



Heritage Impact Assessment

Land at Barn
Cottage, Ansty,
Surry

May 2025 | Project Ref 11261A



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- App. 1 Scale of Harm table (HCUK, 2019)**
- App. 2 GPA3 Assessment: Historic England’s Guidance on Setting**

1. Introduction

- 1.1** This Heritage Impact Assessment has been prepared by HCUK Group on behalf of Mr Adam Hollingdale via Places Architects Ltd. for a planning application relating to land adjacent to Barn Cottage, Ansty, West Sussex, RH17 5AG, hereafter referred to as the 'Site' (Figure 1).
- 1.2** The proposal is for the erection of a single dwelling house on a plot of land to the west of Cuckfield Road and to the south of the A272 within the village of Ansty. Mid Sussex District Council is the determining authority and has requested this HIA due to the proximity of the Site to a designated heritage asset. A separate Archaeological Appraisal has been prepared by HCUK Group.
- 1.3** To assess the potential effect of the proposal on the built historic environment this report has been prepared following a site visit in May 2025 in good weather, including access to adjacent plots to understand the potential visual change that would occur. This report fulfils the requirements of the National Planning Policy Framework (NPPF, 2024) and should be read in conjunction with the other information submitted, including the drawn submission.

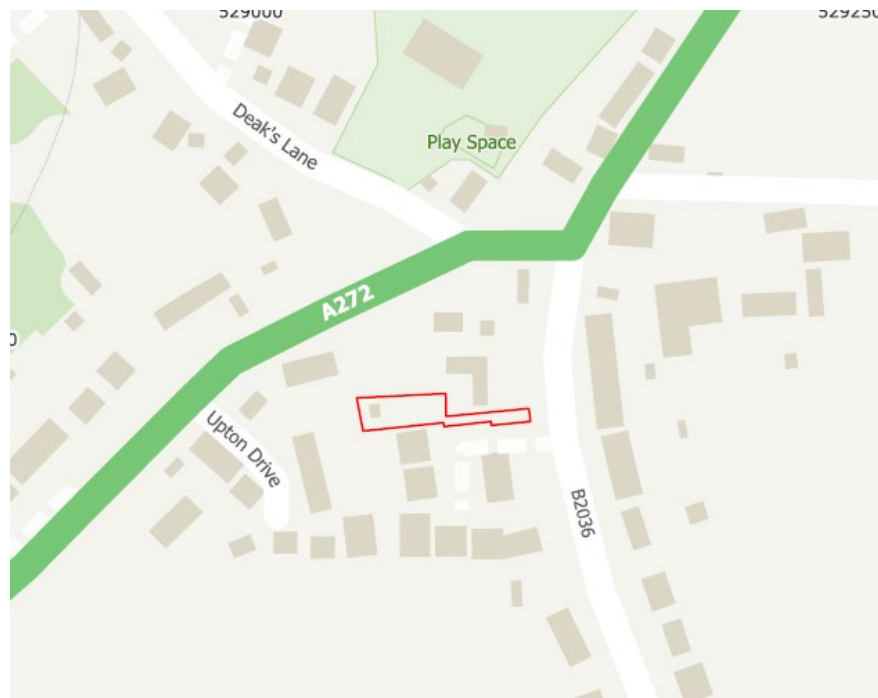


Figure. 1: Site Location

The Context

1.4 The Site is a piece of land immediately north of Crouch Fields, a cul-de-sac of eight houses off Cuckfield Road and west of Barn Cottage a timber clad cottage facing Cuckfield Road. The Site has its own existing vehicle access, adjacent to the access to Barn Cottage.

1.5 To the northeast of the Site is The Ancient Farm, a grade II listed building. Further northwest is another listed building, The Old Cottage, also listed grade II. Both buildings were listed on the 11th May 1983 and have the following listing descriptions:

The Ancient Farm: "C17 or earlier timber-framed building with painted brick infilling. Hipped tiled roof. Casement windows. Two storeys. Three windows. Modern gabled addition at south end."

The Old Cottage: "C17 or earlier timber-framed building with plaster infilling and curved braces, ground floor rebuilt in painted brick. Hipped tiled roof. Casement windows. Two storeys. Two windows."



