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Land to the west of Marwick Close, Bolney Road, Ansty: Heritage Addendum

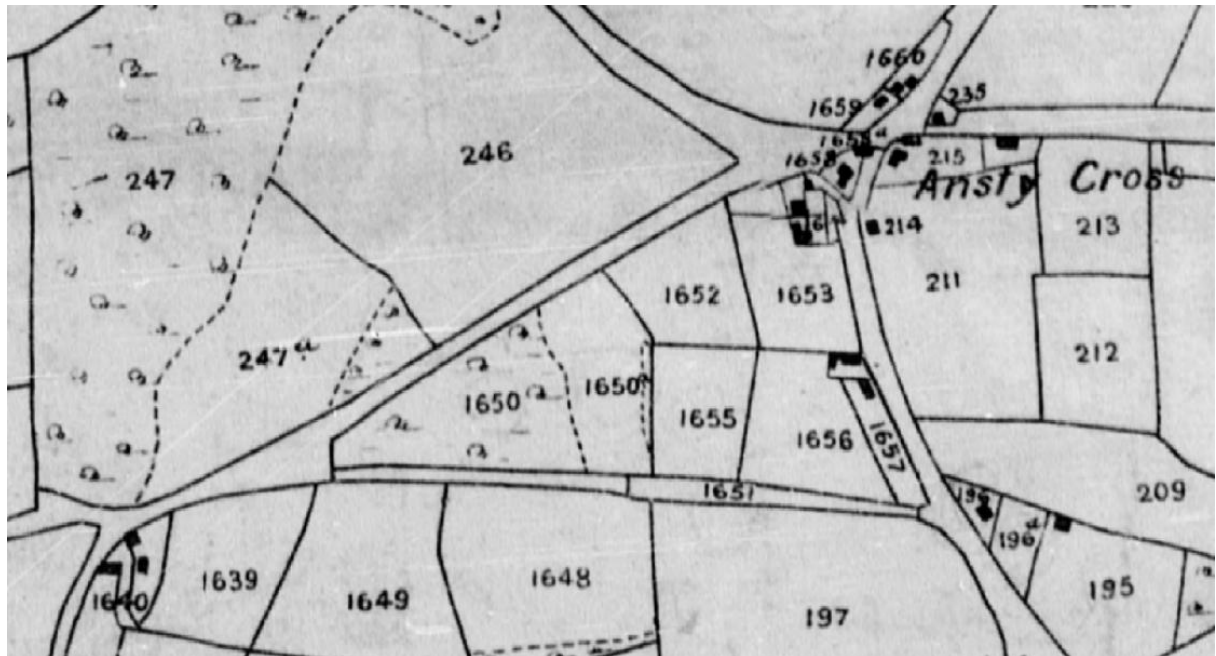
Introduction

1. This Heritage Addendum has been prepared by TCMS Heritage Ltd to aid the determination of application DM/26/0454 on Land at Bolney Road, Ansty (the Site). The application proposes the construction of 34 dwellings, with associated landscaping and infrastructure.
2. The application submission included a Heritage Impact Assessment (TCMS; 2025) which identified relevant heritage assets in the local area and described their significance, with regard given to any contribution made by their settings. The report also provided an assessment of impact. The HIA notes that the following heritage assets lie within the vicinity of the Site:
 - Butler's Farmhouse (approximately 150 metres to the south-west of the Site)
 - The Ancient Farm (approximately 160 metres to the north-east)
 - The Old Cottage (approximately 190 metres to the north-east)
 - Mount Noddy Cottage (approximately 190 metres to the east)
3. The HIA concluded, however, that the Site does not form part of the setting of these heritage assets, which are visually and physically separated from the Site. As a result, the proposed development of the Site would have no impact on their significance.
4. The Council's Conservation Officer provided a formal consultation response on 13 April. This requested further information regarding the potential relationship between the heritage assets and the Site, which is provided below.

