

# HERITAGE STATEMENT

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*Land adjacent to nightingales*

*The street,  
Bolney,  
West sussex,  
Rh17 5pj*



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## ASSESSMENT OF HERITAGE SIGNIFICANCE

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### INTRODUCTION:

This application seeks planning permission for a new three-bedroom dwelling on land immediately east of and adjacent to Nightingales.

The site forms the third plot within a small linear group of dwellings set within a former agricultural field, now comprising Nightingales to the west and Strawdust to the east. Historically, the site formed part of a low-lying grassland parcel associated with local farmland. Access is gained via an existing track at the junction of Top Street and The Street. The site lies outside the Bolney North Conservation Area and is bounded by residential development on two sides, with open countryside beyond which forms part of the High Weald National Landscape.



Figure 1: Site as seen from above.

The proposed dwelling has been designed to respond sensitively to this context through a low-slung, split-level form that respects the established ridge heights and sits comfortably within the existing street scene. The design draws upon the vernacular architectural language of Bolney, interpreted in a contemporary manner and avoiding pastiche.

There are no designated or non-designated heritage assets within the application site. The nearest designated heritage assets are two Grade II listed buildings located within the northern extent of the North Conservation Area, and the Conservation Area which is itself a Heritage Asset.



Figure 3: Proposed site plan. The approximate location of the house at Nightingales is indicated by a green circle.



Figure 2: Nightingales site on the right.

## LOCATION AND HERITAGE CONTEXT:

Bolney

The parish of Bolney is located on sloping land, its southern part within the valley of the Adur. The village of Bolney is principally linear in form, located along The Street but also extends westward along Lodge Lane, and eastward along Top Street, Cherry Lane, and Ryecroft Road. The southern part of the village is described in the Bolney Neighborhood Plan 2015 as having “a charming semi-rural character derived from abundant trees and hedgerows, narrow sunken lanes and a wide variety of building styles and features”.

#### IMMEDIATE SETTING OF THE SITE:

The immediate setting of the Site is characterised by the approach via the unmade track leading to the public highway and affording glimpses behind the fence boundary to the north of a large field beyond as part of the ANOB. All modern houses line the track, and this remains the last plot to be developed. Most of the houses have a suburban appearance, and like Nightingales, are more traditional in appearance. Straw dust is unusual, being of strawbale construction with a large roof to overhang and protect the walls of lime plaster.

Importantly for the rural setting to the front of the site, open green spaces are retained, which help to keep the rural feel which has otherwise been changed by development over the years. The setting is thus rural, but its built environment is mostly suburban in character and appearance.

The Site, located as it is visually at the end of Top, is separated by some distance from the Conservation Area and is not visually connected to the two listed buildings nearby and the Bolney Conservation Area due to their distance away and the intervening buildings and trees.



Figure 4: Existing site plan. Site is outlined in red, and nearby listed buildings are indicated by “dropped pins”.



*Figure 5: Eastward view along public driveway from west end showing grassland which contributes to the rural feel of the site. Nightingales is out of view on the left, and Weald Chase is out of view on the right. Pine End House can be glimpsed in the background on the right. (Source: Historic England)*



*Figure 6: The same grassland front left looking south towards Weald Chase and High Gables*



Figure 7: Westward view along the public driveway, with glimpses of Malt House and Jean-Franc Farm (plus outbuildings) on the right, and a glimpse of Scarps Side on the left.



Figure 8: Scarps Side



Figure 9: Pine End house



Figure 10: Malt House



Figure 11: Strawdust



Figure 12: High gables



Figure 13: Nightingales

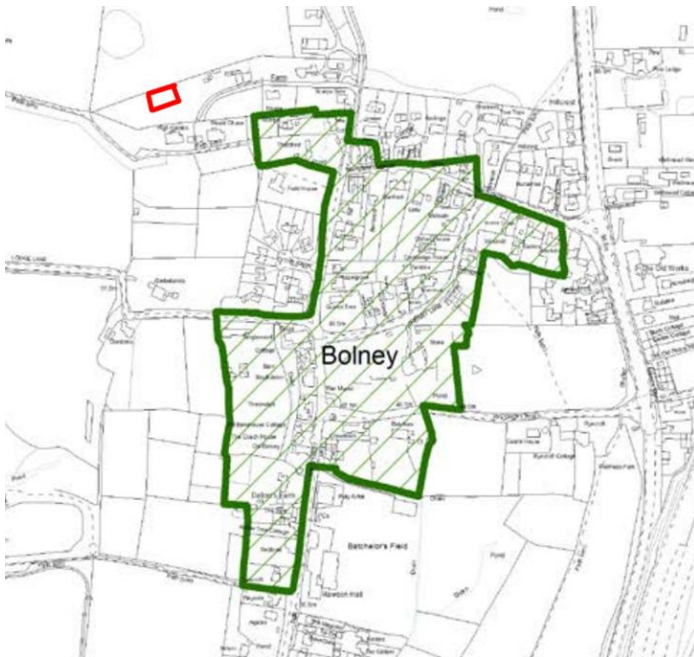


Figure 14: Map showing the boundary of Bolney North Conservation Area, site is outlined in red.

#### BOLNEY CONSERVATION AREA:

Designated in 1989, the Bolney Conservation Area (CA) is in two parts. The southern part is principally characterised by its historic buildings, whereas the northern part is principally characterised by its low-density development and spaciousness, as well as by its trees and planting.



Figure 15: West view along Top Street within the Conservation Area, with the Top Street junction with the Street in the far.



Figure 16: North view along The Street looking to the junction with Top Street part North Bolney Conservation Area.

The appraisal for *Conservation Areas in Mid Sussex* (August 2018) states that the following features contribute positively to the character of the CA:

- the lack of a uniform building line, which adds variety and interest, reflects the gradual growth of the village and enhances its semi-rural character;
- the variety of age and style of the buildings and the use of natural and traditional building materials [*Figure 23 & Figure 22*];
- the attractive walling within the area;
- the attractive countryside views; and
- views into and out of the Conservation Area.

The site is surrounded on the north, south and southwest sides by open grassland. These open pieces of land will retain the openness associated with the rural nature of Bolney village, and this top northern end. And are considered important to maintain the rural feel of the area.

The Site is considered to be lying outside of the Conservation Area due to its distance away from it, and the intervening buildings and trees and, as above, retained open grassland in front of the site and to the side, which, with land to the north of Nightingale's, will continue to present a verdant, spacious and natural appearance.

Taking into account the retained natural features of open grassland, and in the light of the historical development of the site from field to meadow to its current status of a parcel of land sandwiched between two other houses, the site is considered to make a neutral contribution to the setting of the Conservation Area

#### NEARBY LISTED BUILDINGS AND THEIR SETTINGS:

The site does not constitute a heritage asset or form part of one. Any Heritage interest the site may hold is therefore limited to any contribution that it makes to any identified heritage assets by virtue of lying within their setting.

There are two listed buildings located within the closest proximity of the Site, the 17th-century Yew Tree Cottage, which addresses the principal north-south part of The Street, and the 15th-century. A heritage asset in its own right may have the potential to be affected by the proposed dwelling, depending on the degree to which its significance can be appreciated from the site and the degree to which the site reinforces or adds to its significance.

Thatched House (Grade II), which is set back from the principal part of the track behind a historic pond.



*Figure 17: The Thatched House (Grade II).*

Yew Tree Cottage and the Thatched House are good examples of typical vernacular houses built in Sussex (in the 17th and 15th centuries), in construction and composition – being timber-framed, and comprising local materials. The houses themselves contribute positively to their own collective setting, together with their gardens. The garden of the Thatched House notably includes a historic landscaped aquaponic pond with a floating herb garden.