Figure 2: Site Location in relation to listed buildings, shown with blue markers (National Heritage List Mapping: Historic England)

2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** Measures being implemented as a consequence of the Levelling Up and Regeneration Act 2024 will have the effect of making the desirability of preserving or enhancing other types of designated heritage asset a statutory consideration.
- 2.4** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- 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.*
- 2.5** Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017), better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

2.6 The NPPF requires any harm to the significance of a designated heritage asset² to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 214 and 215 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.³ The Scale of Harm is tabulated at Appendix 1.

2.7 Paragraphs 214 and 215 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁴ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 214 or 215 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.8 Paragraphs 212 and 213 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.9 One of the overarching objectives of sustainable development, as expressed in paragraph 8 of the NPPF, is mitigating and adapting to climate change, including moving to a low carbon economy. Historic England has a Climate Change Strategy, and has published Mitigation, Adaptation and Energy Measures. More specifically, Historic England has published a Heritage and Climate Change Carbon Reduction Plan (March 2022). These and similar strategies run in parallel with heritage-

² The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

³ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

⁴ The balancing exercise was the subject of discussion in City and Country Bramshill v CCCLG and others [2021] EWCA, Civ 320.

specific methodologies relating to the assessment of significance, and the effect of change on significance.

2.10 Policy DP34 of the Mid Sussex District Plan deals with Listed Buildings and Other Heritage Assets. It accords with the NPPF in terms of the requirement to understand significance and take into account any specific heritage significance when considering development proposals.

3. Relevant Background

Cartographic Evidence

- 3.1** The Tithe map of the parish of Cuckfield and its accompanying Apportionment detail the landowners and occupiers at this time (Figure 3). The Site was located within Plot 1653 which was owned by Henry Alfred Noble and occupied by Mrs Noble. This plot was a meadow known as 'Little Mead'. Henry Noble also owned many of the surrounding fields to the west and south, as well as the buildings, yards and gardens to the north. These landholdings likely represent The Ancient Farm at this time. It is noted that the Ancient Farmhouse is within a small plot with tight boundaries to the west and south of the building.
- 3.2** The Ordnance Survey map published in 1879 (Figure 4) shows the farm buildings of The Ancient Farm, or Crouchfields Farm as it was known until the mid-20th century. The Site is located within a field to the south of the farm buildings, presumably still forming part of the agricultural land. The garden area of the farmhouse extended in a small strip to the west, with a pond on the northeast corner of the farmhouse and an L-shaped range of outbuildings to the south. The Old Cottage is also evident to the northeast of the Site.
- 3.3** By the end of the 19th century (Figure 5) the field in which the Site was located had been divided into smaller plots north of the Site, with a field boundary running along the northern boundary of the Site. The remainder of the field appears to have been open and undeveloped. The farm buildings appear to have been reconfigured into a u-shape range further south than the previous L-shaped range.
- 3.4** The early and mid-20th century Ordnance Survey maps (Figures 6 and 7) depict the Site and the surrounding area in a similar way to the late 19th century map.
- 3.5** In the more recent past two modern cul-de-sacs have been developed to the west and south of the Site. Crouch Fields was developed in 2018 and Upton Drive in 2020. Satellite images from 2001 and 2005 show the Site forming part of the field to the south and by 2005 being bought into a separate plot with an independent access from the road.

