



**Land at Lake View Road, Furnace Wood Estate,
Felbridge**

Heritage Impact Assessment

Ref: 1792_001

April 2026

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Executive Summary

We are instructed by clients to prepare a Heritage Impact Assessment in relation to development at Land at Lake View Road, Furnace Wood Estate, Felbridge.

This desk-based study assesses the possible impacts of the proposed development on built and other heritage assets in the area.

Heritage assets which may be affected comprise:

- The site is adjacent to a Scheduled Monument - a designated asset.

Conclusions

- The application site comprises a parcel of land within the Furnace Wood Estate, Felbridge, currently used as a field and former car park. It lies immediately adjacent to the Scheduled Monument of Warren Furnace, a heritage asset of considerable evidential and historical value associated with the post-medieval Wealden iron industry.
- The proposed development seeks permission for the construction of a single storey bungalow, positioned to the eastern part of the site. This siting ensures a clear degree of separation from the Scheduled Monument to the west, reducing the potential for both physical and visual impacts.
- There are no designated or non-designated heritage assets within the site boundary itself. However, due to its proximity to the Scheduled Monument, the site holds some archaeological potential. Whilst no archaeological deposits have been recorded, there remains the possibility that residual below-ground remains associated with the historic ironworking activity at Warren Furnace may extend into the site.
- The significance of the Scheduled Monument is primarily derived from its historical interest, with the asset surviving largely as earthworks and below ground remains within an area of dense woodland. Its setting is therefore characterised by a degree of enclosure and limited intervisibility with the surrounding residential environment. The proposed development, by virtue of its modest scale and location will not erode the ability to understand or appreciate the monument's significance.
- Furthermore, the design and appearance of the proposed bungalow would not appear out of character with the surrounding built environment, which is defined by low-density residential dwellings set within a wooded landscape. As such, the development will integrate appropriately into its context and will not introduce discordant elements that could detract from the wider historic landscape or the setting of the Scheduled Monument.
- Overall, it is considered that the proposed development will result in no harm to the significance or setting of the Scheduled Monument, resulting in a neutral impact.
- The proposal is considered to accord in full with legislation, national and local heritage policy and advice.

Recommendations

- Due to the identified archaeological potential, it is recommended that a programme of archaeological mitigation is secured by condition, to include a watching brief during initial groundworks.
- No further heritage reporting is required at this stage.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 We are instructed by clients to prepare a Heritage Impact Assessment in relation to development at Land at Lake View Road, Furnace Wood Estate, Felbridge within the Mid Sussex District Council administration (the site).
- 1.1.2 The subject site is adjacent to a Scheduled Monument.
- 1.1.3 The proposal is for the construction of a bungalow within the existing field and former car park.
- 1.1.4 This desk-based study assesses the impact of the scheme on heritage assets. It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or potential heritage assets. These are parts of the historic environment which are considered to be significant because of their archaeological, architectural, artistic or historic interests.
- 1.1.5 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2025) and to standards specified by the Chartered Institute for Archaeologists (CIfA Oct 2012/Nov 2012), English Heritage (2008, 2011), Historic England (2015) and the Institute of Historic Building Conservation (IHBC 2009). The LPA has referred the applicant to the HER database.
- 1.1.6 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author, correct at the time of writing.

1.2 Designated Heritage Assets

- 1.2.1 The term "immediate vicinity" relates to the asset's distance to the site, its relative proximity, and key views to the site, therefore any heritage assets which do not meet these criteria are scoped out of consideration as there will be no impact on their setting or significance.
- 1.2.2 There is 1 Scheduled Monument (SM) within the immediate vicinity of the site (Figure 2).

1.3 Conservation Area

- 1.3.1 The site is not within or in proximity to a conservation area and therefore this has been scoped out of this report.

1.4 Nearby Designated Assets

- 1.4.1 There are other listed buildings (LBs) in the wider vicinity.