The immediate setting of these listed buildings is also defined by the rural character and appearance of The Street, peppered with houses as illustrated.

The wider setting of the two Grade II listed buildings is rural in character, with views of nearby open fields and glimpses of woodland, though these are not views from the assets themselves due to the development in their immediate setting.



*Figure 18: Yew Tree Cottage (Grade II).*

The application site falls within the wider surroundings from which Yew Tree Cottage and The Thatched House may be experienced; however, assessment of their setting demonstrates that the site makes no meaningful contribution to their heritage significance.

The significance of these Grade II listed buildings is derived principally from their historic fabric, vernacular architectural character, age, evidential value, and their relationship with their immediate historic plots and the historic streetscape of The Street. Their significance is further informed by the surrounding rural landscape which contributes to their historic village context.

The application site has no historic functional relationship with either listed building. Although historically part of the wider agricultural landscape, the site does not form part of the immediate setting through which the significance of the listed buildings is experienced or understood. Intervening development, vegetation, and the physical separation between the site and the listed buildings mean that the site does not contribute to their appreciation, understanding, or significance.

Accordingly, while the site lies within the wider surroundings of the listed buildings, it makes no meaningful contribution to their setting in heritage terms. The proposed development would therefore result in no harm to the significance of Yew Tree Cottage or The Thatched House, including through change within their setting.

#### MID SUSSEX DISTRICT:

The Site is located within the Mid Sussex district of the county of West Sussex. The Mid Sussex area includes part of the High Weald to the north (including the Site), part of the Low Weald, and part of the South Downs to the south.

The Mid Sussex Design Guide Supplementary Planning Document (Nov 2020) reflects the wording of the West Sussex Landscape Land Management Guidelines. It summarises that the landform and landscape of the High Weald area is a “hilly landscape of ridges and secluded valleys with significant woodland cover and a dense network of hedgerows and copses” with “a sense of enclosure”. It states that there are a number of historic settlements “on high ridges, hilltops and high ground”, “connected by twisting lanes” – although the Site is located on comparatively low-level land. It also reiterates that local building materials are of a diverse nature, “including timber framing, Wealden stone and varieties of local brick and tile hanging”.

#### WEST SUSSEX COUNTY:

An assessment of the landscape character of West Sussex (including the part of Mid Sussex in which the Site is located) was carried out in 2003. Of the 43 “unique areas” which were identified, the Site is located within the High Weald Fringes Landscape Character Area [*Figure 24 & Figure 25*].

The West Sussex Landscape Land Management Guidelines summarises the overall character of the High Weald Fringes area as being “densely-wooded”, “dissected by gentle gill streams draining west to the River Adur and east to the River Ouse”. The key characteristics were summarised as follows:

- Wooded, often confined rural landscape of intimacy and complexity partly within the High Weald Area of Outstanding Natural Beauty (AONB).
- South and east-draining gills and broad ridges sweeping gently down to the Low Weald.
- Western part drained by the headwaters of the River Arun, eastern part around Scaynes Hill by the River Ouse.

- Long views over the Low Weald to the downs.
- Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees.
- Pattern of small, irregular-shaped assart fields and larger fields, and small pockets of remnant heathland.
- Orchards and horticulture on lower slopes, particularly to the west.
- Biodiversity concentrated in the valleys, heathland, and woodland.
- Network of lanes, droveways, tracks and footpaths.
- Dispersed historic settlement pattern, close to Horsham, the principal settlements Cuckfield, Haywards Heath and Lindfield and a few villages and hamlets.
- Some busy lanes and roads including A and B roads bounding the area to the west, and other roads crossing north to south, including the A23 Trunk Road.
- London to Brighton Railway Line crosses the area at Haywards Heath.
- Mill sites, hammerponds and ornamental lakes and ponds.
- Varied traditional rural buildings built with diverse materials including timber-framing, Horsham Stone roofing, Wealden stone and varieties of local brick and tile-hanging.
- Designed landscapes and exotic treescapes associated with large country houses.
- Major gill woodland garden and visitor attraction at Leonardslee.

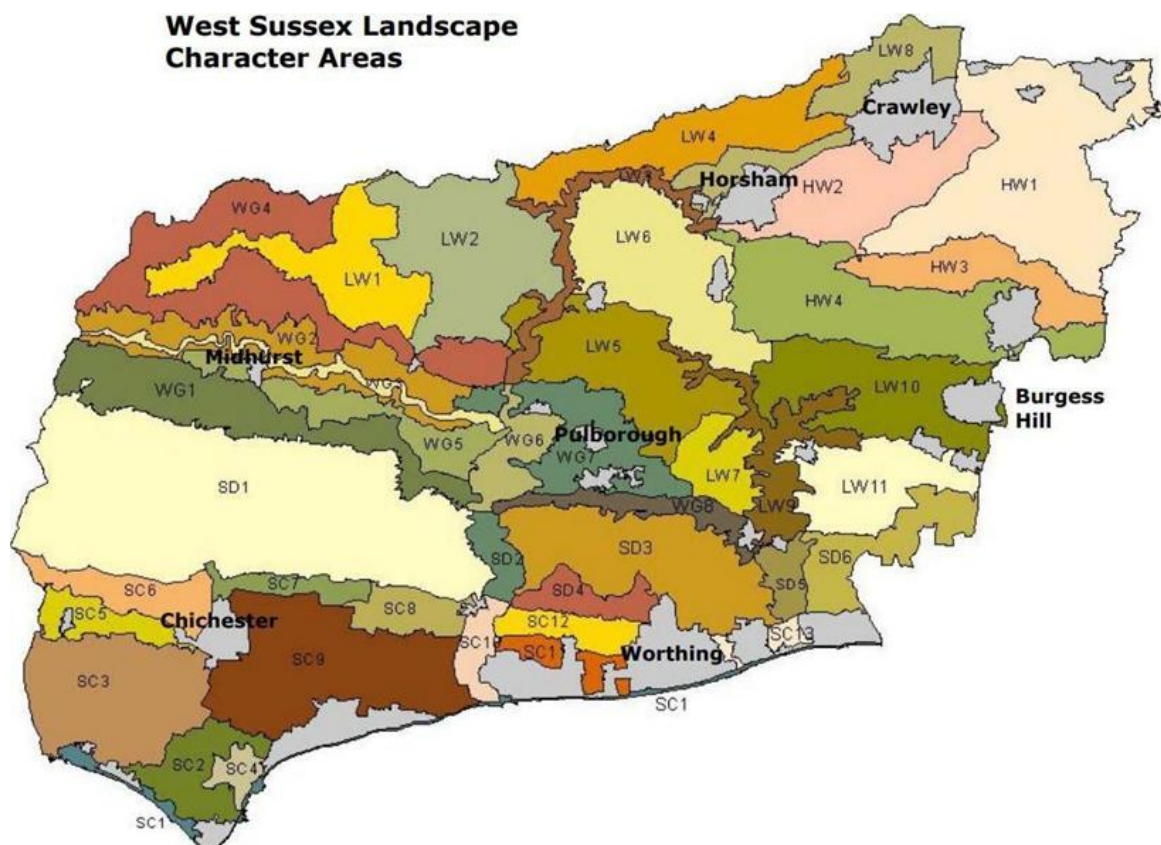


Figure 19: West Sussex Landscape Character Area Map. Site location is indicated by red dot



The Site is considered to make a minimal and neutral to positive contribution to the character and appearance of the High Weald AONB, by virtue of its verdancy, spaciousness and natural appearance.