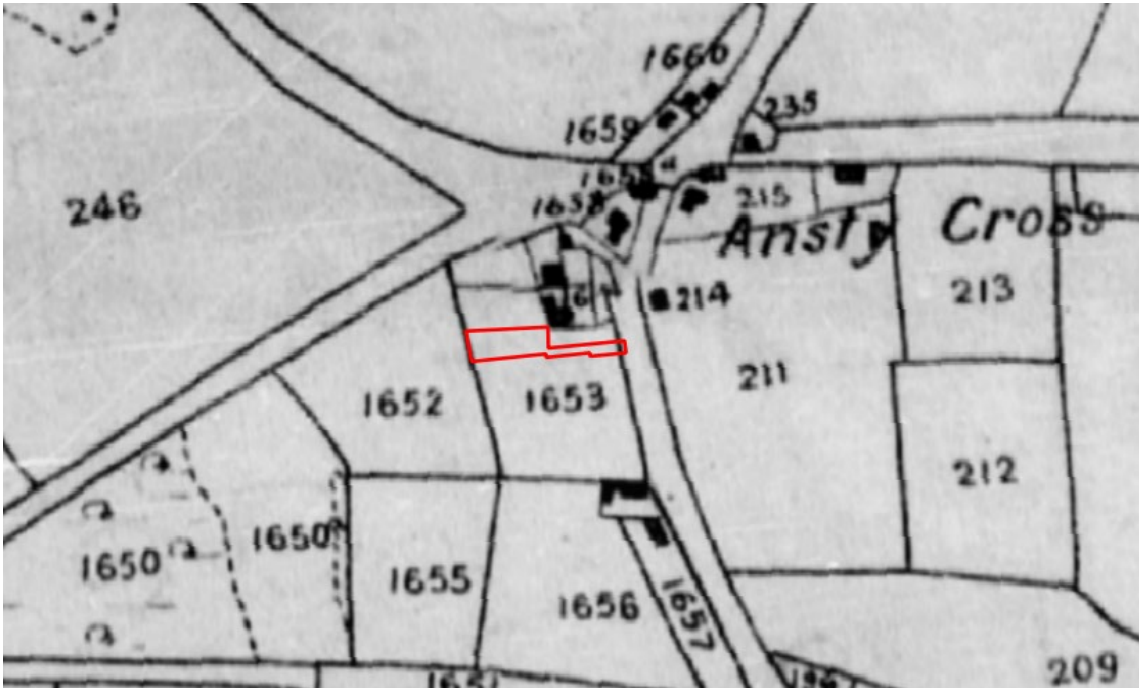


Figure 3: Extract from the Cuckfield Parish Tithe Map, 1843 (The Genealogist)



Figure 4: Extract from the Ordnance Survey Sussex Sheet XXVI 6-inch map, 1879 (National Library of Scotland)



Figure 5: Extract from the Ordnance Survey Sussex Sheet XXVI.SW 6-inch map, 1899
(National Library of Scotland)

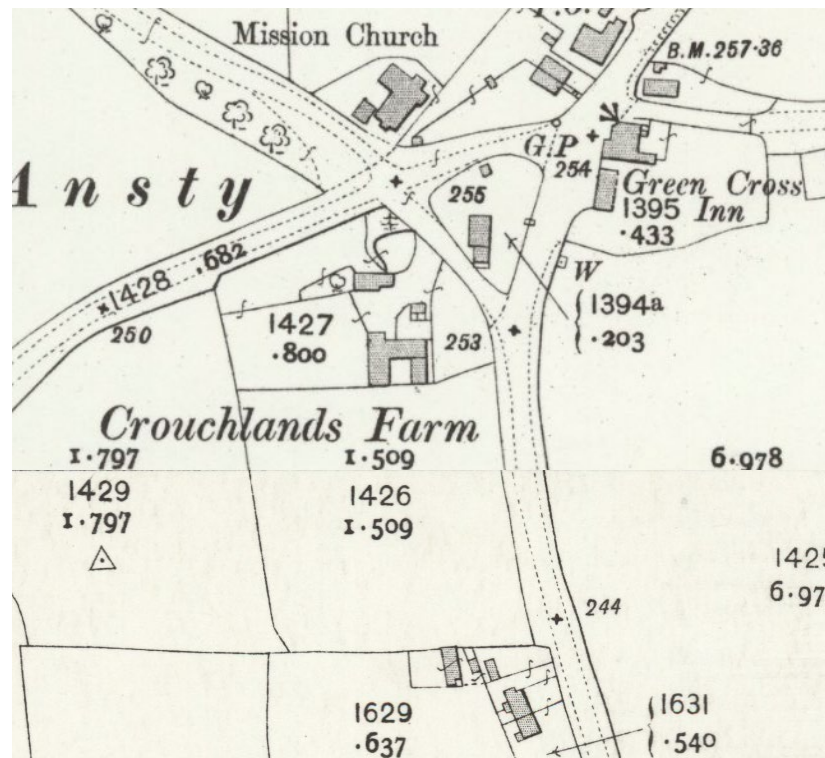


Figure 6: Extract from the Ordnance Survey Sussex Sheet Sussex XXVI.9 25-inch map, 1909
(National Library of Scotland)