1.5 Non-designated assets (NDA)

- 1.5.1 The site is not an NDA or is in proximity to any built NDAs and therefore this has been scoped out of this report.
- 1.5.2 Other NDAs within the wider vicinity have been scoped out of consideration as there will be no potential for permanent impact on the setting of these assets.
- 1.5.3 Potential archaeological deposits are detailed in section 3.

1.6 Aims and objectives

- Identify the presence of any built heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy;
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon heritage assets and/or their setting.

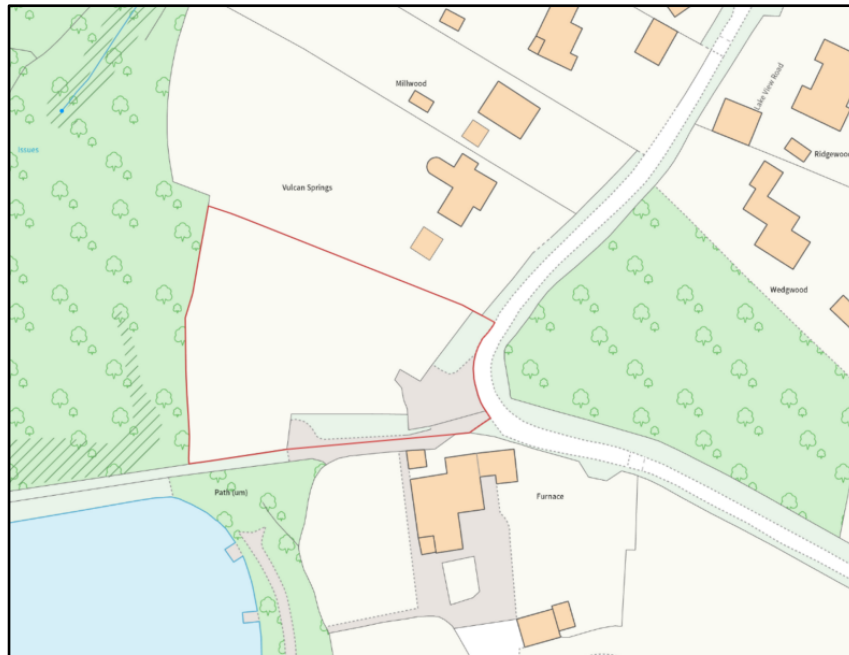


Figure 1: Site location, site outlined in red © Land App

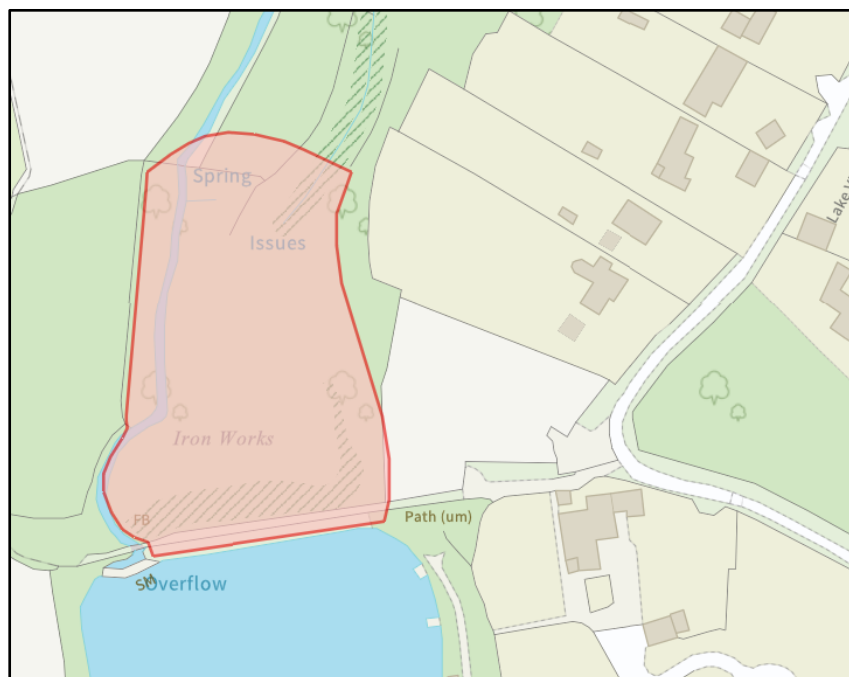


Figure 2: Nearby Scheduled Monument

2 Site and Environs

2.1 Site

- 2.1.1 The site is located off Lake View Road within the Furnace Wood Estate, Felbridge, and comprises a parcel of land currently used as a field and former car park. It is set within a residential area characterised by dispersed dwellings within a semi-rural, wooded landscape with Furnace Pond to the South and Woods and open fields to the West. The North and East are characterised by residential dwellings.

2.2 Designated Heritage Assets

- 2.2.1 There is a scheduled monument directly adjacent to the site.

Warren Furnace (NHLE: 1005815)

- 2.2.2 This heritage asset is situated directly adjacent to the west of the site. There is no official listing description from Historic England for the site as it is part of their older records and therefore not available on their website. However, the Felbridge and District Historic Group have done extensive research on Warren Furnace which is summarised in the paragraphs below.
- 2.2.3 Established by at least 1567 under the ownership of Sir Edward Gage, the furnace utilised locally available iron ore, extensive coppiced woodland for charcoal production, and water power derived from Felbridge Water. It operated as a blast furnace producing cast iron, which was subsequently refined at nearby forges such as Woodcock Hammer.
- 2.2.4 The furnace likely continued in operation into the early 17th century, although documentary evidence becomes limited after the late 1500s. By the mid-17th century it had ceased operation, reflecting the broader decline of the Wealden iron industry. The site remained in use for related industrial activity, including a corn mill, which is recorded into the 19th century.