## HISTORICAL DEVELOPMENT:

### Prehistoric era (to 43 AD)

Although there is evidence that parts of the former woodland within the wider area of the High Weald

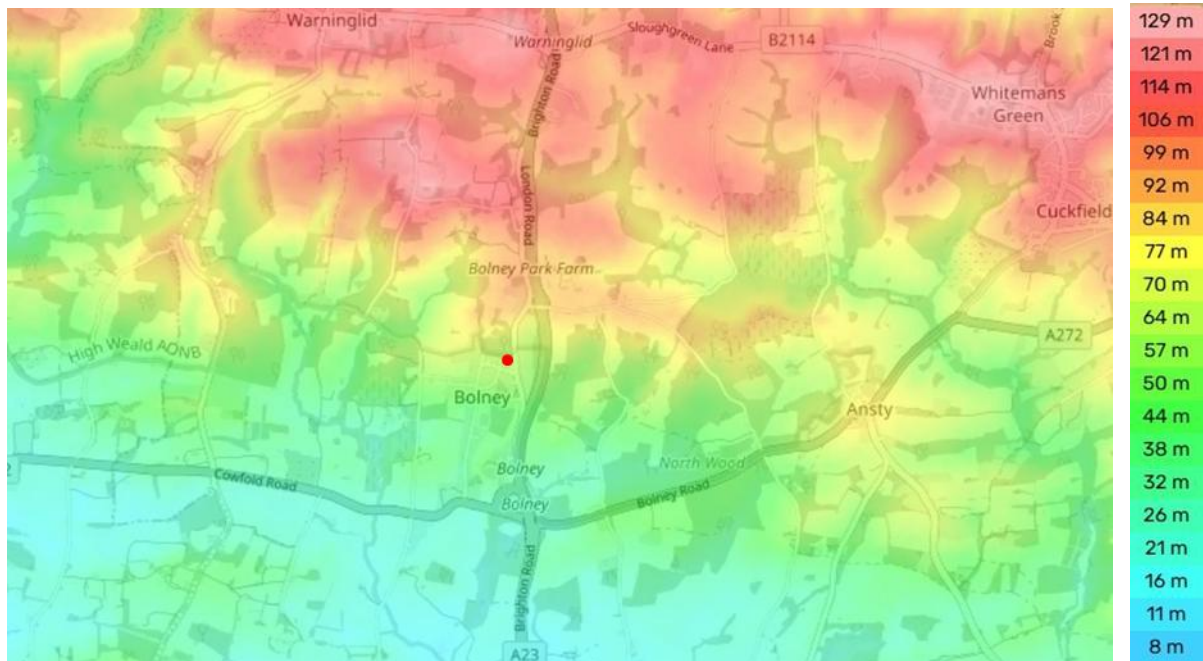


Figure 21: Topographic map of the surrounding area, with key showing ground level heights on the right. Site location is indicated by a red dot. (Source: topographic-map.com)

[Figure 26] had already been cleared for cultivation by the Bronze Age, it is likely that the subject site (“Site”) was located within dense forestland during Prehistoric times – possibly on sloping land leading to a valley located approx. 1.5km southward [Figure 27]. The lower plains are likely to have been favorable locations for human settlement, being located within close proximity to streams and rivers, whereas the higher plains provided strategic advantages in defense terms.

### Roman era (43-409 AD)

By the Roman occupation of Britannia, the High Weald region remained forested, and was thus entitled Anderida Silva (“silva” meaning “forest”). During that time, the region was the premier iron-producing district in Britannia. Iron production and transportation were concentrated in the east of Anderida Silva, because that was where the navigable waterways of the Brede and Rother were located, as well as the highways which provided links both to the London market and to the wealthy villas and cornlands of the South Downs. The Site was located in the less industrious western part of the region. However, it was also located some 5.5km westward of the Roman road, which ran north/southward between today’s London and Brighton via Hassocks, and which enabled the movement of the military as well as facilitating the production and transport of iron.

### Anglo Saxon era (410-1065 AD)

The wider region was referred to in the Anglo-Saxon Chronicle as Andredesleah (“leah” meaning “wood pasture”), and later as Andredesweald (i.e. the high forest of Andred) – until it was shortened to Weald. Today, the region is known as the High Weald.

During the Anglo-Saxon era, the land within the Weald was subdivided into territorial units. The Site was on the cusp of the rapes of Bamber and Lewes. Parishes were formed from the 8th and 9th centuries, and the Site was within the parish known today as Bolney. The name Bolney may be a derivation of the Saxon word “Bolne” which loosely translates as a village or high place near a marsh.

#### Medieval era (1066-1539 AD)

The Medieval era saw the establishment of various permanent farmsteads in the Weald. It is unknown whether the Site itself was the location of a farmstead during this period, but it was at least likely to have been located within common land within close proximity to some farmsteads. Bolney’s Church of

St Mary Magdalene dates from the early 12th century. The first documentary reference to Bolney was in the late 13th century, when the manor was held by Earl Warenne and the Bishop of Chichester.

#### Post-Medieval era (1540-1749 AD)

In the 16th century, the Weald once again became a centre of iron manufacture, following the import of blast furnace technology from mainland Europe in the late 15th century. Although this industry was more concentrated in the east and central parts of the Weald, there was some expansion to the north and west. Interconnecting chains of leats, dams and hammer ponds were built to facilitate water supply to forges. This industry, however, declined in the late 17th and 18th centuries.

The 1647-64 map [Figure 22] shows Bolney on the cusp between the rape of Bramber, and that of Lewes, south of St Leonard’s Forest.



Figure 22: 1647-64 map. The word “Bolney” is circled in red.

In the 15th century, the Site was located approx. 125 metres north-west of a timber-framed house, which is likely to have been part of a farmstead. This house, The Thatched House (Grade II), still exists today. By the 17th century, today’s Yew Tree Cottage (Grade II) had been built approx. 140 metres south-east of the Site, addressing The Street. The Site itself is likely to have served agricultural or horticultural purposes for the farm. Located to the west of Bolney Common and away from the principal village of Bolney, the immediate area around the Site would have had a rural character, with nearby fields associated with the farm.

#### Modern era I (1750 to 1900)

Bolney is shown in the 1776 map as being located south of an area labelled “range of hills” within the Weald. It is not exactly clear whether the north-southward road with a linear settlement along it is Bolney, but that appears to be the case, especially given the inclusion of a church on the east side of the street. The 1798 map more clearly shows the principal settlement of Bolney, located south of Bolney Common. Three buildings within the farmstead (later referred to as Tithe Farm) are shown on the map to the west of the common – and these are most likely to include The Thatched Cottage and Yew Tree Cottage.

