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Sent: 17 September 2025 16:19:43 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: Land adj. to Little Meadows

Hi Anna

Comments on the above permission in principle application.

The application site is an area of open ground located in a semi-rural position on the northern edge of Hurstpierpoint. It was formerly part of the farmlands associated with Little Park Farm, the former farmhouse to which (Little Park), is a Grade II* listed building located a short distance to the west. The principal historic farmstead lies to the north west and north of the house, set around a fish pond, the surviving buildings now being converted to residential use (Lake Barn, Marchants Barn and The Old Stables). Further farm buildings were developed to the north-east of the house, to the west of the site, during the 20th century.

Planning permission was granted in 2021, and revised in 2022, for the removal of a former dairy building, mobile home and other outbuildings and the construction of 2 dwellings in their place, one sited within the more modern part of the farmstead and the second in an adjacent field where the mobile home was sited. The application site constitutes the remaining eastern part of this field. At the time of these existing approvals, which have now been built out, care was taken to ensure that the current application site was retained as an open field, to preserve the positive contribution which this was considered to make to the setting of Little Park.

The current application is not accompanied by a Heritage Statement. However, based on the available information Little Park would be considered to possess architectural value based on its design, construction and craftsmanship, historical illustrative value as a very good example of a Sussex farmhouse of its period, and aesthetic value based in part on the use of vernacular materials. It also has group value with the surviving historic farm buildings to the north-west. It should be noted that the building is listed at grade II*, which makes it a particularly important building of more than special interest. Only 5.8% of listed buildings are graded at II* (source: Historic England website).

Little Park is set in extensive grounds, including the above-mentioned former fishpond. The wider rural setting of the building, which at present includes principally the site and the open fields to the east, makes a positive contribution to the special interest of Little Park as a former farmhouse, and how this is appreciated. Historical map regression suggests that the site was during the 19th century part of an orchard extending from the south to the north-east of the house, before apparently being cleared for use as a paddock or small field around the turn of the 20th century. The site was clearly a functional part of the lands associated with the Little Park farmstead, and has a historical relationship of related use, which strengthens its contribution to the special

interest of the listed building. It also provides a valuable link between Little Park and its grounds and the wider rural landscape to the north-east.

A public right of way (PROW) runs along the south eastern side of the Little Park grounds, continuing past this boundary of the site and on into the open countryside beyond.

The current proposal, which is a PIP application, is for the construction of a new dwelling on the site. Only limited details have been provided, but these indicate a 1 ½ storey building located to the northern end of the site.

In my opinion, the principle of a new dwelling on this site is contentious. The proposal would result in a change in the character of the site, which should under the existing permissions be retained as an open paddock maintaining something of its historic rural character, to a residential development which would involve not only the dwelling itself but also it can be assumed the necessary access, parking and other hard and soft landscaping, together with inevitable pressure for further domesticating development such as garaging and outbuildings. This will remove and reverse the positive contribution which the site currently makes to the setting of Little Park, to the detriment of its special interest.

During a recent visit to Little Park, an assessment was made of the visibility of the site from the house, its immediate setting which is of terraces overlooking the pond, and its wider gardens, and hence of its contribution to the setting of the listed building:

- It was noted that the existing house at Little Meadows is visible looking north-east across the depth of the gardens around Little Park from as far away as the entrance driveway from Trinity Road, to the south-west of the house. This has the adverse effect in this key approach to the house of placing the listed building against a backdrop of development, rather than its historically rural context. Whilst at present Little Meadows is a single dwelling, the current proposal would potentially double this impact, and would have a suburbanising effect as the impression given would be of an enclave of development rather than a single, isolated building.
- From windows to the south-east and north-east sides of the house, and from the terracing immediately to east and north of the house, there are also views of Little Meadows and the adjacent site looking across the pond to the north-east. Whilst in both cases these views are partial, and are subject to seasonal variation due to intervening vegetation, the development would again detract from the setting of the II* house by creating an impression of encroaching suburbia, and by divorcing the house from its historically rural context.
- From the upper north-east corner of the gardens, there are as existing extremely attractive views or vistas looking across the gardens of Little Park to the house itself, the adjacent fishpond, and the surviving historic farmstead to the north. The existing development at Little Meadows, including the house and adjacent fencing, detracts from these views and is quite prominent as the boundary in this position is currently relatively open. Again, a further dwelling on the adjacent

currently undeveloped land would exacerbate this negative impact, and would give the impression of encircling suburbia, divorcing the house and its gardens and former farm buildings from the historically rural context of the farmstead.

For the above reasons it is considered that the proposal will be contrary to the requirements of District Plan Policy DP34. In terms of the NPPF, the proposal would result in less than substantial harm, through impact on setting, to the special interest of the listed building and how this is appreciated. Without a fully developed scheme it is difficult to be more precise about the level of harm resulting, but I would expect it to fall at around the low-mid point of the less than substantial scale. Under paragraph 215 of the NPPF this harm would stand to be weighed against the public benefits, if any, of the proposal, bearing in mind the great weight which must be attached under paragraph 212 to the conservation of the asset, which would be enhanced by II* status of the listed building.

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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