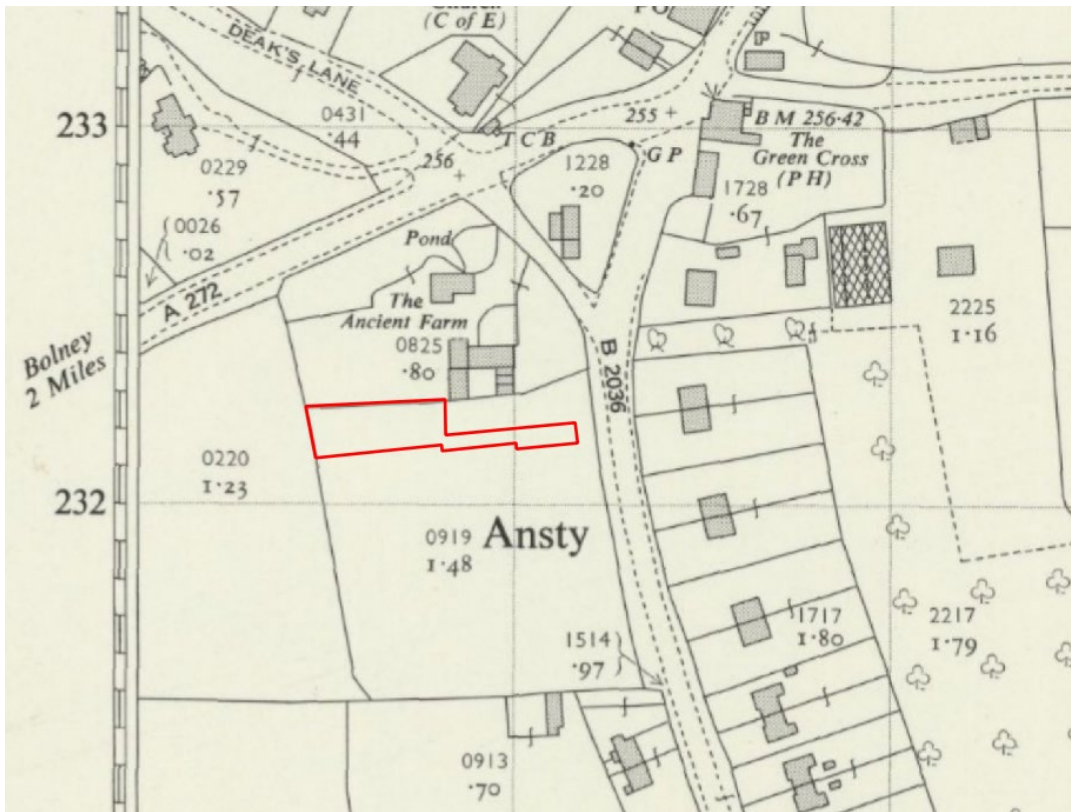


Plate 7: Extract from the Ordnance Survey National Grid Map TQ2923-A, 1958 (National Library of Scotland)