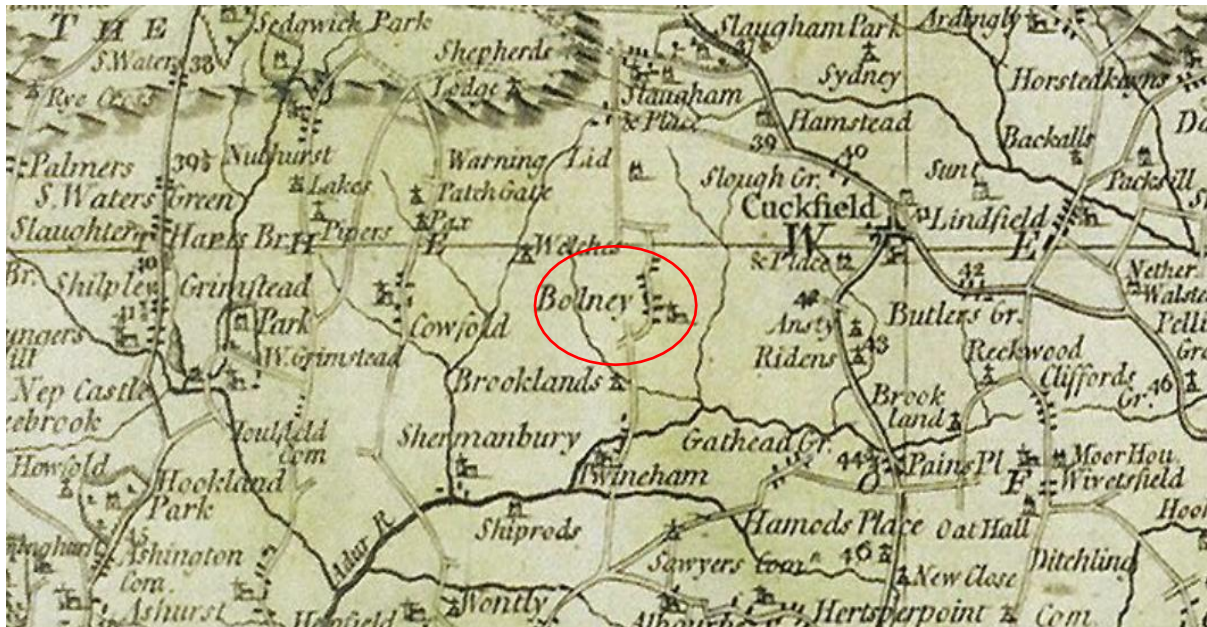


Figure 23: 1776 map. The word “Bolney” is circled in red, the linear settlement probably is the village of Bolney.



Figure 24: 1798 map. Site location is indicated by a black arrow.

As stated in the High Weald AONB Management Plan (2019-2024), Britain’s Industrial Revolution saw a shift in the Weald “from a diverse industrial and farming economy to one that was more linked to the development of capital in London and the coastal resorts, and the enjoyment of its landscape by new residents and visitors”. In the 18<sup>th</sup> century, some farmsteads were converted into “pleasure farms” comprising a residential dwelling with landscaped grounds.

The OS map published in 1874-75 [Figure 31] shows the Victorian mansion of Wykehurst Place (approx. 810 metres north-west of the Site) with its extensive grounds, Wykehurst Park. Malthouse Wood was located at the center of Wykehurst Park, and further south-westward were Colwood Common, Furze Field Wood, Farm Wood, and Tithe Copse.

The site appears part of a large field located the south of Wykehurst Park (and Malthouse Farm within it) and north of Tithe Farm and would likely have been used for agricultural purposes. We have been unable to ascertain whether it was associated with Malthouse Farm or Tithe Farm. The Site was located in the south of the field, by its boundary, unlike today, where it lies south of the field boundary, which is significant as it alters its meaning in the setting.

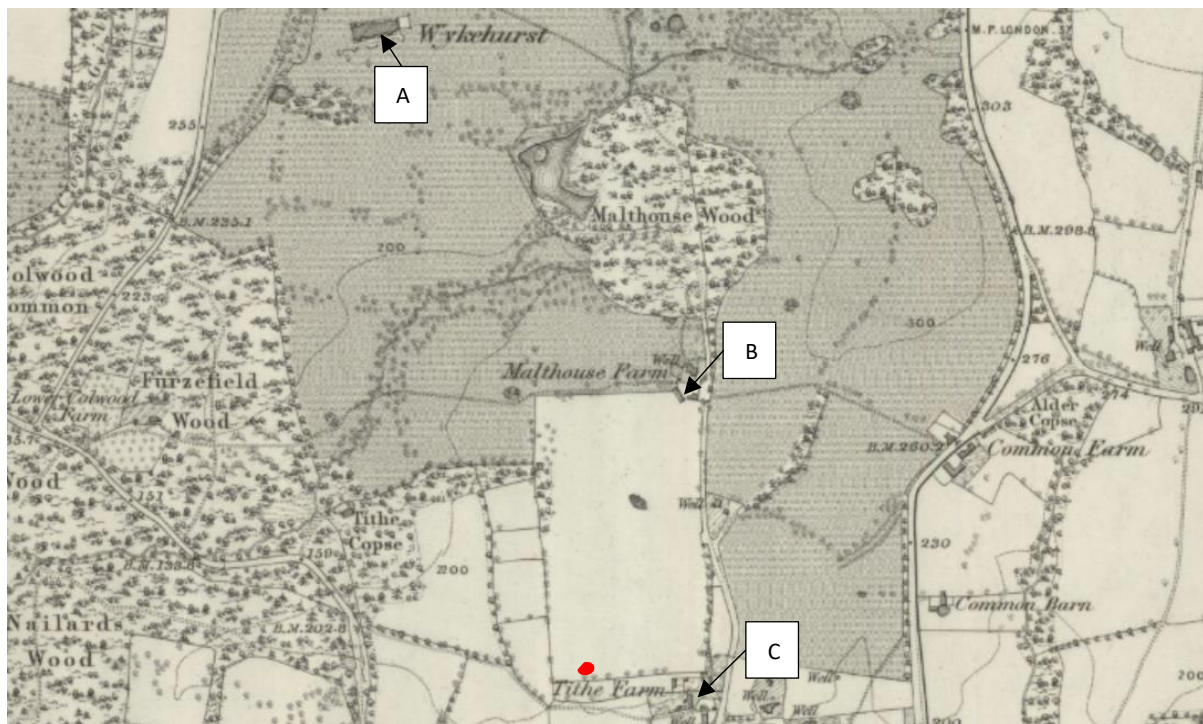


Figure 25: 1874-75 map (OS) – wider view. A = Wykehurst; B = Malthouse Farm; C = Tithe Farm. Site location is indicated by a red dot and had a relationship that meant it was part of one larger field.

When the 1874-75 map is viewed more closely, the buildings within Tithe Farm are visible. These included the 15<sup>th</sup>-century Thatched House, the 17<sup>th</sup>-century Yew Tree House, what appears to have been a house addressing The Street (south-east of the Thatched House), and a number of outbuildings. Some wells are labelled on the map, and the outline of today's pond (to the east of the Thatched House) can also be seen.

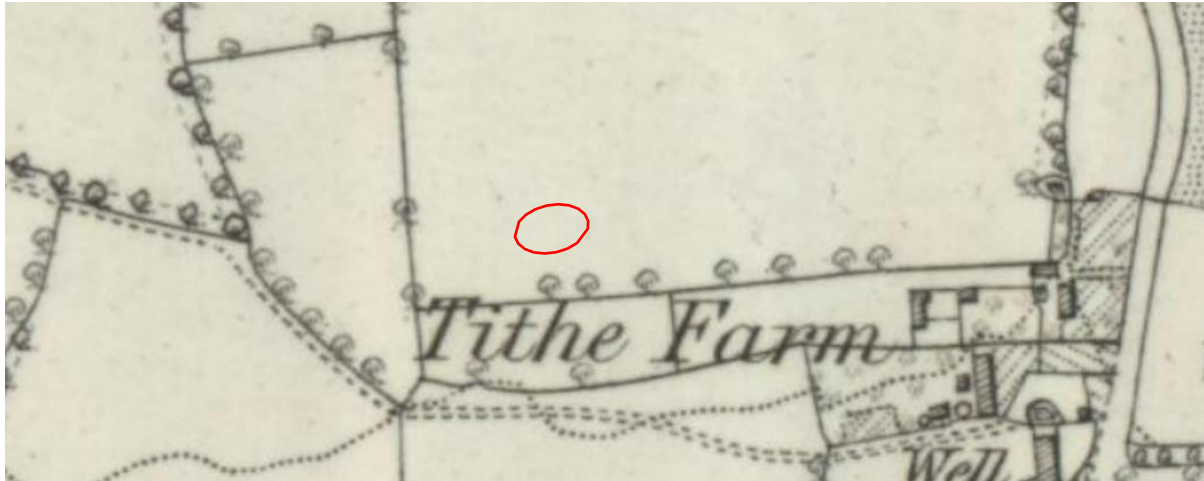


Figure 26: 1874-75 map (OS) – closer view. Approx. A red oval indicates site location.

