

7.8 INCLUSIVE DESIGN STRATEGY

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Improved Levels and Floor Surface to the Stable Block
The proposed hard landscaping plan provides a shallow ramp to improve access for visitors with mobility difficulties to more easily access the Stable Block facilities. The existing cobbles are to be relaid and levelled to improve accessibility to a wide range of visitors to include visitors using children's buggies to wheelchairs users.

Single Entrance to the Gardens
The proposed entrance route will direct all visitors from the ticket sales extension along the existing accessible path into the garden to enable them to experience the historic view of Leonardslee House. This single entrance point is more inclusive and support wayfinding.

Improved Accessible WC Facilities
The proposals create an additional Accessible WC in the Clocktower Cafe, the introduction of an accessible WC in the Gardens adjoining the Engine House.

Not only will there be improved and additional WCs, they will be of superior quality conforming to modern standards as Universal Toilets which include the washbasins within the cubicles, allowing flexibility of use and inclusivity.

Additional Rest Areas
Around the historic core buildings and new landscaping area, additional informal seating areas have been naturally designed in so as to provide visitors with a ledge to sit on whilst not looking like 'designed' seating which could quickly clutter the landscape in front of the buildings. The proposed additional seating adjacent to the Engine House creates valuable further rest areas for visitors to the lakes and valley Gardens.

New Signage and Garden Interpretation Areas
The area immediately in front of the entrance shop is proposed to be an interpretation area which highlights unique arboricultural features of Leonardslee in a clear manner.



Visitors in the Gardens at Leonardslee

7.9 IMPROVING ACCESSIBILITY TO THE LAKES

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A site wide accessibility assessment has been undertaken to ascertain the most appropriate route down into the lakes, where the new accessible WC will be provided. There is currently a buggy service to help take visitors down to the lakes and avoid the largely inherently steep paths and steps. The exercise ascertains two failings of the existing routes:

- Pedestrians were walking back up the hill via the buggy path, as it was believed to be the most accessible route up the hill as that is where the buggy drives.
- Signage showing different steepness and gradients was poor and visitors were reliant on knowledgeable staff or other visitors for guidance.

The principles taken were to assess the existing paths before creating new paths which has previously been proposed at pre-application stage.

The estate has taken the opportunity to utilise the recently completed drainage lake to the east of the compound and introduced an accessible path to a currently under visited area, spreading visitors within the Gardens as per Historic England’s feedback and as directed by the CMP.

The client and design team identified an existing underutilised path to the south of the gardens which takes visitors down to the southern tip of the New Pond. Whilst the gradients may not be classified as fully accessible with the appropriate resting landings for wheelchair users, the width of the path is generous (over 1.5m) and is the gentlest slope to the lakes within the lower valley. It also links well with the newly constructed accessible path to the irrigation pond which will create a connected journey to the lakes.

It is proposed that an additional stop is created on the existing buggy route to allow visitors to experience the irrigation lake, then the lower lakes without making their way back to Leonardslee House.

In addition it is proposed to make improvements to the existing Camellia Walk route through the trees and improve the signage, as the alternative winding route is a more gentle gradient than the buggy path, however this is much shorter than requiring more able visitors to go round the accessible path.

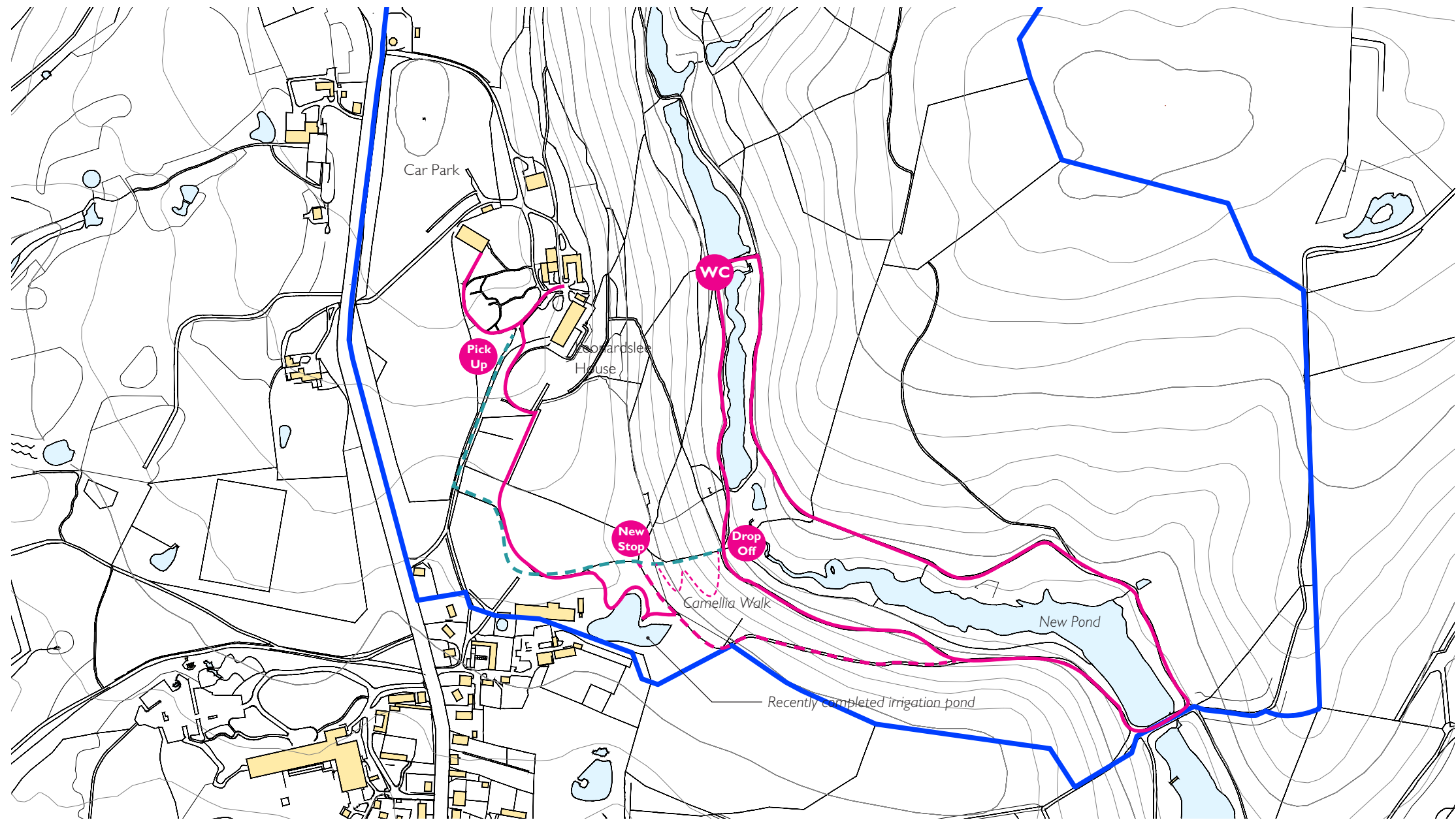
The existing paths within the gardens will remain, however the shift in focus of the more accessible routes will open up a larger area of the Gardens to visitors with accessibility and mobility issues. These proposals are in accordance with the adjacent CMP notes.

The Park and Gardens

By nature of its setting within rolling hills and valleys, much of the extensive gardens and parkland is hard to access for less able walkers, and impossible for wheelchair users and parents with buggies. This is mitigated by the availability of regular buggies to transport visitors to various locations in the grounds, and some signage marking difficult terrain.

The lack of WC facilities deeper within the park is of concern, as visitors to the lakes and beyond must navigate a steep upward slope to access those in the Museum and Stable blocks. An obvious solution to this would be to install WCs in the Engine House, which would in turn better promote its use as a summer café.

CMP notes on Accessibility and Wayfinding - section 4.8, page 50



Map showing the proposed accessible routes which will be clearly signposted

7.10 ACTIVE IMPROVMENTS TO THE HIGH WEALD AONB

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The 2024-2029 High Weald AONB Management Plan identifies **Aesthetic and Perceptual Qualities** as a key character component (superceding the “Other Qualities” identified in the 2019-2024 plan).