Figure 8: 2001 Satellite Image

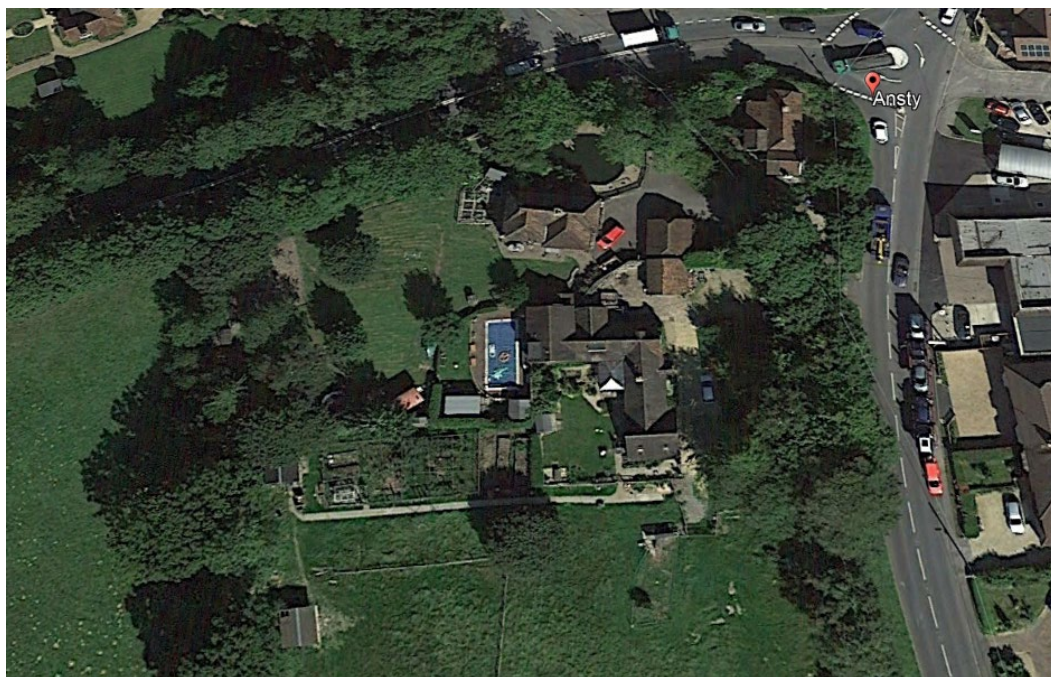


Figure 9: 2015 Satellite Image



Figure 10: 2022 Satellite Image showing Crouch Fields and Upton Drive

4. Statement of Significance

Assessment of Significance

4.1 This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and it comments on the contribution of setting to significance. The identification of the heritage assets equates to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 5 (Heritage Impact Assessment) and with the tabular methodology at Appendix 2.

The Ancient Farm, grade II

4.2 Originally known as Crouchlands Farm this grade II listed building has 17th century origins and has been altered several times over the course of its history. It is a farmhouse which originally faced north onto the main road with a black painted timber frame with white painted brick infill panels under a pantile roof. The southern elevation is defined by two modern extensions from the 1960s and 1980s which almost entirely cover the historic core when viewing the building from the garden.

4.3 The farmhouse is at the northeastern corner of its plot with garages to the east, a swimming pool to the south and an outbuilding to the south which adjoins Barn Cottage (a more modern extension onto the outbuilding). The access into the plot for The Ancient Farm is to the northeast, behind Old Cottage and on a lane between Cuckfield Road and the A272. Barn Cottage encloses the plot on the southern side with the Site forming land beyond an existing shed and hedge. The side wall of No.8 Crouch Fields is visible beyond the trees when looking from The Ancient Farm southwards and similarly the roof profiles and fences of the Upton Drive houses are evident from the garden of The Ancient Farm.



Figure 11: The Ancient Farm west and south elevations looking northeast (HCUK May 2025)

- 4.4** The Ancient Farm has both architectural and historic interest as a reasonably well preserved example of the vernacular architecture of this period, but it has undergone considerable change to its architectural composition in the 20th century. Its interest lies with the surviving elements of historic fabric and plan form together with its location at the core of the village where the historic core of the settlement was established prior to later development outward from the junction.
- 4.5** The setting of The Ancient Farm is most contributory to significance within the immediate grounds of the building, from where its architectural and historic interests can be experienced. Views toward the building are of most importance and can be gained from the southwest, west and south where the entire building can be taken in. Views from the east, northeast and north are less available due to the treed boundaries and oblique angles from the road and drive, these are intimate short range views but do look onto the most historic part of the building.
- 4.6** The Ancient Farm does not have a wide visual sphere of influence beyond its close surroundings due to the other built form, tree lined boundaries and the enclosing of views that these features cause.

4.7 From the Site, The Ancient Farm can be glimpsed through the existing tree canopy but only partially due to the garden sheds and outbuildings along the southwestern boundary. There is no historic visual relationship between the Site and the Ancient Farm. The Site, although forming part of the historic setting of the listed building, (although never part of its gardens) does not contribute to the heritage values of the listed building, it is detached from it, accessed off a different road and immediately adjacent to two modern housing estates.



Figure. 12: View of The Ancient Farm from the A272 looking south (HCUK May 2025)



Figure 13: View looking southwest toward the Site from The Ancient Farm garden (HCUK May 2025)



Figure 14: View looking west toward Upton Drive from The Ancient Farm garden (HCUK May 2025)



Figure 15: View directly into the Site from the garden edge of The Ancient Farm (HCUK May 2025)

The Old Cottage

4.8 The Old Cottage is located past The Ancient Farm beyond the visual envelope of the Site. Its location and orientation, together with the intervening built form and trees mean that there would be no change to its setting that would be capable of affecting significance. The listed building has been scoped out of the written assessment for this reason.



Figure 16: The Old Cottage, looking north (HCUK May 2025)

5. Heritage Impact Assessment

5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. It equates to Step 3 of GPA3, which has a close connection with Step 2. This chapter should be read in conjunction with the preceding chapter, and the tabular GPA3 assessment in Appendix 2.

