

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 30 June 2025 09:56:38 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: DM/25/1291 Hurstpierpoint College

Hi Andy

Comments on the above planning application.

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 relates to an existing netball court which is located to the western side of the college campus, adjacent to a car parking area and other games provision. The site is separated from the listed buildings at the heart of the campus by more modern buildings, but it can be seen looking southwards from Chalkers Lane, and does form part of the wider context within which the listed buildings are appreciated in terms of the approach to them along this road.

The proposal is to remove the existing 1.5m high fencing around the court and replace it with 4m high green mesh fencing, to replace existing lighting columns with 8m high LED light columns, and to resurface the court.

The replacement fencing is more than twice the height of the existing and will increase the visual prominence of the court in views from Chalkers Lane. However, as this will be viewed in the context of other existing school buildings and games courts, this is not considered materially harmful to the setting of the listed buildings. The resurfacing of the court is also not considered contentious. The proposed new lighting columns are significantly higher than the existing, at more than twice the height, and I would have some concerns about their potential visual impact, and in particular regarding the increase in lighting levels in this area, notwithstanding that the court is set amongst parking and other games courts. I note that we have a lighting report with the application, and hope that this is scrutinised to ensure that there is no significant increase in light levels or light spill, as this could have an adverse impact on the surviving rural character of the original college buildings.

Subject to the above, the proposal is considered on balance to preserve the setting of the listed buildings, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

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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