- History-related qualities such as ... b. tangible legacies from the iron and wood industries (such as hammer ponds and place names).
- Qualities associated with emotion and imagination such as ... c. a sense of intimacy, enclosure and remoteness owing to the heavily treed landscape.
- Sensory qualities such as ... k. unexpected panoramic and long views, often uninterrupted, extending out along the valleys beyond the High Weald with natural skylines and forested ridges occasionally punctuated by church spires, and often framed by field gates and wooded holloways. l. quietude and tranquillity, with large areas of natural rural soundscape and perceived distance from urban noise. m. natural soundscapes including the ability to enjoy varied birdsong.

Of this component the following relevant issues are identified.

- Declining knowledge, connection and involvement with the countryside
- Increasing visitor numbers leading to urbanising infrastructure around villages and popular sites
- Difficult accessibility for many, particularly those from urban areas, with declining or expensive public transport services and lack of travel routes for pedestrians, cyclists and riders, declining rights of way maintenance, and lack of signage.

The design team have therefore taken on board the three objectives and demonstrate how the proposals fulfil these objectives:



Character Components : Aesthetic and Perceptual Qualities

TOP 5 ISSUES

1

Declining knowledge, connection and involvement with the countryside and its role in producing food and materials.

2

Increasing visitor numbers leading to urbanising infrastructure around villages and popular sites, and lack of awareness of the countryside code by new users, creating tension between different user groups.

3

Difficult accessibility for many, particularly those from urban areas, with declining or expensive public transport services and lack of travel routes for pedestrians, cyclists and riders, declining rights of way maintenance, and lack of signage.

4

Erosion of rurality and tranquillity through ‘urbanising’ development including new housing, camping/ glamping accommodation and activity, telecoms equipment, traffic and noise (including aircraft), including cumulative impacts.

5

Degradation of nature, including biodiversity decline, erosion of habitats and damage to natural systems reducing people’s rich experience of nature.

OBJECTIVE PQ1

To increase opportunities for learning about and celebrating the High Weald’s character and aesthetic qualities, and to promote and facilitate contributions by communities and individuals to the conservation and enhancement of the High Weald.

Rationale

To help develop emotional connection to the landscape, encouraging and enabling people to care for the High Weald and support its conservation.

OBJECTIVE PQ2

To protect the unspoilt rural landscape with its intrinsic sense of naturalness, valued views, and the extent of green space which foster experiences of rurality and tranquillity.

Rationale

To prevent the loss of contained green space, glimpsed and long views, and tree-canopied skylines, especially regarding developments that fringe existing settlements in the High Weald, which would impinge on people’s perception of greenness and rurality.

OBJECTIVE PQ3

To foster and promote equitable access and informal enjoyment of the High Weald landscape and the integrated management of its resources for the enjoyment of natural beauty by all.

Rationale

To meet the demand for informal recreation from residents and those living close to the AONB, whilst ensuring infrastructure, services and activities are consistent with conserving and enhancing natural beauty and its quiet enjoyment for this and future generations.

N.B. For clarity, the pursuance of the above objectives or actions set out in this section should not harm the other character components or be at the expense of their contribution to the natural beauty of the High Weald AONB.

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OBJECTIVE AND REASON	HOW THE PROPOSALS FULFILS THE OBJECTIVE
PQ1 To increase opportunities for learning about and celebrating the High Weald’s character and aesthetic qualities, and to promote and facilitate contributions by communities and individuals to the conservation and enhancement of the High Weald. <i>To help develop emotional connection to the landscape, encouraging and enabling people to care for the High Weald and support its conservation.</i>	<p>Additional interpretation boards within the Gardens, in the following:</p> <ul style="list-style-type: none">Entrance Views of Leonardslee House,Diverting people to Camellia WalkAdditional interpretation of the Hammer Ponds <p>Reinstating the chimney to the Engine House to tell the storey of the history and development of Leonardslee.</p>
PQ2 To protect the unspoilt rural landscape with its intrinsic sense of naturalness, valued views, and the extent of green space which foster experiences of rurality and tranquillity. <i>To prevent the loss of contained green space, glimpsed and long views, and tree-canopied skylines, especially regarding developments that fringe existing settlements in the High Weald, which would impinge on people’s perception of greenness and rurality.</i>	<p>Proposals to highlight and maintain the last remaining view of Leonardslee House from the lakes by interpretation with historic imagery of the house as originally planned with the landscape.</p> <p>Preservation of the long views of the house by clearing dead trees and lifting crowns.</p> <p>Increasing the amount of people able to experience different and longer views on the new longer walks that will be signposted further into the deer park.</p>
PQ3 To foster and promote equitable access and informal enjoyment of the High Weald landscape and the integrated management of its resources for the enjoyment of natural beauty by all <i>To meet the demand for informal recreation from residents and those living close to the AONB, whilst ensuring infrastructure, services and activities are consistent with conserving and enhancing natural beauty and its quiet enjoyment for this and future generations.</i>	<p>Introduction of new clear signposting emphasising the most accessible route into the Gardens for a wider variety of visitors to enjoy.</p> <p>Introduce maps of longer routes (including the 4k loop) to inform people of the extent of the Garden paths, improving legibility.</p>

7.10 ACTIVE IMPROVMENTS TO THE HIGH WEALD AONB

Following pre-application feedback on making areas of the Estate a Public Right of Way, this has been explored on site. For security and biodiversity reasons the Public Right of Way suggestion is not feasible, as the path would have to be fenced both sides to prevent unauthorised access into the Gardens and to keep the deer out of the Gardens.

Two fences is not good for the user experience , heritage landscape, wildlife, or for ecology. The focus has therefore been on enhancing the existing historic routes within the park to make it easier for visitors to access more of the AONB, enhancing the setting.

Following a review with the Estate manager and Head Gardener, a new signposted 4km loop is proposed, with a WC on route next to the Engine House. This has the following benefits:

- Spreading visitors across the Gardens
- Maintaining view of Leonardslee House from the Lakes
- Allowing visitors to experience more character areas of the Gardens
- Enhancing enjoyment of the AONB



Map showing proposed 4km route in orange, land ownership in blue

1



The most northern lake at the top end of the site.

2



Non planted natural woodland

3



Long view over bracken and open deer park to AONB and beyond. Information about the Pineutum will be added with interpretation boards.