- 2.2.5 Warren Furnace was revived in 1758 under Edward Raby and Alexander Master during the final phase of iron production in the Weald. During this period, the furnace specialised in casting ordnance, supplying cannon and other materials to the Board of Ordnance, the East India Company, and other clients. Despite a period of commercial success, the enterprise faced financial difficulties, and iron production at the site ceased again by the late 18th century.
- 2.2.6 Following the decline of ironworking, the site fell into disuse, with the associated water management infrastructure deteriorating over time. The furnace structures no longer survive above ground, and the monument is now primarily represented by earthworks and below-ground archaeological remains, which contribute to its evidential and historical significance as part of the Wealden iron industry.
- 2.2.7 The scheduled monument does not have any above-ground structural remains and is primarily comprised of earthworks and below-ground archaeological features. As such, it is of a **high significance**, as a baseline. The significance of this heritage asset is largely derived from its age and historical connections which contribute to its historical interest.

2.3 Setting

- 2.3.1 Setting is generally taken to mean the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings

evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF 2025 Glossary).

- 2.3.2 A setting is not an asset in its own right, nor does it have significance unless part of another heritage designation.
- 2.3.3 The contribution of setting is generally considered with reference to the Historic England document Good Practice Advice in *Planning Note 3 The setting of heritage assets* (3rd edition 2020) (GPA3).
- 2.3.4 The contribution of setting to the significance of assets is an important consideration. The site is within the setting of a scheduled monument and as such its own setting is contiguous with the designated asset.

3 Significance

3.1 Planning History

- 3.1.1 According to the LPA website, there is no relevant planning history for the site.

3.2 Change

- 3.2.1 Taking the area as a whole, there has been a pattern of change. Organic and incremental changes are likely to continue and also indicates that appropriate change is acceptable.