The Proposed Development

5.2 It is proposed to develop the Site with a two storey, four bedroom detached house with space for two cars to park in front and a rear garden. The house has been designed to align with No.8 Crouch Fields with the front and rear elevation building lines matching those of No.8. The front and rear elevation will be gabled with a hung tile panel on otherwise brick elevations. The windows and doors are to have contrasting brick arches with concrete sills. The roof is to be plain clay tiles to tie in with the adjacent building at Crouch Fields. There will be no fenestration on the southern elevation, but the northern elevation will have five windows on it, facing onto the treed boundary with The Ancient Farm. The proposal will include for the bolstering of the ground level vegetation on the northern boundary.

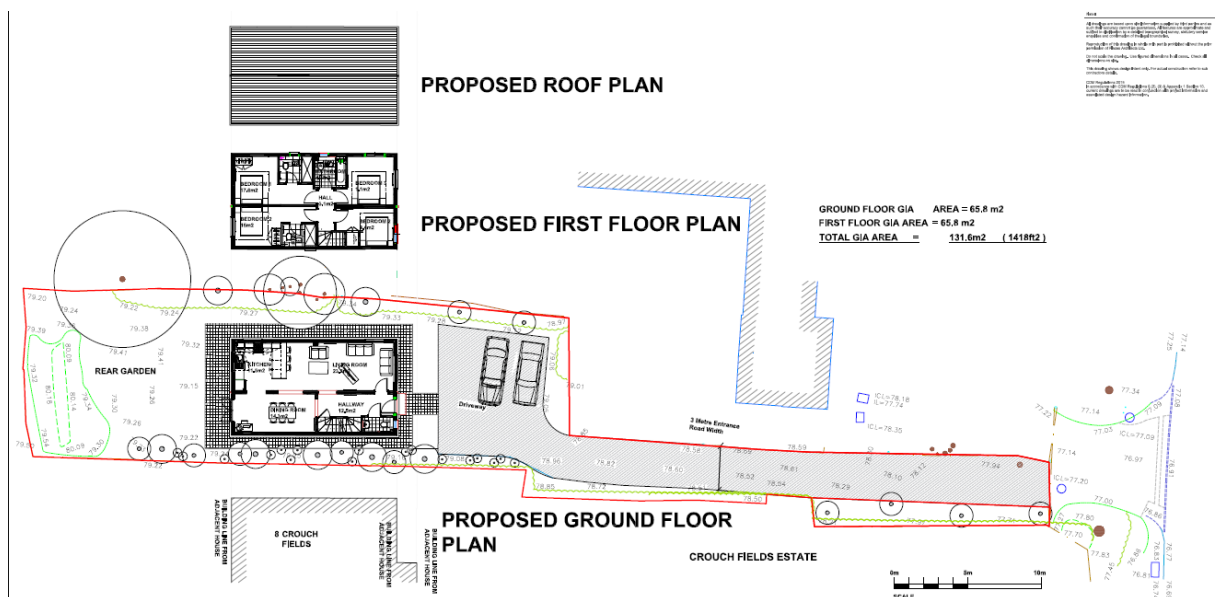


Figure 17: Proposed Site Plan (Place Architects Ltd)



Figure 18: Proposed Elevations (Place Architects Ltd)



Figure 19: View of Site looking west with northern boundary visible (HCUK May 2025)

Impact Assessment

- 5.3** The proposed dwelling is located on land that is physically and visually separate from the garden of The Ancient Farm listed building and adjacent to two modern houses to the west and south. As established within the heritage assessment in chapter 4 the Site does not actively contribute to the heritage values of the listed building such that its undeveloped state is crucial to the preservation of The Ancient Farm and its heritage values.
- 5.4** The table at Appendix 2 provides a more detailed checklist assessment in relation to all potential parts of the setting that could change and thus cause an effect.
- 5.5** In designing the built form on the Site, the applicant has had regard to the prevailing form of housing in the area and kept the building aligned with the adjacent properties. It will be set well back from the road and Barn Cottage and will only be visible in views from the east on Crouch Fields next to No.8 and from the entrance way of the Site. The side elevation will be visible from the garden of The Ancient Farm, and from its interiors when looking out from the top floor windows from the modern extensions. But the change to these views would not result in an impact on the heritage significance of the listed building because the views are already characterised by modern housing of a similar form. Having a side elevation closer to the boundary with The Ancient Farm will not result in any further visual impact than that which has already occurred as a result of the housing in 2017 and 2020.
- 5.6** The existing boundaries of the Ancient Farm are well established and in summer the changes to views would be very minimal. In winter the presence of the new house would be more apparent due to the lack of leaves on the trees but not to the extent that the building would be visibly dominant or encroaching on the garden of The Ancient Farm. This listed farmhouse retains its significance despite the built form that has developed around it over the last fifty years. While it started life as a farmhouse with a largely rural setting to its west and south in the past fifty years that setting has changed to a significant degree and the wider environs have been suburbanised. The additional house will not change the character of the setting of The Ancient Farm and will not cause harm to heritage significance.