4



Highlighting additional area to sit and rest

5



Last remaining lakeside view of Leonardslee House

6



New vistas around the recently completed irrigation lake

7



Taking visitors off from the drop off area through the trees of Camellia Walk

8



The route includes the Engine House

7.II RETAINING LONG VIEWS OF LEONARDSLEE

7.II RETAINING LONG VIEWS OF LEONARDSLEE HOUSE

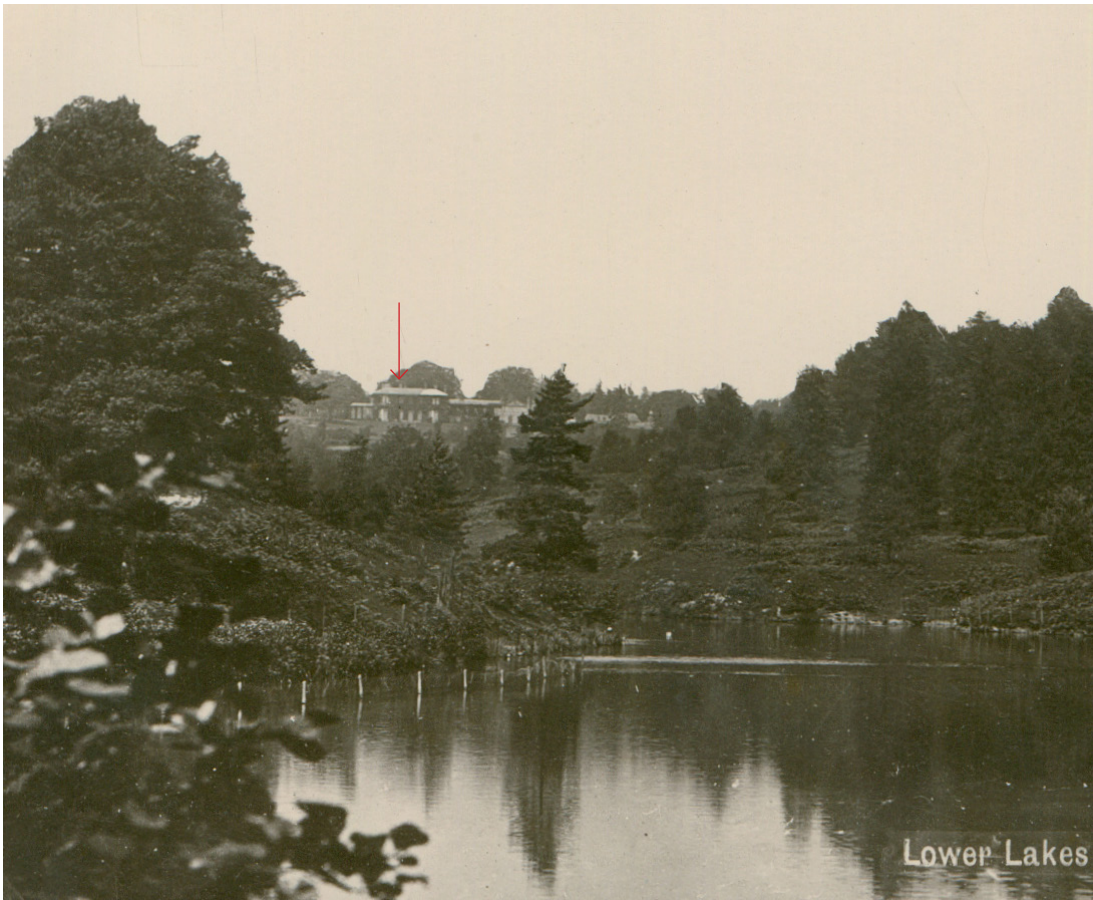
As is shown in historic artwork and photography, when Leonardslee House was constructed and the Gardens conceived, the Gardens were designed to be viewed from the House and vice versa, with a series of layered views created by the undulations in the landscape.

Today, the Gardens have matured obscuring the House from the lakes, as shown by the below series of images. In winter the House is more visible, however following spring the increase in foliage obstructs the majority of views.

There is one long view of Leonardslee house which is just about still visible from the lakes.



Leonardslee House Watercolour - Miss Hubbard, 1855



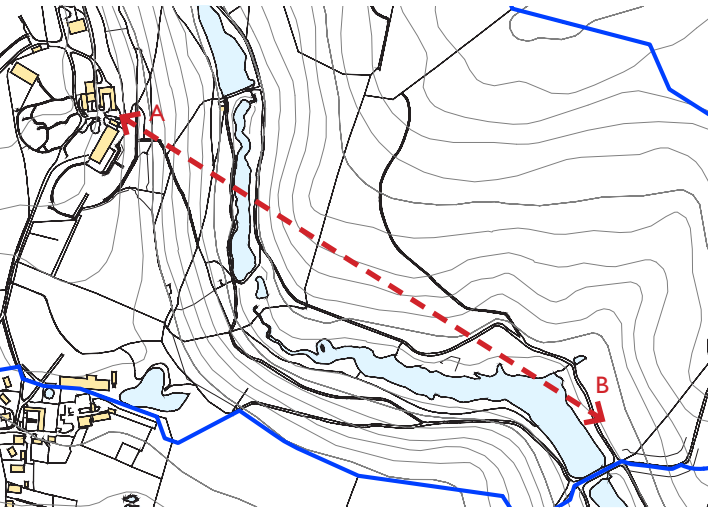
Historic photograph, 1906, showing clear views of the house from the lakes



Photograph May 2025 showing an obscured view from the house

7.II RETAINING LONG VIEWS OF LEONARDSLEE

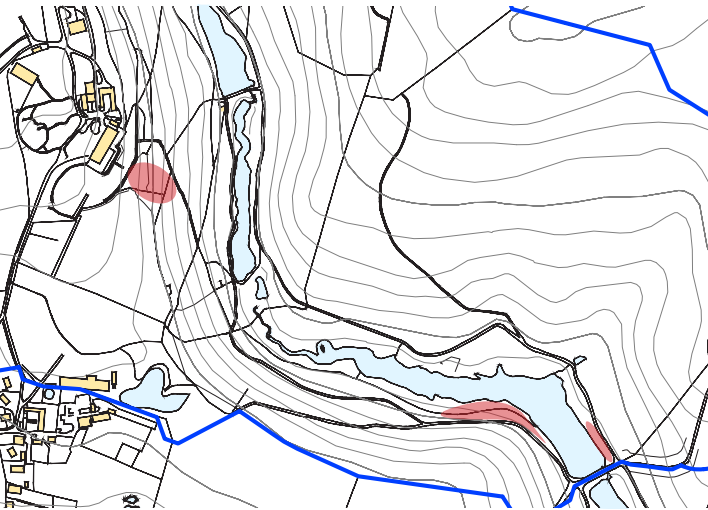
The remaining view of Leonardslee House from the lake side is located at the southern tip of New Pond. The images adjacent show the view to and from the lake to the House, with the vista indicated below.



Key Plan showing the views

As part of the masterplan proposals, the design team and Estate Garden team have worked together to create a series of actions which will help retain this long view of Leonardslee House for future generations. These include:

- Removal of dead trees, bushes and shrubs to clear the view from path level.
- Undertaking a quality and character assessment of trees which obscure the view of the House from the lakeside to see if there is opportunity for sensitive tree removal.
- High quality trees may be retained and shaped with crown raising to improve key and planned historic views.



Areas of survey highlighted in red



Photo from the lakeside looking towards Leonardslee House (A)



A zoomed in view showing the first floor and roof of the House



Photo from the first floor of Leonardslee House looking towards New Pond (B)



A zoomed in view showing the path and a glimpse of the lake



8.1 ADDITIONAL HERITAGE BENEFITS

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To support the masterplan proposals, the proposed Heritage Benefits which the development will bring have been collated:

- Reduction in hard landscaping directly in front of Leonardslee House forecourt by 293sqm.
- Replacing the tarmac in front of Leonardslee House with a more appropriate finish (Tar and Chip) for a heritage setting.
- Improving the connection between the Pulhamite structures with a new connecting path across the entrance road to Leonardslee House.
- Replacing chain fencing around the southern Pulhamite Structure with Estate Fencing in improve views from the vehicular entrance to Leonardslee House.
- Improving the legibility of the unique Pulhamite structure in the Wallaby Enclosure by relocating signage and removing a store.
- Improving signage / wayfinding throughout the Gardens and adding interpretation around Leonardslee House.
- Reinstating based on archive information the missing roof to the former generator block hall.
- Reinstating the historic chimney to the Engine House to improve legibility of its historic use within the Gardens.
- The Stable Block courtyard cobbles will be carefully recorded, and the arrangement repaired and reinstated to expand the cobbles in place of tarmac.
- Reinstating the blocked up historic window to the Stable Block.
- Re-pointing areas of the Stable Block, and roof repairs.
- General refurbishment of the Stable Block cottages, with traditional materials and repair methods and unblocking fireplaces.
- Highlighting the last remaining view of Leonardslee House from the lakeside and maintaining and conserving the view point with an appropriate management plan.
- Enhanced woodland/heathland management on the east side of lakes with the following:
 - Wayfinding pathways on the east side of lakes,
 - Enhancing viewpoints,
 - Appraising the route for additional bench seating,
 - Additional interpretation boards.