3.3 Statement of Significance

- 3.3.1 Significance, as described in the National Planning Policy Framework (NPPF), is “the value of a heritage asset to this and future generations because of its heritage interest”. According to the NPPF “heritage interest” may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- **Archaeological interest:** *there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
 - **Architectural and artistic interest:** *these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*
 - **Historic interest:** *an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

Archaeological Interest

- 3.3.2 There are no recorded archaeological deposits within the site itself. However, the site lies immediately adjacent to a Scheduled Monument. Given this proximity, there is a reasonable potential for residual or associated archaeological remains to extend beyond the designated boundary and survive within the site. As such, the archaeological potential of the site should be considered **moderate**, deriving primarily from its relationship to the adjacent Scheduled Monument and the broader industrial landscape of Furnace Wood.
- 3.3.3 In light of this potential, it is recommended that a programme of archaeological mitigation is implemented in the form of a watching brief during initial groundworks. This approach would allow for the identification, investigation, and recording of any previously unknown archaeological remains encountered during development.

Architectural and Artistic Interest

- 3.3.4 There is no architectural or artistic interest in the site.

Historic Interest

- 3.3.5 There is no historic interest in the site itself. Any interest in the site is associative and derived from its spatial and functional relationship with the adjacent Scheduled Monument of Warren Furnace, which forms part of the wider Wealden iron industry and reflects the area's industrial development from the 16th century onwards.
- 3.3.6 Whilst the site itself does not contain any known heritage assets, it contributes to the broader historic landscape of Furnace Wood, an area shaped by ironworking activity and subsequent phases of rural and residential development.
- 3.3.7 Given its associative value with the adjacent designated heritage asset, the site holds a contribution to the understanding of the wider historic environment rather than any intrinsic heritage value.
- 3.3.8 Considering the above interests and in accordance with Table 1 (see Section 8), the site itself is determined to be of **negligible significance**.

4 Impact of Development

4.1 Proposed Development

- 4.1.1 The proposed development comprises the construction of a single storey bungalow within the application site, which occupies part of an existing field and former car park. The dwelling is modest in scale and is set within a defined plot, with associated access, parking, and residential curtilage arranged to reflect the established pattern of development within the surrounding Furnace Wood Estate.
- 4.1.2 The proposed bungalow is of a simple, domestic form with a pitched roof and articulated elevations, as indicated on the submitted drawings. The design adopts a traditional appearance, incorporating features typical of residential properties in the area, and is intended to sit comfortably within the wider context.

4.2 Impact on Designated Assets

- 4.2.1 The proposed development is situated to the eastern part of the application site, thereby maintaining a clear spatial separation from the Scheduled Monument of Warren Furnace, which lies to the west. As mentioned above, the monument itself survives primarily as below-ground archaeological remains and earthworks, with no substantial standing structures, and is currently understood to be located within an area of dense woodland. This combination of distance, vegetation cover, and the absence of prominent above-ground features limits both physical and visual interaction between the proposal and the designated asset.
- 4.2.2 The significance of the Scheduled Monument is principally historical, relating to its role within the Wealden iron industry. The proposed bungalow, by virtue of its modest scale, will not affect the legibility or appreciation of these values. Furthermore, the design, scale and form of the bungalow would not appear out of character with the surrounding residential context, ensuring that it integrates appropriately within the existing built environment and does not detract from the ability to understand the monument within its wider historic landscape.
- 4.2.3 The presence of intervening woodland and the lack of intervisibility further ensure that the development will not intrude upon key views or the experiential setting of the monument resulting in a **visually neutral impact**.
- 4.2.4 Overall, the proposal will result in **no harm** to the significance or setting of the Scheduled Monument, and is considered to have a **neutral impact**, preserving the heritage asset in accordance with relevant national and local planning policy.

