether the existing plant would be able to be used for the proposed indoor pool. However, simply changing the plant/machinery within the existing structure on the site would not amount to 'development' as defined in planning legislation. Therefore, if the plant was changed and it resulted in additional noise, this would be a matter that would need to be addressed by the Councils Environmental Health team to determine whether this change resulted in a statutory nuisance that could be addressed under environmental health legislation. Therefore, in terms of neighbouring amenities only, the proposal is deemed to comply with this element of policy DP26 of the Mid Sussex District Plan.

#### **Other**

The neighbour at 8 Alma Road has commented on the development if approved would use Alma Road to access for building materials and deliveries. This is not a planning matter, and a private matter.

#### **PLANNING BALANCE AND CONCLUSION**

The proposed outbuilding, by virtue of its design, size and scale would form an obtrusive and overbearing feature that would be out of character with the area. The proposal would therefore be contrary to policy DP26 of the Mid Sussex District Plan, the Council's Design Guide SPD and relevant paragraphs of the NPPF which require good quality design. It is therefore recommended that planning permission should be refused.

Decision: Refusal

Case Officer: Andrew Horrell

Committee	PTTC
Date	16/12/25
Item	6, 8, 9, 10, 11, 12 & 13

## **Appendix Two – AP/25/0055 MSDC Appeal Notification (extracts)**

DATE: 25th November 2025

Dear Sir/Madam

Mid Sussex Ref: AP/25/0055

Planning Inspectorate Ref: 6001712

Land At: 33 Dukes Road Lindfield Haywards Heath West Sussex

Proposed Development: Proposed two storey building to be erected around the existing swimming pool with dormer windows to SW elevation and roof light windows to the NE elevation

Appeal By: Mr P Lewry

Start Date: 24th November 2025

I am writing to let you know that an appeal has been made to the Secretary of State in respect of the above site. The appeal follows the refusal of planning permission DM/25/1631 by this Council. The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

Should you wish to withdraw your earlier comments you should write to the Planning Inspectorate by 22nd December 2025.

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

Yours faithfully

Assistant Director Planning and Sustainable Economy

Committee	PTTC
Date	16/12/25
Item	6, 8, 9, 10, 11, 12 & 13

## **Appendix Three – LPC Meeting with LCC 17<sup>th</sup> April 2025**

### **Attended by:**

<b>Lindfield Parish Council (LPC)</b>	<b>Lindfield Cricket Club (LCC)</b>
Cllr Val Upton (VU - Chair, Planning, Transport and Traffic Committee)	Jason Morgan (JM - Chairman)
Cllr Trevor Webster (TW - Vice-Chair, Planning, Transport and Traffic Committee)	Malcolm Page (MP - Webmaster and Groundsman)
David Parsons (DP - Deputy Parish Clerk)	

### **Second Cricket Square on Lindfield Common**

Following contact from LCC, the meeting was held on the common utilising the approach outlined by the National Association of Local Councils (NALC) in respect of pre-application developments. LCC had previously shared their document 'Enhancing Community Sports / Second Cricket Square'.

LCC explained that their proposal has been shared with the Planning Inspectorate, following MSDC's guidance to approach them directly. Advising that they had also met with Cllr Cavan Woods (MSDC and LPC) and Rob Anderton (Assistant Director, Commercial Services & Contracts MSDC). In addition to the main proposal, LCC explained that they would also be seeking permission for a smallish area of astroturf in front of their crickets' nets, as especially for younger players not wearing spikes, the current grass area was impractical in many weather conditions.

Turning to the proposed second cricket square, LCC explained that they currently had eight teams but, other than the 1sts/2nds, the others were unable to play 'at home' on the common as either the pitch was in use or, league rules/umpires required that the pitch was not played on immediately before a league game, so as to ensure that it was in the best possible condition. Consequently, the remaining teams had to play elsewhere and were spread across Hickmans Lane Recreation Ground and Walsted School, and other local grounds LCC considered that they had a thriving club and a strong youth academy, spanning U9-15-year-olds but that the current pitch situation meant that many players never got to play at home and experience fully belonging to the club. LCC explained that the Hickmans Lane grounds were in very poor condition, being very uneven and that the 'pavilion' was organised around the nursery, leaving small changing rooms and generally inadequate facilities. They said that two matches had to be postponed at Hickman's Lane last season due to concerns expressed by the umpires.