Redundant staff offices in need of repair to roof covering and internal finishes



uPVC roofing to the clocktower cafe over historic timber frame



Proposed path linking the Garden entrance path to Camellia Walk



Existing blocked up historic window opening to be reinstated



Additional interpretation boards to explain the history of Leonardslee House



Reinstating the chimney to the Engine House

8.2 CMP ANALYSIS

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The following analysis demonstrates how the proposals follow policies set out in the relevant conservation management plans.

CMP POLICY		HOW THE PROPOSALS FULFIL THE OBJECTIVE
POLICES: USE - PARK BUILDINGS		
1	<i>The Engine House located by the lake is used as a seasonal café during the summer, however more could be made of this. Its location by the lake makes it idea for visitors to stop for a warm drink in the winter months to grab a takeaway for their walk round the gardens. Being located further away from the main estate buildings would give the opportunity for visitors to make a stop without having to return back up to the stables café.</i>	Additional seating area has been sensitively added to the Engine House, retaining the planted screening and allowing a small amount increase in capacity. Reinstating the chimney will enhance the setting of the Engine House, wayfinding and interpretation of their part of the Gardens and their history.
2	<i>The future development of the Engine House could be reviewed to include a toilet. The only toilet provision currently is at the Stables, and with such extensive gardens it would be beneficial to have one within the gardens to avoid visitors having to walk back up the hill to the Stables.</i>	A discreet accessible WC is proposed at the Engine House. Calculations have been undertaken to ensure that a single WC is adequate capacity for this area.
3	<i>The Greenhouse is in a good location as the entrance and shop and should remain in this use, however it does currently feel rather cramped and with limited space to display. There may be an opportunity to further develop this to provide a more diverse range of items for sale along side the possibility of a small café area.</i>	Since the CMP was published, the entrance building has been refurbished into a light, bright and accessible space. A small grab and go cafe is proposed in the ticket office extension which will ease the burden on the Stable Block. The proposal has been designed to allow expansion of the cafe internally following the recommendation of Historic England and Horsham District Council.
4	<i>The museum block which currently houses the dolls house museum, gardeners greenhouse and courtyard café, feels like a rather underused area. The possibility to expand the catering provision within the block to supplement that in the adjacent stables could be considered.</i>	The proposals include an enhanced catering provision within the Former Generator Block, to service two events spaces which could be used for community events and housing larger groups such as school groups.
5	<i>The stables currently offers drinks and a limited range of cold snacks, a limited amount of seating is arranged inside and out. There is no hot food available to visitors to the gardens (excluding Interlude) this should be considered along with a larger quantity of seating to give visitors the ability to prolong their visit to the gardens.</i>	The food and beverage offering has been holistically reviewed which is described in the design and access statement to ensure there are no competing function and that each offering is complementary.
6	<i>The gardens are well maintained and comprise a range of character areas. These character areas set together are what create the significance of the landscape at Leonardslee to be a Grade I registered park. Each of the character areas eg. Open grassland, formal gardens, woodland should be treated with the same care when considering any changes which may affect its character and the setting of those around it.</i>	Each of the proposals has been designed to sensitively fit into its surrounding character areas across the Gardens. Full design justification is outlined in the Design & Access Statement.
7	<i>A range one off events are held throughout the year to supplement the income from the gardens, including Illuminated at Christmas and Enchanted in the Summer. These should continue to be held to open the gardens up to more visitors, however care should be taken not to oversaturate the gardens with events.</i>	The proposals outlined in this masterplan document aim to reduce Leonardslee's reliance on seasonal events by providing high quality offerings which can be utilised throughout the seasons to reduce reliance on events.
8	<i>The Red House and Round House are currently private residential. This use works well for these two buildings as it ensures they are well maintained.</i>	The proposals retain private residential use to these functions, and introduce staff accommodation in the redundant office space to the northern wing of the Red House.

CMP POLICY		HOW THE PROPOSALS FULFIL THE OBJECTIVE
POLICES: USE - THE GARDENS		
1,2	<i>The special character of the gardens at Leonardslee should be carefully managed to ensure any proposed developments will not detract from the significance of the designated heritage asset.</i> <i>Each individual character area has significance in its own right as well as part of the overall gardens and these areas should be looked at as part of the whole estate when identifying new uses for each area.</i>	A detailed Heritage Impact Assessment has been undertaken, as well as a Landscape Visual Assessment. Key historic views have been identified and analysed by the design team throughout the design process to ensure the development does not detract from the heritage assets.
3	<i>The location of proposed new infrastructure, including children's play area, and other large structures, within the gardens needs to be carefully considered. The clustering of new infrastructure within one area of the gardens should be discouraged so as to not permanently change the character of any one area. New infrastructure and buildings should be carefully considered as to the most appropriate location based on the appearance and scale. There is potential to encourage visitors to the outer reaches of the parkland with new visitor infrastructure in these locations. This will encourage more of a spread of visitors across the site rather than staying within the paths close to the lake and house, minimising any potential harm caused.</i>	Since the CMP was published, a children's play area has been constructed which has spread visitors across the highest point in the gardens. The proposals have developed to ensure that the central historic core of the site does become over densified with infrastructure, with a cafe to the entrance building and improved signage to Camellia walk and the new irrigation lake diverting visitors away from the core. The Red House will now accommodate the Doll's House display collection to further spread the visitor footfall away from the historic core.
4	<i>Overflow car parks: The use of the overflow carpark should be limited per year to minimise the impact of use on the grass and allow time between events for it to recover. This will ensure the parkland views and the condition of the landscape are maintained. It would be beneficial to reassess the road layout within the carparks to rationalise these and reinstate as grassland areas which are not primary routes. This would further assist in returning this area back to parkland.</i>	The overflow car park is only used at peak periods for seasonal events. By reducing the reliance on seasonal events with permanent infrastructure, this will reduce the need to rely on the overflow car park.

8.2 CMP ANALYSIS

CMP POLICY		HOW THE PROPOSALS FULFIL THE OBJECTIVE
POLICES: MANAGEMENT		
1. 2. 3. IMI, UI	<p>The overall current management structure for the management of the Estate should be retained as it appears to be working well.</p> <p>The gardens have been beautifully transformed back to their previous splendour and the management of these should be carefully considered by the Head Gardener and his team. Records of the planting should be kept , especially those relating to the Loder Family.</p> <p>Visitor Numbers: The increase in visitor numbers shall be carefully managed by the Estates Manager with close coordination with the Garden team. The increase in visitor numbers using the paths and tracks within the gardens will need to be regularly monitored and a plan in place to keep these maintained to a high level to ensure no harm is done</p>	<p>Our assessment outlines that these proposals will allow Leonardslee to target a 5% increase in general admission visitors and 5% reduction in peak season event visitors, where the gardens are most at risk of harm.</p> <p>Management policies are already in place to protect key heritage assets such as champion trees and Pulhamite structures - these will continue to be monitored.</p> <p>The masterplan identifies and proposes enhanced signage to existing paths further into the gardens including highlighting a path from the new irrigation pond to New Pond, which will draw visitors to a previously under-visited area of the gardens, ensuring that whilst visitor numbers will increase, they will be spread out more evenly across the gardens.</p>
4	<p>Car Parks: The existing carpark area, including the overflow area needs to be managed to ensure that the trees, both new and existing, planted within it are suitably maintained. There has in the past been unfortunate instances resulting in the loss of trees in this area. The soil around them should be decompacted to assist in the health of the trees.</p>	<p>There are no proposed amendments to the car parking in the submitted proposals</p>
POLICES: PLANNING		
1	<p>Before any work is carried out to the buildings or landscape at Leonardslee Park and Gardens advice should be sought on the necessary consents required, and these consents should then be properly obtained from Horsham District Council to facilitate the lawful development of the site.</p>	<p>Two formal pre-application meetings have been held on site, together with extensive consultation with Historic England to ensure the proposals are supported by all parties.</p>
2	<p>Early, pre-application, consultation with the Conservation Officer at Horsham District Council and where applicable with the regional Inspector of Historic Buildings at Historic England, regarding proposals that require listed building consent and/or planning permission is strongly recommended.</p>	
CONSERVATION, MAINTENANCE & REPAIR POLICIES		
	<p>Stable Block:</p> <p>1. The exterior of the stable block needs to be reviewed and repointed. All repointing should be undertaken in a lime mortar.</p> <p>2. The roof coverings should be reviewed and regularly monitored for any deterioration and proposals for repairs should be developed.</p>	<p>It has been identified that large portions of the Stable Block require repointing. This is proposed to be included in the submitted proposals and will be undertaken in lime mortar, in a matching colour identified with samples.</p> <p>The weakest part of the existing roof is the uPVC lean-to and lead connections. These are to be renewed as part of the submitted proposals, and wholesale review and repair of tiles will make good historic water ingress issues.</p>
	<p>Museum Block:</p> <p>1. The external fabric of the building should be reviewed and regularly monitored for any deterioration and proposals for repairs should be developed.</p>	<p>The condition of the external walls of the Former Generator Block courtyard are to be reviewed during construction works to ascertain whether any repairs are required as head of the roof reinstatement acknowledging the potential impact on significant planting adjacent..</p>