A notice was placed in the Petersfield Express in September 1879, that Messrs. J. and W. Parsons were quitting Tithe Farm in Bolney, and were selling their possessions by auction:

*...the whole of their valuable FARMING STOCK, HOUSEHOLD FURNITURE, and EFFECTS, comprising two active, powerful draught horses, two handsome mixed-bred cows in full profit, promising yearling heifer, ditto weanyear, three prime sows, two broad-wheel waggons with lime boards, one broad-wheel and one 4in. ditto manure carts, timber carriage with tackling, 9-shear iron edget (nearly new), turn-writs and half-swing ploughs, roller, winnowing machine, &c., &c., and a general assortment of useful Household Furniture.*

The 1895-96 map seems to indicate that during the course of some 20 years, notable changes had been made to the surrounding area. It appears that the Site was no longer within a field, but a more naturalistic landscape – later referred to as “Scarp’s meadow” in a newspaper article published in May 1907. The former field boundaries were changed, and it is unclear from the OS map as to whether the Site was actually associated with Tithe Farm or Malthouse Farm; indeed, the article actually seems to suggest that the site was in fact a part of Wykehurst Park.

Further south-east of the Site, some orchards had been created. Few (if any) changes appear to have been made to the built environment to the south-east of the Site.



Figure 27: 1895-96 map (OS) – wider view. Approx. Site location is indicated by a red oval and is not linked in any way to The Tithe Farm or Thatched Cottage

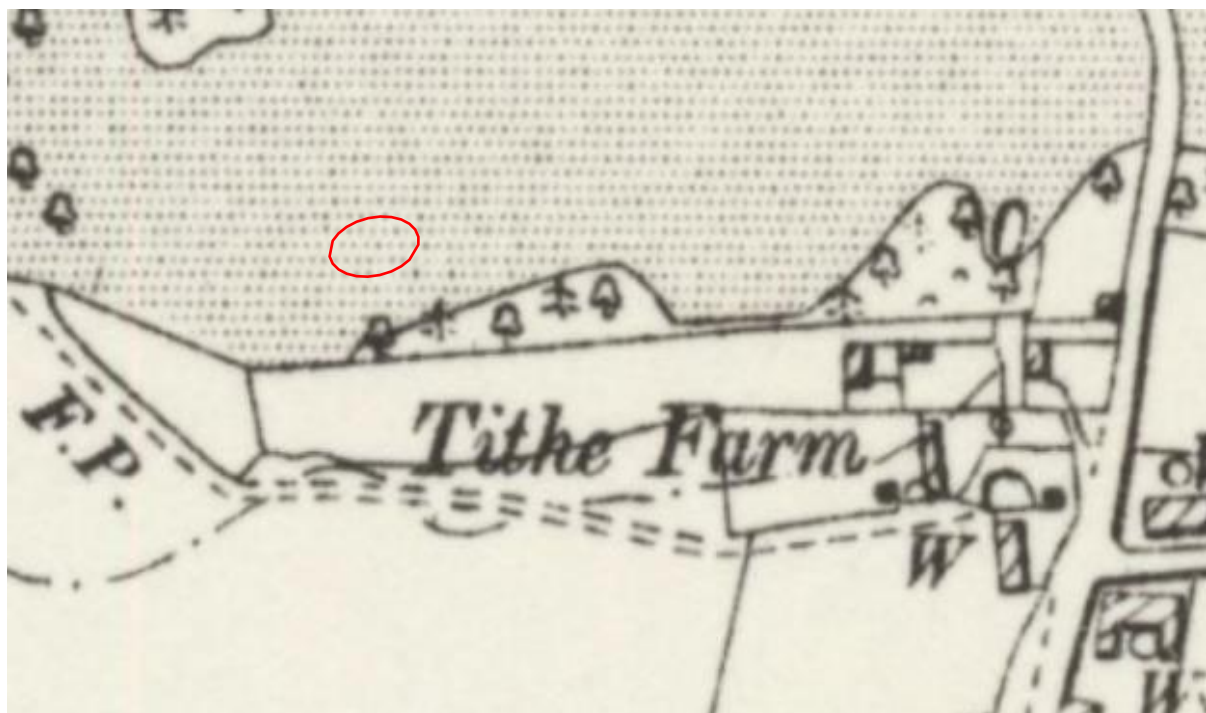


Figure 28: 1895-96 map (OS) – closer view. Approx. Site location is indicated by a red oval.

## Modern era II (1901 to present)

In May 1907, an article in the Mid Sussex Times reported the damage which occurred to an oak tree in Bolney (close to the Site), as a result of a thunderstorm:

STRUCK BY LIGHTNING. During the severe thunderstorm last week a large oak tree standing in a hedge dividing Tithe Farm from Scarp's meadow, at the southern boundary of Wykehurst Park, was struck by lightning. Fortunately no one was near the tree at the time. The trunk was completely split down the centre, and while the splintered remains of one half are still standing some ten feet out of the ground, the other half of the trunk was completely uprooted. The size of the tree may be gauged from the fact that three feet from the ground it was 3ft. 6in. in diameter. Portions of the splintered trunk and pieces of bark have been preserved as a memento by the villagers.

The above newspaper article describes the rural setting of the local area in the Edwardian era, as well as providing an insight into the emotional connection which the local populace had with the surrounding countryside.

The 1909 map shows the Site as remaining within a naturalistic landscape, and little change had been made to the footprints of the buildings at Tithe Farm. The brace symbols indicate that the Site was under the same ownership as Tithe Farm. The 1938-39 map shows that by then, some outbuildings