In answer to questions from LPC, LCC explained that the proposed pitch (the proposed square of which had been 'white lined' on the common and MP 'walked' the likely boundary) would move slightly up and down the common as different wickets were used and the boundary max 50m boundary would contract slightly for the lower teams. The new square would comprise up to 7 grass wickets and, potentially, one astro wicket furthest away from the existing pitch.

LPC expressed concerns over the potential impact on the Bonfire Society and Village Day, if more of the common was roped off to protect both squares. LCC accepted those concerns and, whilst the preference would be to rope off these areas, considered that covers/cover material (no details discussed) could be employed to minimise any impact on village events. LCC said for the rest of the time their expectation would be that the squares would be roped off – although the rest of the pitch would be available for people to use outside of match days.

Committee	PTTC
Date	16/12/25
Item	6, 8, 9, 10, 11, 12 & 13

In answer to questions over the exact number of days when both pitches might be in use, following DP's analysis of LCC's proposal document, LCC advised that they had reviewed the numbers and would be supplying updated detail to clarify the position. LPC were keen to understand the practical impact on other users of the common when two pitches were in use at the same time, LCC were of the view that their experience was that there was plenty of space even with two pitches in use for the volumes of visitors generally seen on the common, TW suggested that they consider recording visitor numbers two or three times a day when matches were being played, so as to evidence the position in respect of likely space pressures. JM agreed that this might be useful.

LCC said that due to the fixture requirements it was not possible to stagger the start/finish times of matches to ensure that only one pitch was in use at any one time. Also, it was not possible to restrict the new square to lower age groups so as to reduce the size of the boundary – although they said that lower age group team rarely hit the ball in the air anywhere near the boundary – and use a composite ball rather than a traditional cricket ball.

LCC said that they had no recorded data of accidents and/or near misses from non-playing people using the common when the current pitch is being used.

In answer to LPC's questions as to the process for this application, LCC advised that MSDC had set out three criteria which they would need to address, and they would share this guidance with LPC. LCC advised that they had also consulted the Bonfire Society and, more recently, the King Edward Hall, as to their plans.

LPC explained that this meeting was unable to provide a view or response to the club's proposal but that the notes from the meeting would be shared with both LPC members and LCC for transparency. Depending on MSDC's / the Planning Inspectorate's requirements and LPC's view, the matter would be put to a future committee meeting and an appropriate response considered.

### **Outstanding**

1. ~~Updated projections of when two pitches would be in use~~ – see postscript overleaf
2. Details of the criteria advised by MSDC to LCC
3. Analysis of visitor numbers on the common during matches

**David Parsons**  
**Deputy Parish Clerk**

2<sup>nd</sup> May 2025

### **Postscript**

Since the meeting LCC have supplied more details and following further questioning, it appears that:

1. Both village primary schools and Oathall have provided support letters for the proposal
2. Based on the 2025 Fixtures, there would be 20 matches taking place of both pitches, played over the 137 day season from May to second week of September. Of which 15 matches would be played on Saturdays, leaving 5 Saturday's when only one match would be played on the common. On one Sunday two matches would be played.

Lindfield Village Day takes place during the cricket season, which will be another day when the common is unavailable for public use.



Committee	PTTC
Date	16/12/25
Item	6, 8, 9, 10, 11, 12 & 13

## Appendix Four – LPC Village Parking response to MSDC

### *Lindfield Parish Council*

The Clock Tower House  
Lindfield Enterprise Park  
Lewes Road  
Lindfield  
West Sussex  
RH16 2LH

Parish Clerk: Mr A Funnell

Tel: 01444 484115  
e-mail: [clerks@lindfieldparishcouncil.gov.uk](mailto:clerks@lindfieldparishcouncil.gov.uk)

Rob Anderton  
Assistant Director – Commercial Services and Contracts  
Mid Sussex District Council  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

18<sup>th</sup> February 2025

Dear Rob,

#### **Village Parking- Stakeholder Engagement**

Thank you for your letter dated 24<sup>th</sup> January.

It is obviously pleasing to know that MSDC is "...currently reviewing existing arrangements in the car parks it operates in the villages...To achieve the best possible outcomes from this work..." however, it is unclear from a Lindfield perspective precisely what issue or range of issues this work is seeking to address, whether the work would in fact address those issues, and how a positive outcome would be defined or measured.