CMP POLICY		HOW THE PROPOSALS FULFIL THE OBJECTIVE
	<p>The Engine House</p> <p>1. The external fabric of the building should be reviewed and regularly monitored for any deterioration and proposals for repair developed. The internal fabric should be checked regularly, especially during the winter months when the cafe is closed, to ensure no deterioration is occurring.</p>	<p>The condition of the existing fabric is to be reviewed during construction works to ascertain whether any repairs are required.</p>
	<p>The Red House</p> <p>1. The building should as far as possible remain in residential use as this is ensuring the fabric of the building is well maintained. The fabric of the buildings should be routinely reviewed for any deterioration and proposals for their repair should be sought.</p>	<p>The condition of the existing fabric is to be reviewed during construction works to ascertain whether any repairs are required.</p>
EXTERNAL LIGHTING		
	<p>The present policy of non illumination in the gardens and minimally to the garden buildings should be maintained. The temporary lighting erected for evening events should be enough to cover any evening use. If a more permanent installation is desirable then a specialist lighting designer should be employed and proposals reviewed to minimise the impact on the landscape.</p>	<p>The small amount of proposed external lighting has been developed with specialist input using ecologically sensitive design techniques as set out in the guidance BCT and ILP, 2018 & High Weald AONB Management Plan 2024-2029 Character Component - Dark Skies.</p>
POLICIES: PRESENTATION, EDUCATION AND INTERPRETATION		
1	<p>There is the opportunity for the reinterpretation of the area to the west of the house where the wing was previously removed. This would create more space within the house and potentially allow a link out to the gardens which is currently missing.</p>	<p>The proposals to the forecourt of Leonardslee House include interpretation boards which will better explain to visitors the history of the house & the missing wing.</p>
2	<p>As many of the visitors come to Leonardslee to enjoy the gardens it could be advantageous as part of the information available to provide plant species information.</p>	<p>The new planted beds will include information on some of the rarest plants which are currently not labelled.</p>
POLICIES: SECURITY		
1	<p>A review should be undertaken of the current security measures for the house and other buildings to consider.</p> <p>a) The security of the buildings against intruders</p> <p>b) The security of the buildings against arson or other attempted destruction.</p> <p>c) The security of the staff against attach injury or robbery.</p>	<p>The proposed masterplan has considered the security of the site whilst developing proposals, in particular with regards to leaving the pay wall in the existing location. The refurbishment of the existing buildings outlined in the proposals will include the provision of new locks to doors and windows.</p>

8.3 AREA SCHEDULE

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The schedule to the right shows the existing and proposed areas within the scheme.

BUILDING	USE		GROSS INTERNAL AREA (M²)		DIFFERENCE +/- (M²)
	EXISTING	PROPOSED	EXISTING	PROPOSED	
Stable Block	Cafe	Restaurant	338	338	
	Courtyard	Winter Garden	-	85	
	Staff Accommodation	Guest Accommodation	73	73	
	Staff Accommodation	Guest Accommodation	105	105	
	Former Staff Offices	Guest Accommodation	50	50	
Total			566	651	+85
Engine House	Cafe		34	34	
	-	WC Block	-	4	
	Terrace		49	82	
Total			30	120	+88
Former Generator Block	Cafe	Events Space	141	141	
	Cafe Overspill	Events Space	147	147	
	Doll's House Museum	Back of House Spaces	93	93	
	Alpine House	Alpine House	183	185	
Total			564	566	+2
Red House	Staff Welfare	Doll's House Museum	63	63	
	Staff Welfare	Staff Accommodation	28	28	
	Former Staff Offices	Staff Accommodation	93	93	
Total			184	184	-
Garden Visitor Entrance Building	Retail Space		763	763	
	-	Turnstiles/Ticket Desk	-	178	
	-	Cafe/Membership Area	-	105	
Total			763	1,046	+283
PROJECT TOTAL			1,954	2,436	+474

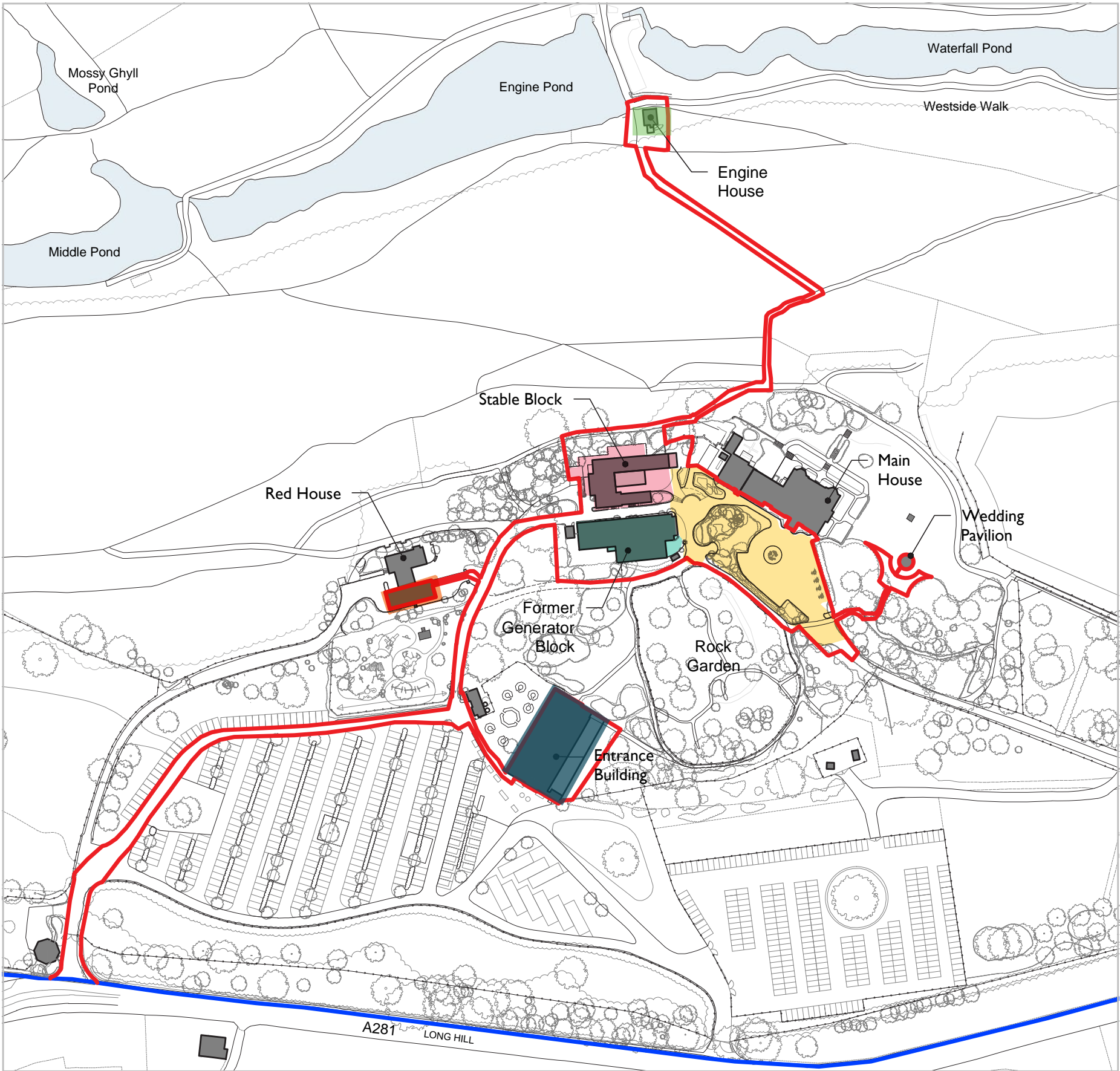
8.4 PROJECT PHASING

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It is the aspiration of the applicant to keep the gardens open to the public throughout the duration of the works. Given the close proximity of the interventions to the central public routes, a detailed construction management plan will be developed which will prioritise the following key goals:

- Ensuring the safety of visitors and workers
- Protecting the RPG and heritage assets
- Ensuring minimal disruption to neighbours

Indicative phasing and timescales have been proposed to show how the works may be phased to allow continued visitor access.



Key:

- Entrance Building
- Summer 2026
- Red House Conversion
- Autumn 2026
- Engine House
- Autumn 2027
- Clocktower Cafe
- Spring 2027
- Former Generator Block
- Autumn 2027
- Landscape
- Timeline TBC to allow for planting

- Ownership Boundary
- Application Site Boundary

Proposed phasing plan

APPENDIX A - ARCHITECTURAL DRAWING ISSUE SHEET

SITEWIDE		
Drawing Number	Title	Revision
242769-PUR-00-XX-DR-A-1020	Existing Landscaping Site Plan	P02
242769-PUR-00-XX-DR-A-1022	Existing Landscaping Plan - Public Realm	P02
242769-PUR-00-XX-DR-A-1023	Existing Landscaping Plan - Main House Carpark	P02
242769-PUR-00-XX-DR-A-2020	Proposed Landscaping Site Plan	P02
242769-PUR-00-XX-DR-A-2022	Proposed Landscaping Plan - Public Realm	P02

STABLE BLOCK		
Drawing Number	Title	Revision
242769-PUR-01-00-DR-A-1001	Existing Ground Floor Plan	P02
242769-PUR-01-01-DR-A-1002	Existing First & Second Floor Plan	P02
242769-PUR-01-RF-DR-A-1003	Existing Roof Plan	P02
242769-PUR-01-ZZ-DR-A-1011	Existing North & East Elevations	P02
242769-PUR-01-ZZ-DR-A-1012	Existing South & West Elevations	P02
242769-PUR-01-ZZ-DR-A-1021	Existing Sections AA, BB & CC	P02
242769-PUR-01-ZZ-DR-A-1022	Existing Sections DD & EE	P02
242769-PUR-01-00-DR-A-1501	Demolition Ground Floor Plan	P02
242769-PUR-01-01-DR-A-1502	Demolition First & Second Floor Plan	P02
242769-PUR-01-RF-DR-A-1503	Demolition Roof Plan	P02
242769-PUR-01-ZZ-DR-A-1511	Demolition North & East Elevations	P02
242769-PUR-01-ZZ-DR-A-1512	Demolition South & West Elevations	P02
242769-PUR-01-ZZ-DR-A-1521	Demolition Sections AA, BB & CC	P02
242769-PUR-01-ZZ-DR-A-1522	Demolition Sections DD & EE	P02
242769-PUR-01-00-DR-A-2001	Proposed Ground Floor Plan	P02
242769-PUR-01-01-DR-A-2002	Proposed First & Second Floor Plan	P02
242769-PUR-01-RF-DR-A-2003	Proposed Roof Plan	P02
242769-PUR-01-ZZ-DR-A-2011	Proposed North & East Elevations	P02
242769-PUR-01-ZZ-DR-A-2012	Proposed South & West Elevations	P02
242769-PUR-01-ZZ-DR-A-2021	Proposed Sections AA, BB & CC	P02
242769-PUR-01-ZZ-DR-A-2022	Proposed Sections DD & EE	P02
242769-PUR-01-ZZ-DR-A-2023	Proposed Section FF	P02

ENGINE HOUSE CAFE		
Drawing Number	Title	Revision
242769-PUR-02-00-DR-A-1001	Existing Ground Floor Plan	P02
242769-PUR-02-RF-DR-A-1002	Existing Roof Plan	P02
242769-PUR-02-ZZ-DR-A-1011	Existing North & West Elevations	P02
242769-PUR-02-ZZ-DR-A-1012	Existing South & East Elevations	P02
242769-PUR-02-ZZ-DR-A-1021	Existing Sections AA & BB	P02
242769-PUR-02-00-DR-A-1500	Demolition Site Plan	P02
242769-PUR-02-00-DR-A-1501	Demolition Ground Floor Plan	P02
242769-PUR-02-RF-DR-A-1502	Demolition Roof Plan	P02
242769-PUR-02-ZZ-DR-A-1511	Demolition North & West Elevations	P02
242769-PUR-02-ZZ-DR-A-1512	Demolition South & East Elevations	P02
242769-PUR-02-ZZ-DR-A-1521	Demolition Sections AA & BB	P02
242769-PUR-02-00-DR-A-2000	Proposed Site Plan	P02
242769-PUR-02-00-DR-A-2001	Proposed Ground Floor Plan	P02
242769-PUR-02-RF-DR-A-2002	Proposed Roof Plan	P02
242769-PUR-02-ZZ-DR-A-2011	Proposed North & West Elevations	P02
242769-PUR-02-ZZ-DR-A-2012	Proposed South & East Elevations	P02

WEDDING PAVILION		
Drawing Number	Title	Revision
242769-PUR-04-SL-DR-A-1000	Existing Site Plan	P02
242769-PUR-04-ZZ-DR-A-1010	Existing South & East Elevations	P02
242769-PUR-04-SL-DR-A-2000	Proposed Site Plan	P02
242769-PUR-04-00-DR-A-2001	Proposed Base & Roof Plan	P02
242769-PUR-04-ZZ-DR-A-2010	Proposed South & East Elevations	P02
242769-PUR-04-ZZ-DR-A-2011	Proposed Elevation & Section	P02

FORMER GENERATOR BLOCK		
Drawing Number	Title	Revision
242769-PUR-05-00-DR-A-1001	Existing Ground Floor Plan	P02
242769-PUR-05-RF-DR-A-1002	Existing Roof Floor Plan	P02
242769-PUR-05-ZZ-DR-A-1011	Existing North & East Elevations	P02
242769-PUR-05-ZZ-DR-A-1012	Existing South & West Elevations	P02
242769-PUR-05-ZZ-DR-A-1021	Existing Sections AA & BB	P02
242769-PUR-05-ZZ-DR-A-1022	Existing Sections CC & DD	P02
242769-PUR-05-00-DR-A-1501	Demolition Ground Floor Plan	P02
242769-PUR-05-RF-DR-A-1502	Demolition Roof Floor Plan	P02
242769-PUR-05-ZZ-DR-A-1511	Demolition North & East Elevations	P02
242769-PUR-05-ZZ-DR-A-1512	Demolition South & West Elevations	P02
242769-PUR-05-ZZ-DR-A-1521	Demolition Sections AA & BB	P02
242769-PUR-05-ZZ-DR-A-1522	Demolition Sections CC & DD	P02
242769-PUR-05-00-DR-A-2001	Proposed Ground Floor Plan	P02
242769-PUR-05-RF-DR-A-2002	Proposed Roof Floor Plan	P02
242769-PUR-05-ZZ-DR-A-2011	Proposed North & East Elevations	P02
242769-PUR-05-ZZ-DR-A-2012	Proposed South & West Elevations	P02
242769-PUR-05-ZZ-DR-A-2021	Proposed Sections AA & BB	P02
242769-PUR-05-ZZ-DR-A-2022	Proposed Sections CC & DD	P02