4.3 Setting

- 4.3.1 Historic England's GPA3, para 17 on, sets out a five 'staged' approach to proportionate decision-taking regarding assessing setting:
- Step 1: Identify which heritage assets and their settings are affected (i.e. the surroundings within which an asset is experienced)
 - Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
 - Step 4: Explore ways to maximise enhancement and avoid or minimise harm; and
 - Step 5: Make and document the decision and monitor outcomes (this latter stage is generally the preserve of the LPA).
- 4.3.2 Within the framework of the 5 stages, it is general practice to consider the setting of

an asset in 3 'layers':

- Contextual – the wider landscape/townscape
- Intimate – the immediate and proximate
- Prospect – setting as experienced from within (usually the property boundary/curtilage).

- 4.3.3 The wider contextual setting of the site is defined by the semi-rural character of Furnace Wood, historically shaped by woodland and ironworking activity, but now predominantly characterised by low density residential development set within a wooded landscape. The immediate and intimate setting comprises detached dwellings, garden plots, and areas of vegetation, with the Scheduled Monument situated within dense woodland to the west, limiting its visibility and influence on the day-to-day experience of the site.
- 4.3.4 In terms of prospect, views from within the site are currently informed by its open nature as a field and former car park, with outward views largely contained by surrounding residential plots and tree cover. The introduction of the proposed bungalow will alter these internal views; however, these changes will remain consistent with the prevailing residential character and will not introduce incongruous elements into the setting.
- 4.3.5 The proposed development is considered to align with the established character of the surrounding area. Through its siting and domestic form, it will integrate into the existing pattern of development and is therefore assessed as preserving the setting of the site and its relationship with the adjacent Scheduled Monument resulting in a **neutral impact**.

4.4 Harm

- 4.4.1 The NPPF, at paras 212-220 refers to harm to the significance of designated and non-designated heritage assets.
- 4.4.2 It is considered that the proposal will cause no harm to the significance of any asset; there will be change, but overall that change will be neutral. As there is no harm there is no duty to prove public benefit, etc.

5 Photos

5.1 Photos

5.1.1 This section contains photographs to provide context, they are not extensive.



Plate 1 © Client Photograph [At the end of the site looking down]



Plate 2 © Client Photograph [Bottom right hand corner of the site next to the lake]



Plate 3 © Client Photograph [In the garden area looking out to site]



Plate 4 © Client Photograph [Standing in the overgrown end of the plot]



Plate 5 © Client Photograph



Plate 6 © Client Photograph



Plate 7 © Client Photograph



Plate 8 © Client Photograph



Plate 9 © Client Photograph



Plate 10 © Client Photograph

6 Conclusions and Recommendations

6.1 Conclusions

- 6.1.1 The application site comprises a parcel of land within the Furnace Wood Estate, Felbridge, currently used as a field and former car park. It lies immediately adjacent to the Scheduled Monument of Warren Furnace, a heritage asset of considerable evidential and historical value associated with the post-medieval Wealden iron industry.
- 6.1.2 The proposed development seeks permission for the construction of a single storey bungalow, positioned to the eastern part of the site. This siting ensures a clear degree of separation from the Scheduled Monument to the west, reducing the potential for both physical and visual impacts.
- 6.1.3 There are no designated or non-designated heritage assets within the site boundary itself. However, due to its proximity to the Scheduled Monument, the site holds some archaeological potential. Whilst no archaeological deposits have been recorded, there remains the possibility that residual below-ground remains associated with the historic ironworking activity at Warren Furnace may extend into the site.
- 6.1.4 The significance of the Scheduled Monument is primarily derived from its historical interest, with the asset surviving largely as earthworks and below ground remains within an area of dense woodland. Its setting is therefore characterised by a degree of enclosure and limited intervisibility with the surrounding residential environment. The proposed development, by virtue of its modest scale and location will not erode the ability to understand or appreciate the monument's significance.
- 6.1.5 Furthermore, the design and appearance of the proposed bungalow would not appear out of character with the surrounding built environment, which is defined by low-density residential dwellings set within a wooded landscape. As such, the development will integrate appropriately into its context and will not introduce discordant elements that could detract from the wider historic landscape or the setting of the Scheduled Monument.
- 6.1.6 Overall, it is considered that the proposed development will result in **no harm** to the significance or setting of the Scheduled Monument, resulting in a **neutral impact**.
- 6.1.7 The proposal is considered to accord in full with legislation, national and local heritage policy and advice.

