

Orion Heritage

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Land South of Chalkers Lane, Hurstpierpoint Heritage Technical Note

- 1.1** Orion Heritage have been working with B.Yond Homes since 2019 advising on the potential effects of the proposed development of Land South of Chalkers Lane, Hurstpierpoint on the significance nearby designated heritage assets. To date, Orion Heritage have produced two assessment reports:
- High Level Heritage Setting Statement: Little Park Farm, Hurstpierpoint 2019
 - Heritage Statement: Land South of Chalkers Lane, Hurstpierpoint 2021
- 1.2** In summary, these reports concluded that:
- The proposed development site does not contain any listed buildings.
 - Within a 1km radius of the red line area the following designated heritage assets have the potential to be impacted by the proposed development
 - Littlepark Farmhouse grade II* (NHLE 1180570)
 - Hurstpierpoint College grade II (NHLE 1194726)
 - Star House at Hurstpierpoint College grade II (NHLE 1025664)
 - Highfields Farmhouse grade II (NHLE 1025663)
 - Grove Cottage grade II (NHLE 1285568)
- 1.3** The site is not located within a conservation area. It is located outside of the setting of the three nearest conservation areas (Wickham, Langton, Hurstpierpoint and Hurst).
- 1.4** The significance of the designated heritage assets in the vicinity of the site as listed above, including the contribution made to significance by setting, were fully assessed in the two reports. These assessments concluded that the proposed development will not have an adverse impact on the significance of any of the above designated heritage assets.
- 1.5** There is one non-designated built heritage asset, Cobbs Croft, identified in the two reports that could be affected by this assessment. It was concluded that the proposed development will be a change within the wider rural setting of Cobbs Croft, but due to the low level of architectural or historic interest of the building and the limited contribution the proposed development site makes to any significance the building may have, the significance of Cobbs Croft will not be adversely affected.
- 1.6** The conclusions of the previous Orion Heritage reports remain valid. That is, the proposed development will not have an adverse effect on the significance of nearby designated heritage assets. While the previous assessments referenced previous



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versions of the NPPF, the wording of Section 16 of the NPPF has not changed since the two reports were produced so there has been no change to national heritage planning policy.

- 1.7 The previous Orion Heritage reports assessed a larger development area than the current red line area of the site. The previous proposed scheme had higher numbers of residential units overall and also had blocks of proposed housing closer to Hurstpierpoint College. The current scheme has drawn the red line further south away from the college thereby providing a significantly larger buffer between the edge of the development and the main grouping of designated assets to the north of the proposed development site. Consequently, the scope for potential adverse effects on nearby designated heritage has been reduced from the scheme previously assessed by Orion Heritage.

Conclusions

- 1.8 The previous assessment reports by Orion heritage concluded for a larger red line area than the current promoted site, that the proposed development would have no adverse impacts on the significance of nearby designated heritage assets. This conclusion remains valid for the currently promoted proposed development which is located both further away from Hurstpierpoint College and with fewer proposed residential units. National planning policy as contained in Section 16 of the NPPF has not changed since the previous reports were produced.
- 1.9 The proposed development has been designed to respect nearby designated heritage assets and consequently, heritage is not a planning or design constraint to the development of the promoted site,