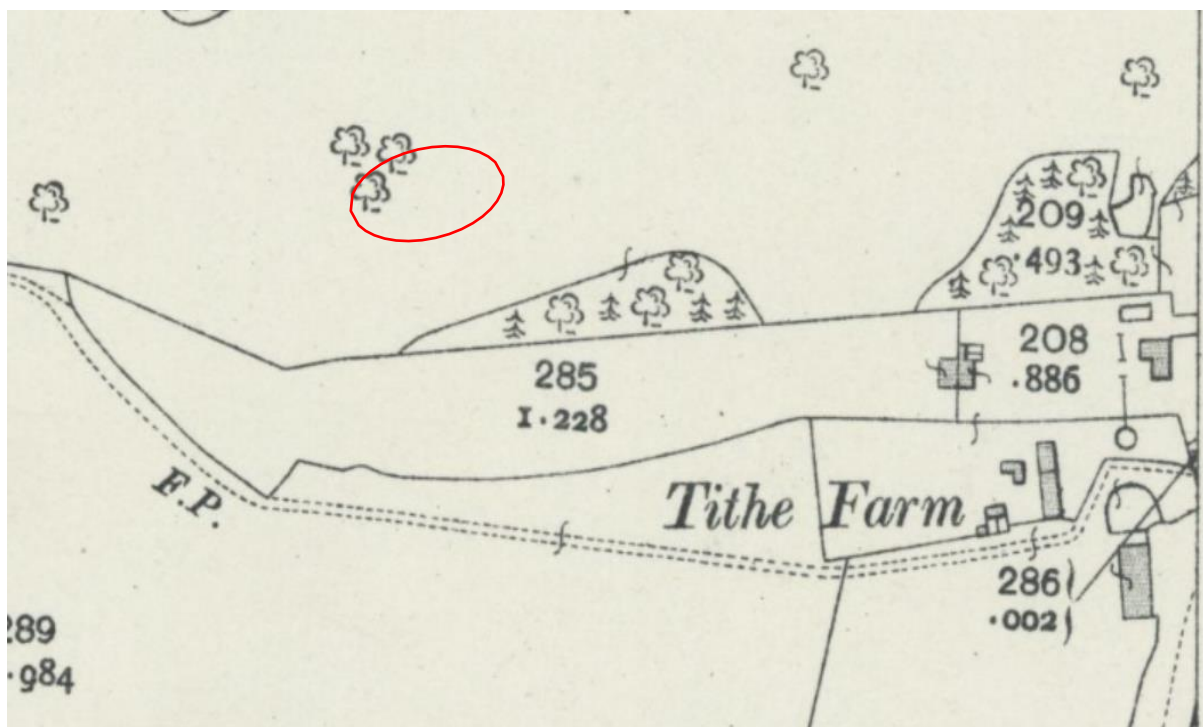


Figure 29: 1909 map (OS). Approx. Site location is indicated by a red oval.

accessed via a pathway from The Street which also ran past Yew Tree Cottage. Further northward, a house had been built (within the site of today's Pine End House). Some of the land surrounding this new house had been reallocated to the house, to provide grounds with a number of trees. The Site was located within these grounds, further westward. It appears that the Site was mostly within an area of lawn and its northern part was within an area of orchard. The 1947 map indicates that the situation was much the same, some eight years later.

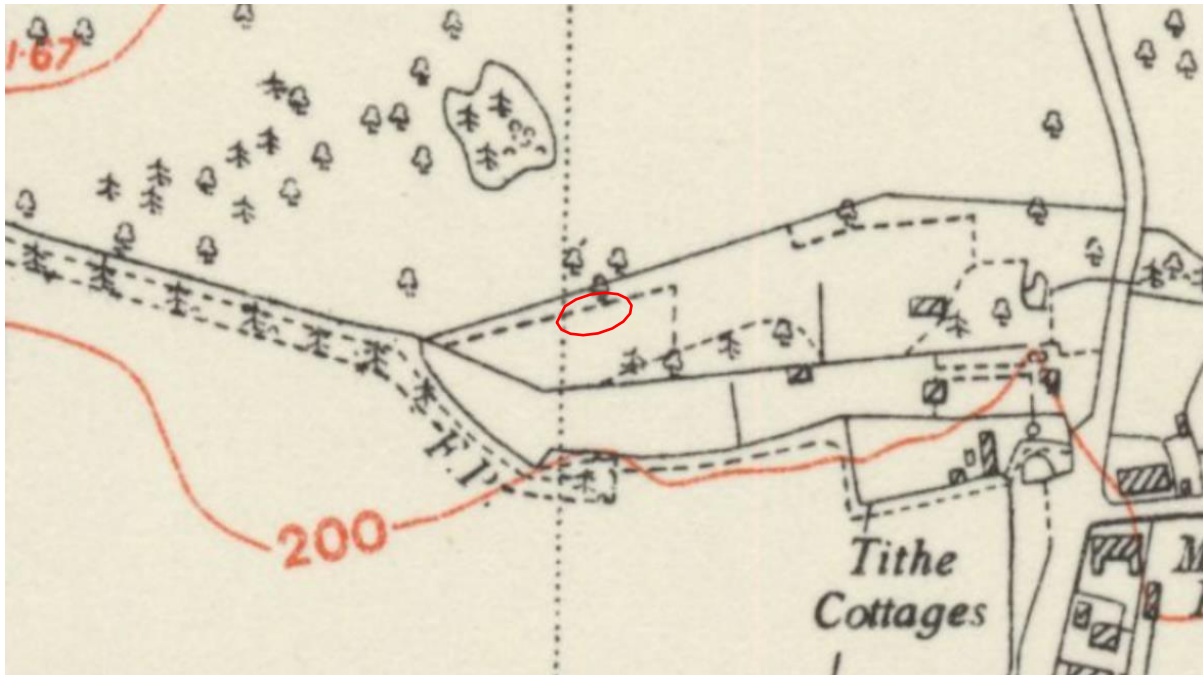


Figure 30: 1947 map (OS). Approx. Site location is indicated by a red oval.

Cartological evidence indicates that little change took place in the local area between 1947 and 1963,

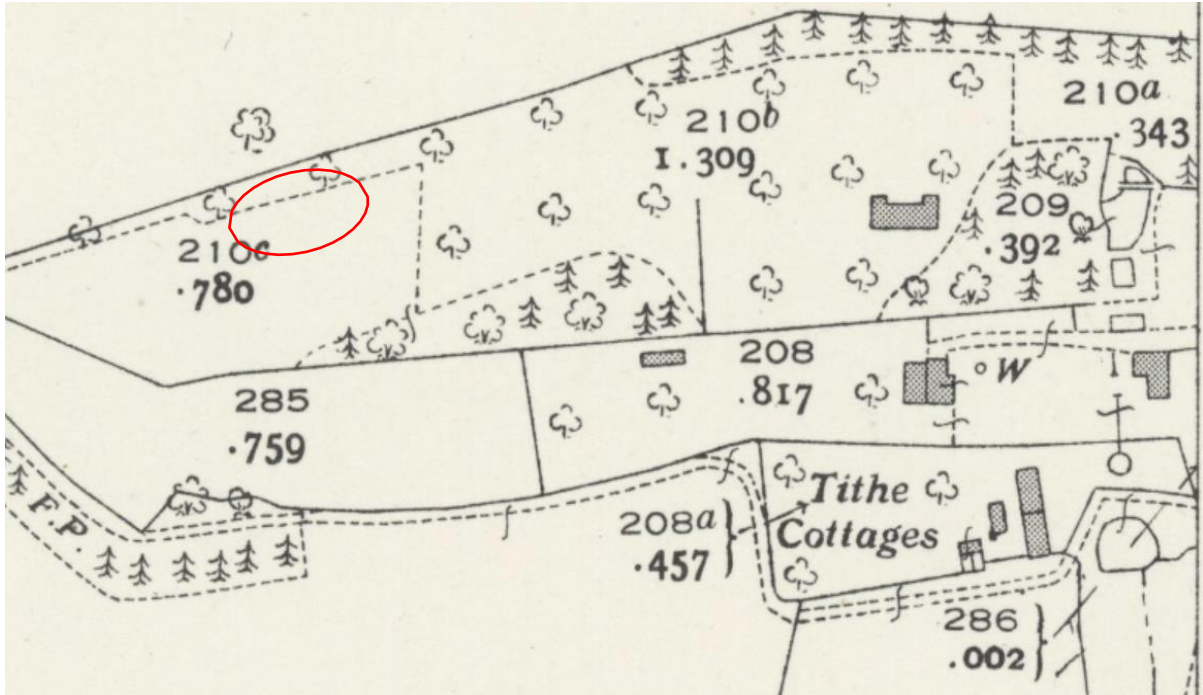


Figure 31: 1938-39 map (OS). Approx. Site location is indicated by a red oval.

