
From: Sean.Rix
Sent: 28 May 2026 15:54
To: Alice.Johnson; Planning
Subject: DC/26/0592 Land at Lower Broadbridge Farm Billingshurst Road Broadbridge Heath

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Consultations

Dear Alice,

The design of the properties is unacceptable in this context. The site is bounded to the north by three listed buildings which will be experienced in relation to this new development. The design of the new properties is generic and utilitarian, reminiscent of late twentieth century suburbia. They do not reflect or reinforce a local rural distinctiveness or present an inspired or inspiring residential form that reflects an architecture of the twenty first century. In this case I am satisfied the harm to the setting of the listed buildings will be less than substantial and the accumulative level will be moderate. I do not agree with the conclusion reached at paragraph 6.5 of the Built Heritage Assessment that the outcome of the detailed design is equivalent (in relation to level of harm) to that already determined through the approval of outline planning consent. This assessment was carried out and reached without knowledge of the appearance, landscaping, layout and scale of development. I am satisfied the detailed information relating to scale, layout and landscaping do not raise the level of harm but the appearance of the buildings does contribute to an increased level of harm to the setting of the listed buildings. I am particularly keen to ensure the properties forming the build line along the access road to the listed buildings and facing the open space are of architectural interest in their own right to ensure the setting of the listed buildings is not harmed.

Regards,
Seán

Seán Rix
Senior Conservation Officer
Specialists Team - Strategic Planning

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