

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 03 March 2026 16:36:43 UTC+00:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: DM/25/3176 Land adj to The Meadows, HPP

Hi Anna

Comments on the above planning application.

The application site is an undeveloped plot of land to the east of the newly built house at The Meadows, Little Park Farm, on the rural edge of Hurstpierpoint. It is a short distance to the northeast of Little Park, a II* listed building, a former farmhouse, which dates from the early to mid 17th century. To the north of the house are a number of surviving outbuildings formerly associated with Little Park Farm and now converted for residential use (Lake Barn, Marchant's Barn, The Old Stables and The Red Barn). Together with the farmhouse these buildings form the historic farmstead of Little Park Farm (recognised in the 2006 document *Historic Farmsteads and Landscape Character in West Sussex*). These former farm buildings would be likely to be regarded as non-designated heritage assets (NDHAs), of interest as part of the historic farmstead of Little Park and making a positive contribution to the setting of the Grade II* listed house.

Little Park would be considered to possess architectural interest based on its design, construction and craftsmanship, illustrative historical interest as a very good example of a Sussex farmhouse of some pretension, aesthetic value based in part on the use of vernacular materials, and associative value as the former residence of a number of prominent local families. It also has group value with the former farmstead.

The immediate setting of the house is its extensive and attractive grounds, which include a large pond directly to the east of the building. These grounds provide a buffer between the house and the modern development of Hurstpierpoint to the west and south. The former farmstead to the north is visible from Little Park and its grounds, and contributes positively to its setting and to an understanding of its former role as a farmhouse. The application site is also within the setting of Little Park house, and was previously part of a larger site which included a small number of more modern farm buildings which were previously part of the wider Little Park farmstead. As an undeveloped paddock, it has a sense of rurality which contributes positively to the special interest of the listed building, in particular its historical illustrative and aesthetic values.

The existing residential development at The Meadows, adjacent to the site, is visible from viewpoints at ground level adjacent to the north eastern elevation of the Little Park, and it can be assumed that in views from the upper floors of the building itself the new building would be more prominent. In addition, there are vistas from points to the east of the house both within its grounds and within the adjacent site which allow views of both Little Park and the site, placing the house in a wider rural context. Currently, the

development at The Meadows constitutes a slightly jarring note within a setting which in respect of this eastern outlook otherwise remains largely rural in character.

A public right of way runs southwest to northeast along the eastern side of the grounds to Little Park and the site, and on into the countryside. This allows glimpsed views towards Little Park and more open views into the site, where the boundary vegetation is relatively sparse. The site is also visible from the field/public open space to the east.

The current proposal is for the construction on the retained paddock area to the east of The Meadows of a detached three bedroom chalet bungalow.

The planning history of the site and this part of the former Little Park farmstead is relevant. Planning permission was granted in 2022 in relation to the larger site for the removal of a former dairy building, mobile home and other outbuildings and construction of 2 dwellings. This permission followed on from granting of a prior approval for the residential conversion of a barn also forming part of this farmstead grouping and the subsequent dismissal, at appeal, of a planning application for the demolition of the existing buildings on the site and the construction of three dwellings. Following on from the appeal, a planning approval was given for revised scheme for demolition and rebuild of the existing former farm buildings on the site to create three dwellings in similar positions to the existing Dutch barn, dairy and an adjacent mobile home. The 2022 permission was for amendments to this scheme. Below is an extract from the 2022 approved site and landscaping plan, which demonstrates the retention of a substantial area of paddock, with new orchard planting, to the east and south of Unit C (The Meadows), as part of the scheme. It was on this basis that the scheme was considered acceptable in terms of its impact on the setting of Little Park.



Notwithstanding that the scheme has not been implemented according to this approved plan, in that the native species hedging and orchard have not been put in, the grassed area to the south and east of The Meadows, which is a remnant of the paddock in this location, has been retained. This provides a buffer between Little Park and its grounds and the development at The Meadows, and between The Meadows and the PROW to the east. It is this area which it is now proposed to develop with a new three bedroom detached house.

Following construction of The Meadows, various planning applications have been lodged for extension of the property. A planning application was refused in 2025 for a two storey side extension and new dormer windows. In dismissing the appeal, the Inspector found that both the substantial grounds of Little Park and its relationship with the surrounding countryside, including the former farmyard in which The Meadows is located, and the open space beyond, contribute positively to the setting and significance of Little Park. They further found that the extension, which was proposed to the southern side of the existing building, would sit within views towards Little Park from the countryside, and would adversely affect the appreciation of the listed building from the public open space and its countryside setting. They considered this to result in a low level of less than substantial harm, through impact on setting, to the special interest of Little Park.

The current proposal is for a fairly substantial detached three bedroom chalet bungalow on the part of the former paddock which was intended to be retained as a buffer as part of the 2022 approvals for redevelopment of the former farm buildings and mobile home.

This would in my opinion erode the surviving rural/agricultural character of this part of the wider setting of Little Park, resulting in harm through impact on setting to its special interest. It should be noted that this is a more substantial structure than was envisaged in the 2025 appeal relating to extension of Little Meadows, but its relationship in terms of its position between Little Park house and the countryside beyond the site is similar- it too would sit within the views with which the Inspector was concerned, but will be significantly more prominent within them. I would also add that the new dwelling would be prominent in the above mentioned vistas from the eastern side of the Little Park grounds which place the listed building within its historic rural/agricultural context. In views looking eastwards from the house itself it will sit alongside the existing development at The Meadows as a further discordant suburbanising element, severing the listed building from the surrounding countryside.

The appearance of the building, and the associated domesticating impact on the paddock area which would arise from its use as a residential garden, as well as the regrading of the site with the addition of brick retaining walls would all exacerbate the adverse impact of the proposal.

For these reasons in my opinion the proposal will result in harm, through impact on setting, to the special interest of Little Park and how this is appreciated. This is contrary to the requirements of District Plan Policy DP34. In terms of the NPPF, the proposal will result in less than substantial harm, at the low-mid point of that scale, such that the balancing exercise set out in paragraph 215 will apply. In carrying out that balancing exercise, the Council must be mindful of the great weight that must be given under paragraph 212 of the Framework to the conservation of the heritage asset, and that this should be given even greater emphasis due to the II* listing of Little Park. Furthermore, this harm would under paragraph 213 require clear and convincing justification.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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