Whilst the statement "Car parks cost money to maintain and if they are not properly managed, they can result in frustration, with drivers struggling to find a space." is undoubtedly accurate, it is more difficult to understand how the range of options proffered would materially improve the parking situation in Lindfield Village. The reality is that there are a finite number of parking spaces within the village and simply introducing charging or further restrictions does not change that position. In Lindfield Parish Council's (LPC) view, the impact of such charging is likely to be detrimental to residents, local businesses and visitors alike. Accordingly, **LPC is strongly against the introduction of a charging scheme and requests that MSDC does not proceed with any such proposals.**

As one of our councillors commented "...I don't have any issues with parking in the village. On the odd occasion I need to drive to the village then I never have any trouble parking. I think the maximum stay time limits are good enough and it's handy not having to pay if one is just quickly popping to the Post Office or something..." This view seems to reflect a wider consensus that, yes, parking can be slightly difficult on occasions but generally spaces can be found, even if it might sometimes mean parking slightly further afield, such as in one of the Common Car Parks or at Hickmans Lane Recreation Ground.

In terms of more detailed considerations, LPC requests that MSDC carefully assesses the following issues, before taking any further action in respect of parking arrangements within the village: -

- a) Any proposals to charge for parking are likely to be cost negative for MSDC if not effectively enforced, as there would insufficient income to cover the costs of implementation (e.g. surveillance and ticketing equipment, manpower requirements).
- b) MSDC's Parking Enforcement appears to have had resourcing issues for many years. It is difficult to understand how this will be improved but unless it becomes fully resourced and effective, the cost issues identified under a) above will be amplified.

Committee	PTTC
Date	16/12/25
Item	6, 8, 9, 10, 11, 12 & 13

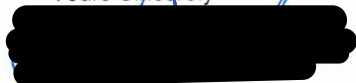
## *Lindfield Parish Council*

- c) Businesses, as well as residents, rely on the current parking arrangements and implementing a charging scheme would be likely to have a negative effect on trading and be counterproductive to countrywide efforts to support High Street businesses. Anecdotal feedback from a local business is that changes to charging arrangements in a local town had a noticeable negative effect on their trading. Lindfield currently has a dynamic and individual High Street, which must be carefully supported into the future.
- d) Parking pressures at school pick up and drop off times are likely to be exacerbated by any scheme which limits access to car parks or street parking, whether through charging or other restrictions.
- e) Residents without off-street parking would be likely to apply for residents parking schemes to be introduced, to reduce the likely knock on impact of displaced vehicles under any charging regime. This could lead to increased conflict as available parking spaces are further reduced.
- f) Charging residents with no access to off street parking seems unfair, recognising the limited alternative options available within the village.
- g) Whilst some may choose to park in the Common or Hickmans Lane car parks if charging is introduced, pressures on surrounding roads is also likely to increase. It was noted that when the 4-hour parking restriction was introduced in the High Street some years ago, it pushed the parking problems into neighbouring roads, with Chaloner Road being significantly affected.
- h) Having first clarified what it is that MSDC are trying to achieve, both for itself and the likely affected villages, a comprehensive assessment should be undertaken by the appropriate consultants for MSDC, to ensure that whatever proposals are taken forward are likely to address *all* relevant issues. Particularly that the any changes will not be detrimental to residents' experiences, local businesses' trading, or MSDC's costs, recognising a) and b) above. It would be unfortunate, to say the least, if the costs incurred by MSDC under its proposals ultimately led to increased Council Tax bills for residents and businesses to cover any deficits created by any new scheme.

If, despite LPC's strong objections and appropriate consideration of all the elements detailed above, MSDC do proceed to implement parking charges, LPC considers that there should be an initial free parking period of at least 30-45 minutes (preferably longer) to provide flexibility for users and, hopefully, at least partially offset some of the likely negative impacts identified. If a web-based parking tool is being considered, great care should be taken to ensure its efficacy recognising the limited mobile signal in several village locations.

Looking to the future, it is likely that more housing developments will put increase pressure on village amenities, including parking. Against that background, it is essential that MSDC, as the Local Planning Authority, ensures that public transport, cycling and pedestrian infrastructure is also improved to encourage more people to utilise sustainable alternatives and not wholly rely on driving.

Yours Sincerely



David Parsons  
Deputy Parish Clerk

See pages 3-4 for responses to the five questions included in your letter.