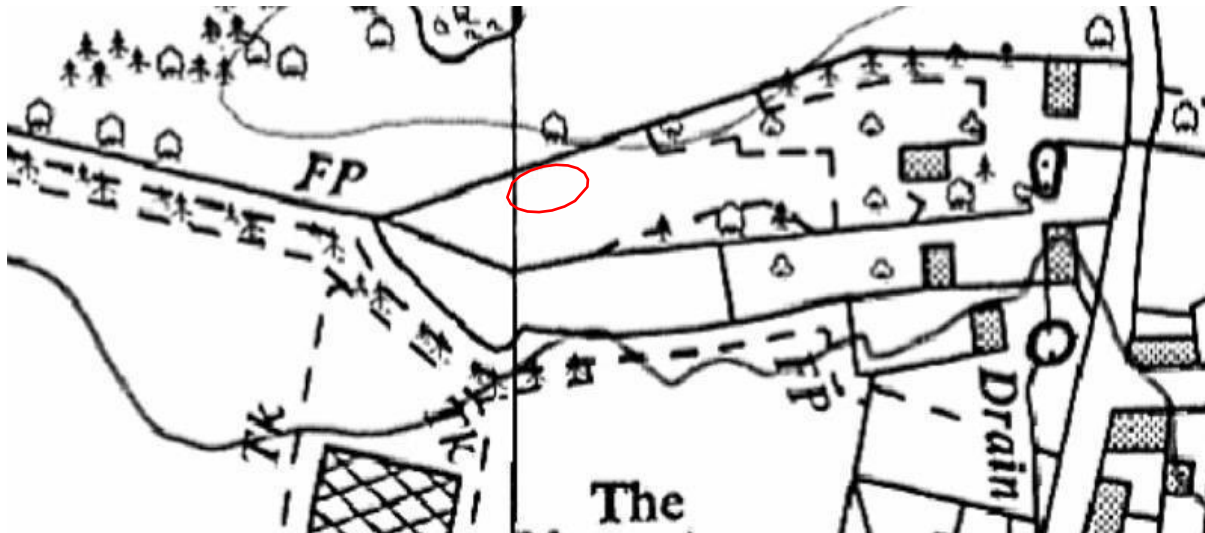


Figure 32: 1963 map (OS). Approx. Site location is indicated by a red oval.

The 1975 map shows little change as having taken place within the Site itself, although some re-landscaping appears to have taken place around it, and some outbuildings had been constructed to the east of it.

In the 1980s or 90s, the house on the site of today's Pine End House was demolished, and its grounds were reallocated into two separate sites. Pine End House and Scarps Side were then both built – the latter necessitating the infilling of the late-19<sup>th</sup> century ponds (which first appeared in the 1895-96 map). The house at Franc-Jean Farm is also likely to have been built around the 1980s-90s.

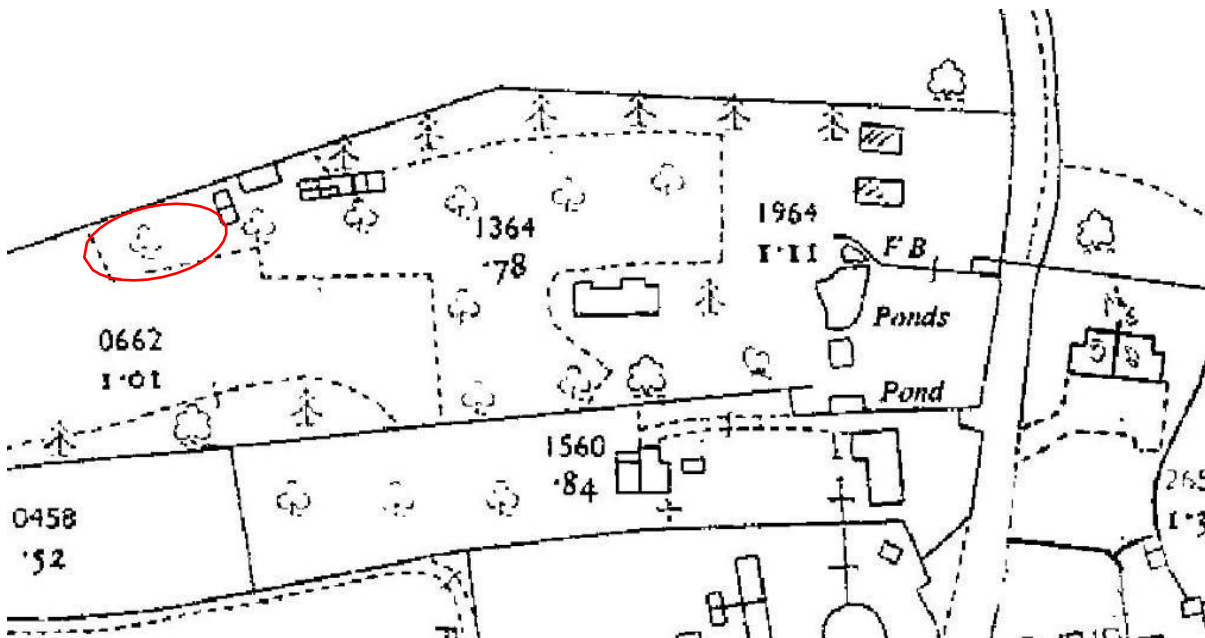


Figure 33: 1975 map (OS). Approx. Site location is indicated by a red oval.

In 1986, an application for the provision of two new houses to the west of Yew Tree Cottage ("High Gables" and "Weald Chase") (ref: BK/032/86) was refused but later allowed at Appeal (ref:

AP/86/0101). In 1989, permission was given for the provision of a new access to these houses, with hard standing (ref: BK/056/89) – and this new public driveway effectively forms a western extension of The Street.

In 2014, planning permission was granted for the construction of a detached circular house (“Strawdust”) (ref: 14/01644/FUL & 14/04138/FUL), to the east of the Site; and permission was granted for the provision of another house further eastward by Franc-Jean Farm (“Malt House”) (ref:14/03449/OUT).

In 2015, planning permission was given for a new house (“Nightingales”) to be built on the land north of High Gables and Weald Chase (ref: DM/15/1876) [Figure 40]. The Site previously formed the east end of the garden of Nightingales, but it has now been separately registered at the Land Registry.

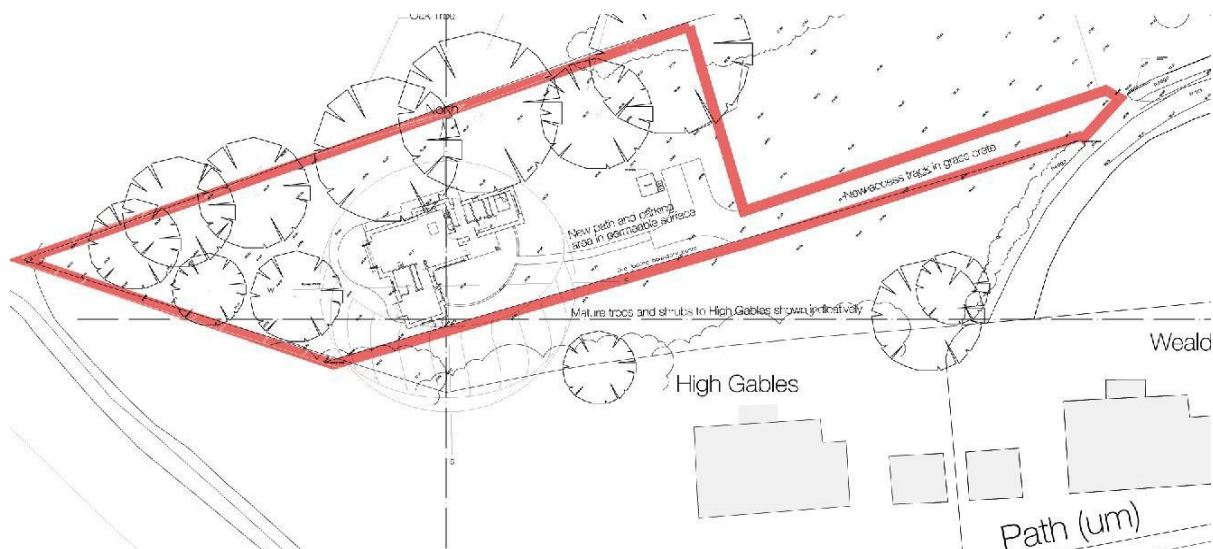


Figure 34: Figure 40: Site plan for consented development “Nightingales” to the west of the Site (ref: DM/15/1876).