RED HOUSE		
Drawing Number	Title	Revision
242769-PUR-06-00-DR-A-1001	Existing Ground Floor Plan	P02
242769-PUR-06-01-DR-A-1002	Existing First Floor Plan	P02
242769-PUR-06-RF-DR-A-1003	Existing Roof Plan	P02
242769-PUR-06-00-DR-A-2001	Proposed Ground Floor Plan	P02
242769-PUR-06-01-DR-A-2002	Proposed First Floor Plan	P02
242769-PUR-06-RF-DR-A-2003	Proposed Roof Plan	P02

GLASSHOUSE RETAIL BLOCK		
Drawing Number	Title	Revision
242769-PUR-08-00-DR-A-1001	Existing Ground Floor Plan	P02
242769-PUR-08-00-DR-A-1002	Existing Roof Plan	P02
242769-PUR-08-ZZ-DR-A-1011	Existing North, East, South & West Elevations	P02
242769-PUR-08-00-DR-A-2001	Proposed Ground Floor Plan	P02
242769-PUR-08-00-DR-A-2002	Proposed Roof Plan	P02
242769-PUR-08-ZZ-DR-A-2011	Proposed North, East, South & West Elevations	P02

APPENDIX B - PLANNING APPLICATION HISTORY

Date and Location	Reference and Decision Status	Description
Tue 06 Oct 1998 Leonardslee House	LB/33/98 Application Permitted	Certificate of lawful use for offices Site: Leonardslee Gardens Brighton Road Lower Beeding
Tue 07 May 1996 Leonardslee Gardens	LB/11/96 Application Permitted	Erection of satellite dish Site: Eurotherm Leonardslee Brighton Road Lower Beeding
Tue 07 May 1996 Leonardslee House	LB/12/96 Application Permitted	Erection of satellite dish (listed building consent) Site: Eurotherm Leonardslee Brighton Road Lower Beeding
Mon 08 Jan 1996 The Round House Leonardslee	LB/1/96 Application Permitted	Surgery on one yew tree Site: The Round House Leonardslee Brighton Road Lower Beeding
Wed 15 Apr 1992 Leonardslee Gardens	LB/18/92 Application Permitted	One double sided sign Site: Leonardslee Brighton Rd Lower Beeding
Mon 25 Feb 1991 The Round House Leonardslee	LB/4/91 Application Permitted	Alterations and change of use of part of existing domestic dwelling into estate office Site: Leonardslee Gardens Brighton Rd Lower Beeding
Mon 25 Feb 1991 The Round House Leonardslee	LB/5/91 Application Permitted	Internal and external alterations (listed building consent) Site: Leonardslee Gardens Brighton Rd Lower Beeding

APPENDIX B - PLANNING APPLICATION HISTORY

Date and Location	Reference and Decision Status	Description
Thu 18 Jul 2024 Leonardslee Gardens	DISC/24/0184 Registered	Application for Approval of Details Reserved by Condition 11 to approved application DC/22/2229.
Fri 21 Jun 2024 Leonardslee Gardens	DISC/24/0159 Application Permitted	Approval of details reserved by conditions 2 (architectural details) and 3 (specifications of external materials and surface finishes) to approved application DC/24/0279 (Removal of existing roof covering and rooflights and proposed new roof covering and rooflights of former generator block (Listed Building Consent)).
Thu 02 May 2024 Leonardslee Gardens	DISC/24/0096 Application Permitted	Approval of details pursuant to condition 7 (Noise Management Plan) of planning permission DC/22/1003.
Tue 20 Feb 2024 Leonardslee Gardens	DC/24/0278 Application Permitted	Removal of existing roof covering and rooflights and proposed new roof covering and rooflights of former generator block (Full planning Application).
Tue 20 Feb 2024 Leonardslee Gardens	DC/24/0279 Application Permitted	Removal of existing roof covering and rooflights and proposed new roof covering and rooflights of former generator block (Listed Building Consent).
Fri 09 Feb 2024 Leonardslee Gardens	DISC/24/0014 Registered	Application for Approval of Details Reserved by Condition 6 (rectification works) and 7 (revised Conservation Management Plan and allied Conservation Garden Management Plan) to approved application DC/22/2229 (Construction of enlarged and rationalised existing car park and grassed enclosure for overflow car parking. Installation of new children's play area. Amendments to road layout within the site).
Tue 16 Jan 2024 Leonardslee Gardens	DC/24/0088 Withdrawn Application	Installation of 3x non-illuminated free standing banner signs
Thu 30 Nov 2023 Leonardslee Gardens	DISC/23/0258 Awaiting decision	Approval of details reserved by condition 5 (surface water drainage strategy) of planning permission DC/22/2229 (Construction of enlarged and rationalised existing car park and grassed enclosure for overflow car parking, with tree planting).
Thu 09 Nov 2023 Leonardslee Gardens	DISC/23/0242 Application Permitted	Approval of details reserved by condition 2 (Biodiversity Enhancement Strategy) of DC/22/1065 (installation of permanent sculptures).
Mon 02 Oct 2023 Leonardslee Gardens	DC/23/1829 Application Permitted	Non-Material Amendment to previously approved application DC/22/1003 (Variation of DC/20/0119 (Construction of security gates and 3No. barns and enlargement of gardeners' compound with adjoining staff car park)). Amendments to include retrospective relocation of sewage chamber; wall cladding to end bay of Main Barn and substitution of east elevation door to windows, and roller shutters and fire exit door to small barn.
Mon 14 Aug 2023 Leonardslee Gardens	DISC/23/0181 Application Permitted	Approval of details reserved by condition 2 (protection measures for retained trees and planting), 3 (tree survey with Arboricultural Impact Assessment and Methods Statement), 4 (Construction Environmental Management Plan) to approved application DC/22/2229 (enlarged and rationalised car park, new children's play area. Amendments to road layout within the site, with associated enlarged and enhanced landscape buffer).
Thu 23 Mar 2023 Leonardslee Gardens	DISC/23/0078 Application Permitted	Approval of details reserved by condition 3 (Aboricultural Officer) and 4 (construction site set up) to approved application DC/22/1003 (Variation of Condition 1 of DC/20/0119 (Construction of security gates and 3No. barns and enlargement of the associated gardeners' compound with adjoining staff car park)
Mon 28 Nov 2022 Leonardslee Gardens	DC/22/2229 Application Permitted	Construction of enlarged and rationalised existing car park and grassed enclosure for overflow car parking, with tree planting. Installation of new children's play area. Relocation of chicken enclosure. Amendments to road layout within the site, with associated enlarged and enhanced landscape buffer and reinstatement of hedge to A281 boundary. (Part-retrospective).
Mon 06 Jun 2022 Leonardslee Gardens	DC/22/1065 Application Permitted	Installation of permanent sculptures within the grounds of Leonardslee Lake and Gardens.
Thu 26 May 2022 Leonardslee Gardens	DC/22/1003 Application Permitted	Variation of Condition 1 of previously approved application DC/20/0119 (Construction of security gates and 3No. barns and enlargement of the associated gardeners' compound with adjoining staff car park) Variations include; fenestration and ridge height, additional open sided shelter and decking, air source heat pump, and PV panels.
Fri 11 Feb 2022 Leonardslee Gardens	DISC/22/0031 Application Permitted	Approval of details reserved by condition 5 (elevation treatment for greenhouse) on application DC/21/0227 (Retrospective variation of condition 1 (approved plans) of DC/18/0689).