6.2 Recommendations

- 6.2.1 Due to the identified archaeological potential, it is recommended that a programme of archaeological mitigation is secured by condition, to include a watching brief during initial groundworks.
- 6.2.2 No further heritage reporting is required at this stage.

7 Planning and Heritage Framework

7.1 Statutory protection

Listed Buildings and Conservation Areas

- 7.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

7.2 National Planning Policy Framework

- 7.2.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). This advice was last updated in 2025.
- 7.2.2 One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to '*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*' It recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be considered.
- 7.2.3 Section 16: Conserving and Enhancing the Historic Environment sets out the heritage-related consent regimes for which local planning authorities are responsible under the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as to plan-making and decision-making.
- 7.2.4 Paras 202-221 inclusive refer:
202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- d) the desirability of sustaining and enhancing the significance of heritage assets,
and putting them to viable uses consistent with their conservation;
 - e) the wider social, cultural, economic and environmental benefits that conservation
of the historic environment can bring;
 - f) the desirability of new development making a positive contribution to local
character and distinctiveness; and
 - g) opportunities to draw on the contribution made by the historic
environment to the character of a place.

204. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
205. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
- a) assess the significance of heritage assets and the contribution they make to their environment; and
 - b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
206. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should

have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part)

in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

221. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

7.3 Local Policy

Mid Sussex District Plan 2014 to 2031

- 7.3.1 The Mid Sussex District Plan 2014 to 2031 was adopted in March 2018 and outlines how the district will develop and the policies which will guide new developments. Of relevance to this report are the following policies.

Policy DP34 Listed Buildings and Other Heritage Assets

- 7.3.2 The policy is as follows:

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.

Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- Alterations or extensions to a listed building respect its historic form, scale,*

setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;

- *Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- *Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- *Special regard is given to protecting the setting of a listed building;*
- *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

- 7.3.3 It is determined that the proposal is in keeping with the parameters set out within this policy.

8 Methodology

8.1.1 Significance, as described in the National Planning Policy Framework (NPPF), is “the value of a heritage asset to this and future generations because of its heritage interest”. According to the NPPF “heritage interest” may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

- **Archaeological interest:** *there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

- **Architectural and artistic interest:** *these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*

- **Historic interest:** *an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

8.1.2 The tables below are used throughout this report to determine significance and impacts. Table 1 is used to assess significance, with magnitude of impact determined using Table 2. Table 3 consolidates the results from both Tables 1 and 2 to determine overall heritage impact.

VERY HIGH	· World Heritage Sites · Other buildings of recognised international importance
HIGH	· Scheduled Ancient Monuments with standing remains · All Grade I and all Grade II* Listed Buildings · Some Grade II listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in their listing grade · Conservation Areas containing very important buildings · Undesignated structures of clear national importance
MEDIUM	· Some Grade II Listed Buildings · Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations · Conservation Areas containing buildings that contribute significantly to its historic character · Historic townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g., including street furniture and other structures)
LOW	· Locally listed buildings · Historic (unlisted) buildings of modest quality in their fabric or historical association · Historic townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g., including street furniture and other structures)
NEGLIGIBLE	· Buildings of no architectural or historical note

Table 1: Assessment of Significance. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)

HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features' physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements.
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g., a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNKNOWN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

Table 2: Magnitude of Impact. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)

MAGNITUDE OF IMPACT	SIGNIFICANCE OF HERITAGE ASSET				
	VERY HIGH	HIGH	MEDIUM	LOW	NEGLIGIBLE
No Change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Low	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
Medium	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
High	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

Table 3: Heritage Impact. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)