6. Conclusions

- 6.1** This Heritage Impact Assessment has been prepared by HCUK Group to inform a planning decision at Land at Barn Cottage, Ansty. It relates to the potential impact of a proposal for a single house on the heritage significance of The Ancient Farm, a grade II listed 17th century farmhouse.
- 6.2** An assessment of the heritage values of the listed building has been carried out, informed by a site visit and reference to the historic map regression. The Ancient Farm holds architectural and historic interest as a good example of a 17th century farmhouse but has undergone extensive 20th century modifications. It has archaeological, historic and architectural value in its fabric, and internal and external features. Its heritage values are primarily experienced from the immediate surroundings, with limited broader visual influence due to trees and modern developments. Historically it had a rural setting but that has been changed over the last twenty years with the development of two cul-de-sacs to the west and south.
- 6.3** A second listed building, The Old Cottage, lies outside the site's visual influence and is excluded from detailed assessment.
- 6.4** The proposed house aligns in scale, massing, and materials with adjacent modern properties and does not intrude on the key views or setting of The Ancient Farm. A change to incidental views from The Ancient Farm will be minimal, especially in summer. In winter, the new house will be more visible but not prominent. The development will not encroach upon or alter the significance of the listed building.
- 6.5** The proposed development will result in no harm to the significance The Ancient Farm or other nearby heritage assets. Its design is appropriate for its context, and the Site itself does not contribute meaningfully to the heritage value of the listed buildings.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 214 and 215, and guidance on NPPG).⁵

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

⁵ See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

Appendix 2

GPA3 Assessment: Historic England's guidance on setting

In assessing the effect of the proposed house at Barn Cottage on the setting and significance of The Ancient Farm, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

<i>Relevant Considerations</i>	<i>The Ancient Farm</i>
<i>Proximity of the development to the asset</i>	30m from the closest corner of the listed building to the northern boundary of the site.
<i>Proximity in relation to topography and watercourses</i>	There are no relevant watercourses and the topography is generally level between the site and the listed building. The listed building is higher than the level of the A272.
<i>Position of development in relation to key views</i>	Key views onto the rear and west elevations would be unchanged. Key views onto the northern elevation are best gained from the east and west, which would be unaffected. From the road, in winter, the front elevation is visible over the top of the roadside fence and the side elevation would be visible in the backdrop, but it would essentially be the same as the existing side elevation of No.8 Crouch Fields, but with fenestration.
<i>Orientation of the development</i>	The new house will be orientated eastwards, facing the road, following the pattern of No.8 Crouch Fields.
<i>Prominence, dominance and conspicuousness</i>	A new two storey house, adjacent to an existing modern two storey house will not be any more conspicuous than the existing development. The boundaries of the plot are well treed and although there is visibility the prominence of The Ancient Farm will not be diminished.
<i>Competition with or distraction from the asset</i>	There will be no competition or distraction.
<i>Dimensions, scale, massing, proportions</i>	The proposed house is smaller in footprint to The Ancient Farm and is entirely in keeping with the prevailing built form of the area.

<i>Visual permeability</i>	The house will occupy land that is already hemmed in by built form and modern boundaries. It will not change any aspects of visual permeability that are relevant to heritage interest.
<i>Materials and design</i>	All entirely appropriate for the location.
<i>Diurnal or seasonal change</i>	The new house will be more visible in the winter months from the east and north but the treed boundaries are such that the change would not be dramatic.
<i>Change to built surroundings and spaces</i>	Yes, there will be a change to the built surroundings of The Ancient Farm, but this change will not affect heritage significance.
<i>Change to skyline, silhouette</i>	n/a
<i>Change to general character</i>	No change to the character of the setting of The Ancient Farm.

Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

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