APPENDIX B - PLANNING APPLICATION HISTORY

Date and Location	Reference and Decision Status	Description
Mon 12 Jul 2021 Leonardslee House	DC/21/1603 Application Permitted	Retrospective application for the construction of additional areas for visitor car parking.
Mon 29 Mar 2021 Leonardslee Gardens	DC/21/0737 Application Permitted	Installation of a sculpture to the side of the main dwelling on a temporary basis, for a maximum period of 12 months from the date of its completed installation.
Mon 01 Feb 2021 Leonardslee Gardens	DC/21/0227 Application Permitted	Retrospective variation of condition 1 (approved plans) of DC/18/0689 (Change of use, restoration and extension associated with the opening of Leonardslee House and Gardens to the public) in relation to maintenance works to plantation woodland within visibility splays (condition 6) along western boundary with the A281.
Fri 15 Jan 2021 Leonardslee Gardens	DC/21/0101 Application Permitted	Variation of Condition 1 (approved plans) of Planning Permission DC/20/0267 (conversion of office space into hotel suites) to allow additional external soil vent pipe, incorporation of raised floors for some en-suite, removal of section of existing internal first floor wall, and installation of new window to serve en-suite.
Fri 15 Jan 2021 Leonardslee House	DC/21/0102 Application Permitted	Variation of Condition 1 (approved plans) and removal of Condition 3 (architectural details) of Listed Building Consent DC/20/0268 (alterations to convert office space into hotel suites) to allow additional external soil vent pipe, incorporation of raised floors for some en-suite, removal of section of existing internal first floor wall, and installation of new window to serve en-suite.
Tue 06 Oct 2020 Leonardslee Gardens	DISC/20/0264 Application Permitted	Approval of details reserved by conditions 4 (written scheme of investigation - archaeological evaluation report only) and 5 (drainage strategy) on DC/20/0119 (3 No. barns and enlargement of gardener's compound together the staff car park)
Wed 19 Aug 2020 Leonardslee Gardens	DISC/20/0219 Application Permitted	Approval of details reserved by conditions 4 (Written scheme of archaeological investigation only), 6 (Construction Environmental Management Plan parts iii b), c), d), e), g), and h)), 8 (Biodiversity Enhancement Strategy) and 15 (lighting) on DC/20/0119 (Demolition of barn. Construction of gates and 3 no. barns and enlargement of compound and construction of staff car park).
Wed 22 Apr 2020 The Red House Leonardslee Gardens	DC/20/0777 Application Permitted	Erection of a single storey rear infill extension, with associated minor hard and soft landscaping works (Householder Application)
Wed 22 Apr 2020 The Red House Leonardslee Gardens	DC/20/0778 Application Permitted	Erection of a single storey rear infill extension, with associated minor hard and soft landscaping works (Listed Building Consent)
Mon 10 Feb 2020 Leonardslee House	DC/20/0267 Application Permitted	Internal alterations to first floor to convert the existing unused office space into 10no. hotel bedrooms with en-suite bathrooms and associated new drainage. (Full application)
Mon 10 Feb 2020 Leonardslee House	DC/20/0268 Application Permitted	Internal alterations to first floor to convert the existing unused office space into 10no. hotel suites with en-suite bathrooms and associated new drainage, and external rainwater goods. (Listed Building Consent)
Tue 21 Jan 2020 Leonardslee Gardens	DC/20/0119 Application Permitted	Demolition of an existing wooden framed barn. Construction of security gates and erection of 3No. barns and enlargement of the associated gardeners' compound together with construction of an adjoining staff car park. (Full Planning)
Mon 20 Jan 2020 Leonardslee Gardens	DC/20/0121 Withdrawn Application	Demolition of an existing wooden framed barn. Construction of security gates and erection of 3No. barns and enlargement of the associated gardeners' compound together with construction of an adjoining staff car park. (Listed Building Consent)
Fri 17 May 2019 Leonardslee House	DC/19/1067 Application Permitted	Construction of a new gardener's barn and Victorian style greenhouse (Full Application)
Tue 13 Nov 2018 Leonardslee House	DISC/18/0361 Application Permitted	Approval of details reserved by condition 3 to approved application DC/18/0689
Thu 21 Jun 2018 Leonardslee Gardens	DC/18/1332 Application Permitted	Erection of 4x freestanding externally illuminated timber signs mounted on steel posts at entrance and exits. (Advertisement consent)

APPENDIX B - PLANNING APPLICATION HISTORY

Date and Location	Reference and Decision Status	Description
Tue 03 Apr 2018 Leonardslee House	DC/18/0687 Application Permitted	Interior and exterior alterations to Leonardslee House to facilitate the change of use of the basement and ground floor to mixed A3 (restaurant and café use) and D2 (wedding and function use), retention of B1 (office use) to the first floor, installation of extract flue, the installation of 30 no. permanent footings to facilitate the construction of a temporary marquee for D2 (weddings and functions), and associated hard and soft landscaping works including external lighting. (updated description)
Fri 30 Mar 2018 Leonardslee Gardens	DC/18/0689 Application Permitted	Change of use, restoration and extension of existing green house for use as a ticket office/gift shop, extension of toilet block, external works to existing car park to create a formalised parking arrangement, upgrade works to two of the existing access points and associated works and landscaping associated with the opening of Leonardslee House and Gardens to the public.
Fri 30 Mar 2018 Leonardslee House	DC/18/0688 Application Permitted	Interior and exterior alterations to Leonardslee House including the removal of a mezzanine floor and wall partitions, infilling of non-original windows, new kitchen, toilets and exterior doors, restoration of fire places and chimney breasts, installation of extract flue, the installation of 30 no. permanent footings to facilitate the construction of a temporary marquee for D2 (weddings and functions), and associated hard and soft landscaping works including external lighting. (Listed Building Consent)
Thu 25 Apr 2013 Leonardslee House	DC/13/0828 Application Permitted	Application for a new planning permission to replace extant permission DC/10/0814 (Change of use from B1 (Offices) to C3 (single Dwellinghouse) and internal alterations) in order to extend the time limit for implementation (Listed Building Consent)
Thu 25 Apr 2013 Leonardslee House	DC/13/0818 Application Permitted	Application for a new planning permission to replace extant permission DC/10/0813 (Change of use from B1 (Offices) to C3 (single Dwellinghouse) and internal alterations) in order to extend the time limit for implementation (Full Planning)
Tue 09 Oct 2012 Leonardslee Gardens	DC/12/1892 Application Permitted	Works to provide new car parking, new and adjusted access to A281 and B2110, alterations to the Red House, stables complex, museum block and engine house and 4 new timber structures associated with opening Leonardslee Gardens to the public (Full Planning)
Wed 03 Oct 2012 Leonardslee Gardens	DC/12/1893 Application Permitted	Works to provide new car parking, new and adjusted access to A281 and B2110, alterations to the Red house, Stables complex, museum block and engine house and 4 new timber structures associated with opening Leonardslee Gardens to the public (Listed Building Consent)
Tue 27 Apr 2010 Leonardslee House	DC/10/0814 Application Permitted	Change of use from B1 (Offices) to C3 (single Dwellinghouse) and internal alterations (Listed Building Consent)
Tue 27 Apr 2010 Leonardslee House	DC/10/0813 Application Permitted	Change of use from B1 (Offices) to C3 (single Dwellinghouse) and internal alterations (Full Planning)
Fri 15 Dec 2006 Leonardslee Gardens	DC/06/2980 Application Permitted	Construction of new pitched roof over gift shop
Tue 30 Sep 2003 The Round House Leonardslee	LB/33/03 Application Permitted	Change of use to residential and offices Site: The Round House Leonardslee Brighton Road Lower Beeding
Wed 23 Jul 2003 The Round House Leonardslee	LB/23/03 Application Refused	Change of use of north lodge to offices Site: The Round House Leonardslee Brighton Road Lower Beeding
Thu 12 Aug 1999 Leonardslee Gardens	LB/26/99 Application Permitted	Erection of toilet block Site: Leonardslee Gardens Brighton Road Lower Beeding
Thu 24 Jun 1999 Leonardslee House	LB/16/99 Application Permitted	Installation of bathroom/showeroom into bedrooms Site: Leonardslee House Brighton Road Lower Beeding
Mon 17 May 1999 Leonardslee House	LB/12/99 Application Permitted	XXXXXXXXRemoval of condition 2(a) from lb/24/83 relating to occupation Site: Leonardslee House Brighton Road Lower Beeding

