

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 19 December 2024 11:50:38 UTC+00:00
To: "Andrew Clarke" <Andrew.Clarke@midsussex.gov.uk>
Subject: Hurstpierpoint College, College Lane, HPP DM/24/1623

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, which is retrospective, is for extensions to the car parking area to the western side of the campus, to create additional bays to the north and south of the area.

In my opinion aspects of this work are contentious in terms of their impact on the surviving rural character of the setting of the listed College buildings:

- The extended parking area to the north is adjacent to the approach to the campus from the west along Chalkers Lane. Planning permission for a car park in this area was originally granted in 2017, replacing playing fields. It is assumed that the retained grass and trees between the car park and the road were intended at that time to create a verdant buffer between this approach and the extensive hard surfaced area. However, as now constructed, the additional parking area has reduced this green buffer, and brings the hard surfacing and the cars on it closer to the boundary with the road, making the both more prominent in views from Chalkers Lane. This detracts from the setting of and approach to the listed buildings within the campus.
- Furthermore, I note the Tree officers' concerns regarding the adverse impact on the trees lining the road. Deterioration in the health of or loss of these trees will have a further adverse impact on the setting of the listed buildings.
- The works to the southern end of the car park are not considered to materially affect the setting of the listed buildings.

In summary, the works to the northern end of the car park are considered to detract from the setting of the listed buildings within the college campus, their special interests and the manner in which these are appreciated. This is contrary to the requirements of District Plan Policy DP34. In terms of the NPPF, I would place this harm as less than substantial, at the lower end of that scale. I note that the applicant's own heritage statement concurs that the works have resulted in less than substantial harm to the affected heritage assets.

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>



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