In 2014, Outline planning (ref:14/03449/OUT) was granted for a two-storey house with a detached garage, which was subsequently developed to provide accommodation on three floors via a series of applications (re: DM/18/0264) to discharge reserved matters. The resulting house, vernacular in style with red clay tiles hanging, red brick and plain clay roof tiles is a great deal larger than its immediate neighbours

## ASSESSMENT OF IMPACT

Heritage significance is commonly assessed through four key values derived from Historic England guidance and reflected in the NPPF: archaeological, architectural, historic, and artistic interest. These values are used to identify and describe what makes a place important in heritage terms. The combination of these interests determines the overall heritage significance of a site or asset. This significance is then considered in relation to its setting, which may contribute positively or negatively to that value.

This assessment considers the historic context of the application site and evaluates the proposed development in relation to nearby designated heritage assets, including the Conservation Area and listed buildings, with particular regard to the contribution the site makes to their significance through setting.

### ARCHAEOLOGICAL INTEREST:

The site is not located within an Archaeological Notification Area (ANA). The nearest ANA, comprising the Parish Church of St Mary Magdalene and the historic core of Bolney, lies approximately 900 metres to the south.

The site is likely to have remained as undeveloped woodland or open land until the medieval or post-medieval period, when it was brought into agricultural use. It has not been subject to previous built development. While there is a limited potential for agricultural or incidental artefacts of post-medieval or modern date, this would be of local interest only. The archaeological interest of the site is therefore considered to be low.

### ARCHITECTURAL AND ARTISTIC INTEREST:

The site comprises unimproved grassland of low agricultural value and has not been subject to formal landscape design or built intervention. It does not contain any architectural features, designed landscape elements, or artistic attributes. The architectural and artistic interest of the site is therefore negligible.

### HISTORIC INTEREST:

The site has remained in agricultural use and is not associated with any identified historic events or persons of note at a local, regional, or national level. Its historic interest is therefore considered to be low.

### SETTING:

The immediate setting of the site is characterised by an access track with a semi-rural, verdant appearance, interspersed with glimpses of adjacent fields and framed by a small number of modern residential dwellings. While the wider context retains a rural edge character, the immediate surroundings reflect a mixed rural–residential condition.

The contribution of the site to the setting of nearby heritage assets is therefore limited.

### CONCLUSION

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The assessment has considered the significance of nearby designated heritage assets, including the Bolney North Conservation Area, Yew Tree Cottage (Grade II) and The Thatched House (Grade II), together with the contribution made by their settings in accordance with Historic England's Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (GPA3). The assessment has also had regard to the statutory duties contained within Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the heritage policies and objectives set out within the National Planning Policy Framework.

The application site lies within the wider rural surroundings of these heritage assets; however, assessment of historical associations, functional relationships, land use, settlement pattern, topography, views and the way in which the assets are experienced demonstrates that the site makes only a negligible contribution to their significance. Whilst the site historically formed part of the wider agricultural landscape surrounding the village, the evidence demonstrates that any historic relationship with nearby heritage assets has been substantially diluted through subsequent changes in land ownership, landscape character and the introduction of modern residential development. The site does not contribute to the appreciation, understanding or significance of the Conservation Area or nearby listed buildings in any meaningful heritage sense, nor does it form part of any key view, historic relationship or characteristic that underpins their significance.

The significance of Yew Tree Cottage and The Thatched House is derived principally from their surviving historic fabric, vernacular architectural character, evidential value, age and relationship with their historic plots and the established streetscape of The Street. Likewise, the significance of the Bolney North Conservation Area is derived from its historic settlement pattern, spacious character, mature vegetation, traditional building stock and surviving rural qualities. The application site does not contribute materially to these attributes and does not play a significant role in the way these heritage assets are experienced, understood or appreciated.

The proposed development would introduce a single dwelling within a parcel of land that is already enclosed by modern residential development and influenced by the established pattern of contemporary housing along the access track. The proposal represents the completion of an existing cluster of residential development rather than the encroachment of built form into an undeveloped historic landscape. The proposed dwelling has been designed to respond sensitively to its context through its scale, form and appearance and would sit comfortably within the existing pattern of development. The proposal would not interrupt important views, erode historic relationships, alter the character of the Conservation Area, diminish the significance of Yew Tree Cottage or The Thatched House, or otherwise affect the ability to understand and appreciate these heritage assets.

Accordingly, the proposal would preserve the significance of all designated heritage assets, including their settings, and would result in no harm under the terms of the National Planning Policy Framework. The proposal would not adversely affect the significance of the Bolney North Conservation Area, Yew Tree Cottage, The Thatched House or any other designated heritage asset. As no harm to the significance of designated heritage assets has been identified, the heritage balancing exercise set out in paragraph 215 of the NPPF is not engaged.

Nevertheless, and for completeness, the proposal would deliver a number of public benefits, including the efficient and sustainable use of a small infill site within an established settlement pattern, the provision of an additional dwelling to contribute towards local housing supply, and the delivery of a high-quality dwelling that responds positively to local character and landscape context. The development would make effective use of land that is already influenced by surrounding residential development whilst maintaining the significance of nearby heritage assets and preserving the character of the surrounding area.

The proposal therefore accords with the statutory duties under Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the guidance contained within Historic England's GPA3, and the heritage objectives of the National Planning Policy Framework. Overall, the proposed development is considered to represent an appropriate and sustainable form of development that preserves the significance of nearby designated heritage assets and their settings and is therefore acceptable in heritage terms.

## APPENDIX 1 – NATIONAL HERITAGE LIST DESCRIPTIONS

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### YEW TREE COTTAGE:

Heritage Category: Listed Building Grade: II  
List Entry Number: 1025719 Date first listed: 11-May-1983

#### Location

Statutory Address: The Street, Bolney County: West Sussex

District: Mid Sussex (District Authority) Parish: Bolney

National Grid Reference: TQ2620323598

#### Details

This list entry was subject to a Minor Amendment on 08/06/2018

1. 5405

BOLNEY, THE STREET

Yew Tree Cottage (Formerly listed as Scarps) TQ 2623 31/251 II

2. C17 or earlier timber-framed building with plaster infilling. Tiled roof. Casement windows. Two storeys. Three windows.

### THE THATCHED HOUSE:

Heritage Category: Listed Building Grade: II

List Entry Number: 1354809 Date first listed: 28-Oct-1957

Date of most recent amendment: 11-May-1983

#### Location:

Statutory Address: The Thatched House, The Street County: West Sussex

District: Mid Sussex (District Authority)

Parish: Bolney

National Grid Reference: TQ 26177 23575

#### Details

BOLNEY THE STREET 1. 5405 The Thatched House (Formerly listed as Tithe Cottage and Tudor Rose)  
TQ 2623 31/250 28.10.57 II

2. One building, later sub-divided, now one again. C15 timber-framed building with plaster infilling and diagonal braces, grand floor rebuilt in red brick. Thatched roof. Casement windows. Two storeys. Three windows.