

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 24 April 2025 17:09:42 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: RE: DM/25/0117 HPP College- car park lighting

Hi Andy

Further comments on the above application following the receipt of further information.

The applicant has provided corrected elevations and photographs of the lights when illuminated (and not illuminated for comparison). In my opinion, notwithstanding that the applicant states that there is no light spill onto the buildings themselves, the level and 'harshness' of the flood lighting to this part of the immediate setting of the listed buildings is such that it will be considered to have an adverse effect on the setting within which they are appreciated, and in particular its historically rural character. I would imagine that the lighting will be visually prominent not only from this immediate setting, but also in views looking towards the College from College Lane. It is likely to have an urbanising effect in both of these views.

I would recommend that the proposal is reconsidered to look at less visually intrusive alternatives, such as low level bollard lighting, which is often favoured in historic contexts.

As it stands, I consider that the proposal results in a level of less than substantial harm, at around the low-mid point of that scale, through impact on setting, to the special interest of the listed buildings at Hurstpierpoint College. This will be contrary to the requirements of District Plan Policy DP34. The balancing exercise set out in paragraph 215 of the NPPF will therefore apply.

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>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



From: Emily Wade <Emily.Wade@midsussex.gov.uk>

Sent: 25 February 2025 16:20

To: Andy Watt <Andy.Watt@midsussex.gov.uk>

Subject: DM/25/0117 HPP College- car park lighting

Hi Andy

Initial comments on the above application following our site visit this morning.

The application site, Hurstpierpoint College, is an extensive college campus with at its heart a linked pair of Grade II listed buildings- the original quadrangle dating from 1853, and Star House to the east, built as the headmaster's house and dating from 1873. The College campus has developed significantly since its foundation, by incremental additions to the built form around the quadrangle, particularly to the west, north west, and east. The College sits in a rural setting to the north of Hurstpierpoint- this surviving rural setting contributes positively to the historical illustrative value of the listed buildings as a 19th century school deliberately established in a semi-isolated rural position, and to their aesthetic value.

The current proposal, which is retrospective relates to the addition of new lighting units to existing lighting columns located between an all weather pitch to the south of the quadrangle and the car parking area which sits between the two.

The existing lighting columns are a fairly prominent and unattractive feature of the setting to the south of the listed buildings, but the additional light units are themselves relatively modest in scale and will have little additional visual impact. However, it will be useful to understand better the level of lighting that will be provided over and above the existing lighting in the area, to ensure that this will not in itself detract from the surviving semi-rural character of the setting of the listed buildings. Typically, we would encourage low level, unobtrusive lighting of parking areas and pathways in the vicinity of heritage assets, particularly in a rural context, and at face value the lights which have been installed here, which have the appearance of floodlighting, would raise concerns in this respect. I would suggest that additional information in the form of night time images of the lighting in use are provided to aid our understanding of this aspect of the proposal. Photographs taken in the immediate vicinity of the buildings and also looking towards the parking area from further south along College Lane would be useful.

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>

Emily Wade Ma MSc
Conservation Officer
Planning Services
Tel: +44 (0)1444 477385
emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>



No ID? You can apply for free voter ID
Find out more at
electoralcommission.org.uk/voterID
or call 0800 328 0280