Discussion

5. The HIA included an extract from the 1843 parish tithe map (Figure 1 of the HIA and provided as Figure 1 below). This shows that the Site occupied two field parcels (1650 and 1650a) with the western field parcel planted as woodland, while the eastern parcel was in arable use. The parcels were owned by Henry Alfred Noble and occupied by Mrs Noble. The map also indicates that Ancient Farm (which was previously known as Crouchlands Farm) and the Barn to the south (which has been identified by the Conservation Officer as a non-designated heritage asset) formed part of the same landholding. They are described as *Buildings, Yards & Garden*.
6. The Site shares a historic relationship with Ancient Farm and the associated Barn. These buildings and their settings have, however, undergone significant changes during the 20th and 21st centuries. Notably, this has included their conversion to strictly residential uses, with no association with the wider, agricultural land. This has included the construction of modern garages and a large swimming pool within the grounds of the Barn. Most notably, their settings have been changed by

the construction of the Crouch Fields development to the south and the more recent construction of Upton Drive and Marwick Close to the west. This latter development physically and visually separates the buildings from the Site, with no views of the listed buildings provided from within the Site as a result.



Figures 1 and 2: An extract from the 1843 tithe map and a 2025 satellite photograph showing the changes to the local area.

7. The Old Cottage is located to the east of the Ancient Farm and was historically separated from the farmstead by a small track. It is recorded on the tithe apportionment as *Cottage and Garden* with no apparent historic relationship with either the Ancient Farm, or the Site. The Site does not form part of the setting of this listed building and it is not considered further below.
8. The apportionment also confirms that Mount Noddy was a cottage, with no associated landholding and no relationship with the Site.
9. Butlers Farm is recorded as *Buildings Yards & Garden* and was associated with a farm comprising a total of 54 acres. The farmstead was owned by Nathaniel Borrer and occupied by Henry Packham & Stephen Wileman, with no apparent relationship with the Site. The footpath that runs along the southern boundary of the Site subsequently runs through an adjacent field and onto Bolney Road, before the road leads to the farmstead. Butlers Farm is therefore well separated from the Site and the Site does not form part of the setting of this listed building.
10. Due to the historic association between Ancient Farm and the Site, this listed building is discussed further below. This follows the 5-step process set out by Historic England in *GPA3: The Setting of Heritage Assets*. No further consideration is given to the other listed buildings in the local area.

Setting Assessment

Step 1: Step 1: Identify which heritage assets and their settings are affected

11. The relevant heritage assets are the Ancient Farm and its neighbouring Barn. The Ancient Farm dates from the 17th century, or possibly earlier, and is a timber-framed building with painted brick infilling. There are extensions to its southern side dating from the 1960s and 1980s. Its significance derives from its historic and architectural interests as a post-medieval farmhouse, constructed in a vernacular style. It illustrates historic construction methods and the historic, agricultural economy of the local area.
12. The Barn comprises a series of outbuildings, including a granary and smaller barn which date from the 19th century. Their significance relates to their historic interest in illustrating the development of the local agricultural economy in the post-medieval period. However, this has been reduced by the conversion of the building to residential use.

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

13. As described above and illustrated on Figures 1 and 2, the setting of the buildings has been changed in the 20th and 21st centuries. This has included the conversion of the buildings and the provision of a more enclosed, domestic setting, the construction of associated domestic features and the construction of neighbouring development to the south and west. This latter development has now separated the buildings from the Site and there is no appreciation of them from the Site. Although there was a historic association between the farm buildings and the Site, this has long since ceased and cannot be experienced today due to the physical and visual separation provided by the neighbouring buildings. The Site makes no contribution to their significance as a result and is no longer considered to form part of the setting of the listed buildings, due to the lack of experience of them from within the Site and its immediate surroundings.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

14. The proposed development will change the character and use of the land. However, this land is no longer experienced or appreciated as part of the setting of the Ancient Farm or Barn Cottage and there is no appreciation of their former relationship. The Site also provides no appreciation of the significance of the heritage assets. Its development will consequently result in no impact to the significance of the buildings.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

15. The proposed development will have no impact on the significance of the Ancient Farm and Barn Cottage and no further design or mitigation measures are necessary.

Step 5: Make and document the decision and monitor outcomes

16. The proposed development will not alter the experience of the Ancient Farm and Barn Cottage within their domestic, enclosed settings. There will be no impact on the ability to understand their historic association with one another, or on the ability to appreciate their significance. Although the development will lead to a change to one part of their historically related farmland, any such functional association has long since ceased and the Site is now physically and visually separated from the buildings by the intervening development. The proposed development will have no impact on the significance of these heritage assets.