

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 02 September 2025 16:19:53 UTC+01:00
To: "Susan Dubberley" <Susan.Dubberley@midsussex.gov.uk>
Subject: DM/24/3077 Sussex House, Perrymount Rd, HH

Hi Sue

Further comments on the above application following the receipt of revised plans.

The revised plans do not generally impact on the previous conclusions drawn in terms of the heritage impacts of the proposal, however the inclusion of the now proposed 14m high by 28m wide cricket netting introduces a visually prominent and intrusive feature to the scheme, which will detract from views from the adjacent Heath Conservation Area, as is demonstrated by the photomontages supplied, and admitted within the addendum Heritage Statement. This will be contrary to the requirements of District Plan Policy DP35, and in terms of the NPPF would result in a low-mid level of harm to the character and appearance of the Conservation Area, such that the balancing exercise set out in paragraph 215 will apply, bearing in mind the great weight that must be attached to the conservation of the heritage asset (para. 212).

Paragraph 213 of the NPPF states that any harm to a heritage asset will require clear and convincing justification. Given that the existing and proposed uses of the site are, it would seem, similar in terms of potential risks to persons or property from cricket balls (given that Sussex House is a building with car parking around it, as is the proposed development, and both existing and proposed site plans include car parking to the south east corner of the site where the netting is now proposed), the justification for this proposal seems questionable. This is however a matter for the Case Officer's judgement.

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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