Committee	PTTC
Date	16/12/25
Item	6, 8, 9, 10, 11, 12 & 13

**Answers to Questions posed by MSDC:**

1. **Parking Challenges:** What difficulties do you and your residents, service users, staff, and visitors face when trying to park?
  - a. Is it difficult to find a parking space when needed?
    - Whilst, on occasion, it can be difficult to find spaces, it is recognised by all that there is a finite amount of space within the village and users will usually find a solution either by parking slightly further away or through natural turnover of spaces. Adding administration and / or charges would not appear likely to change this situation.
  - b. Are the current restrictions too limiting (e.g., are maximum stay times too short)?
    - They seem about right, although the relative lack of Parking Enforcement can make the limitations somewhat academic.
  - c. Are there specific issues for commuters, shoppers, residents, and local employees?
    - As detailed elsewhere, whilst spaces are limited, the combination of alternative car parks and natural turnover makes the position generally manageable.
2. **Parking Discs:** Parking discs are hard to find, difficult for the District Council to enforce and manage, and costly to produce. This can discourage people from visiting the villages. What are your thoughts on these potential alternative solutions to achieve the same objectives:
  - a. Implementing “online” disc parking using the Council’s current pay-by-mobile operator.
    - Lindfield does not currently have a parking disc system and adding this bureaucracy would not appear to be a positive step in improving parking. Further, as advised by Lindfield Medical Centre, the village has a higher than average proportion of older residents, some of whom may be unable to use any online system.
  - b. Installing terminals that issue free tickets stating the time limit.
    - As detailed under a) and b) in the letter above, it does not seem likely that MSDC’s costs would be covered or whether effective enforcement could or would take place
    - This is perhaps the least inappropriate of the proposals, if usage remained free, that there were sufficient terminals, and the technology was accessible to all users. However, being located in a Conservation Area, great care would be needed to ensure that any terminals were not intrusive or unsightly.
  - c. Introducing pre-registration online for frequent users and others.
    - Most visitors access the parking spaces as and when they need them – enforcing a pre-booking approach is likely to be detrimental to all concerned, putting off visitors and negatively affecting High Street trading.
3. **Stricter Time Restrictions or Charges:** If stricter time restrictions or charges were introduced, what measures do you think would be needed to lessen the impact:
  - a. On different types of users, such as commuters, your employees, regular visitors, residents who use the car parks, shoppers, service users, and specific staff (e.g., teachers, doctors, administrators).
  - b. By offering specific products, such as free or discounted permits or overnight permits which allow a few hours either side for residents.
    - It seems counterproductive to propose to introduce a stricter regime and then consider ways to lessen its impact. It is important to clarify what problem is it that MSDC are trying to solve and how any increased restrictions or charges might achieve that aim. Perhaps more important, is to look to make active travel a realistic option through investing in better

Committee	PTTC
Date	16/12/25
Item	6, 8, 9, 10, 11, 12 & 13

walking and cycling access. MSDC, as the Local Planning Authority, is well positioned to address this bigger picture and not simply focus on parking charges as 'low hanging fruit.'

4. **Residents' Use of Car Parks:** Do you have any information or opinions on residents and their use of village or local car parks? For example:
  - a. Do many houses lack off-street parking?
    - Yes, a significant number, especially in the High Street and in some nearby roads.
  - b. Is there a concern that residents' use of car parks limits availability for other users during the day?
    - In the absence of regular, effective parking enforcement, it is quite difficult to tell whether this is the case. Anecdotally, many overnight parked cars are removed from the car parks and High Street during the day, suggesting that this is not a material issue.
    - Effectively blocking access to car parks and the High Street through charging or other restrictions is likely to make the little on-street parking available even more pressured and potentially lead to parking disputes. Where would affected residents be expected to park?
5. **Improving Car Park Efficiency:** Do you have any ideas on how to make the car parks more efficient and help more people find parking when they need it? For example:
  - a. Removing special permit-only spaces.
    - The Tollgate Car Park special permit spaces are mainly for Medical Centre Staff – no-one would benefit from reducing their access or ability to park.
    - There are a few residents parking spaces for the adjoining flats / sheltered accommodation, where contractual agreements may be in place and some residents may be unable to walk further if those spaces were taken away. It is also important to note that Compton Road, where the Car Park is situated, is also an area where there is already severe pressure on street parking.
  - b. Adjusting the balance between long-stay and short-stay parking bays.
    - All of Lindfield's MSDC operated car parks are short stay. It would not seem appropriate to change any of these to longer stay, as it would be likely to exacerbate parking issues in and around the High Street.
  - c. Introducing reasonable charges to manage demand and encourage turnover.
    - As detailed above, this would appear to be counter productive for residents, businesses and visitors. Indeed, for some users, having paid for parking may encourage them to stay longer than they do under the present regime, rather than encouraging turnover.