



Heritage Statement

Land Adjacent to 'The Meadows'
Hurstpierpoint

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- 1.1 The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.
- 1.2 The scope of permission in principle is limited to location, land use and amount of development. That permission has been granted via reference DM/25/1549. Issues relevant to these 'in principle' matters have been considered at the permission in principle stage. Other matters should be considered at the technical details consent stage (this stage).
- 1.3 Part of the details now under consideration, include the design and scale of the dwelling.
- 1.4 The application site historically, formed part of the wider land holding of Little Park Farm, listed grade II* (c.125m to the south-west of the application site). The northern boundary of the Hurstpierpoint Conservation Area is located further south of the application site, which includes St George's Church (grade II) to the south-east. There is limited to no visual relationship between the application site and the conservation area due to the intervening built form but Little Park Farmhouse forms part of the setting of the conservation area.
- 1.5 Little Park Farmhouse is a 17th century farmhouse, set on sloping ground adjacent to two historic fishponds. There are several ancillary outbuildings which formerly served the farm, located to the north, which have now been converted to residential accommodation. More recent development in the form of a swimming pool and detached garage has appeared to the south-east of the listed building within its immediate plot. Land more immediately to the west of the application site has been the subject of recent development

including two dwellings and consent for the conversion of the large Dutch barn to residential use. Those permissions lie between the application site and the Listed Building.

- 1.6 The application site does not form a significant part of the setting of the Listed Building, in visual terms, being separated from the farmhouse plot by recently built and converted dwellings and a Dutch barn, boundary treatments and partially screened by vegetation.
- 1.7 Architectural interest is experienced from the land immediately surrounding the listed building, predominately to the north and south of the building where the principal elevations are best experienced.
- 1.8 Historic interest is best experienced from the surrounding undeveloped land to the north and south, and from the surviving outbuildings which demonstrate the historic function of the farm, albeit they have been converted to housing and are physically separated from the listed building.
- 1.9 Archaeological interest: Due to the intrinsic nature of the archaeological interest this is not best experienced from the surrounding area.
- 1.10 The new dwelling has been sympathetically designed (chalet style with low eaves and first floor accommodation within the roofspace) and being identical to that immediately to the west with high quality external materials. The proposed building will not be experienced from the principal elevations of the Listed building where significance is best appreciated from, and no views of importance will be harmed through the development. By siting the dwelling to the north of the plot, the setting of the Listed Building has been protected.
- 1.11 Mid Sussex District Council identified less than substantial harm to the grade II* listed building as a result of proposed four dwellings, describing the effect as having a 'fundamental and detrimental impact on the character of this part of the setting of Little Park and its associated farmstead'. It was concluded that less than substantial harm would be caused to the farmhouse.

- 1.12 Policy DP34 'Listed Buildings and Other Heritage Assets' requires development proposals for new development to respect listed buildings by ensuring a number of different elements are managed. Of relevance to this application is only the fifth bullet point of the policy, which simply says; 'Special regard is given to protecting the setting of a listed building'
- 1.13 With regard to other assets the policy is broadly in line with that of the NPPF and makes no specific reference to setting.
- 1.14 The application site makes no specific contribution to the architectural interest of Little Park Farm, nor does it better reveal its significance. It is physically and visually separated from the immediate curtilage of the listed building.
- 1.15 It is considered that the proposal has a neutral effect on the Heritage asset. The positioning, scale and materials of the unit are all sympathetic and appropriate and have taken careful account of the Listed Building located over 125m to the south-west.