



Saint Hill Manor, Saint Hill Road, East Grinstead, RH19 4JY

HERITAGE IMPACT ASSESSMENT – Car Park and Events Field

Ref: J005039

September 2025

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Cover: Saint Hill Manor (Rear)

1.0 Introduction

Purpose

- 1.1 WS Heritage Ltd. have been commissioned to undertake this Heritage Impact Assessment by the Church of Scientology Religious Education College Incorporated (COSRECI) to address proposals for the construction of a car park, events field and associated infrastructure at Saint Hill Manor, Saint Hill Road, East Grinstead, RH19 4JY. This document first sets out the historic background of the locale and wider area, before discussing proposals and the potential for the significance of relevant heritage assets to be affected.

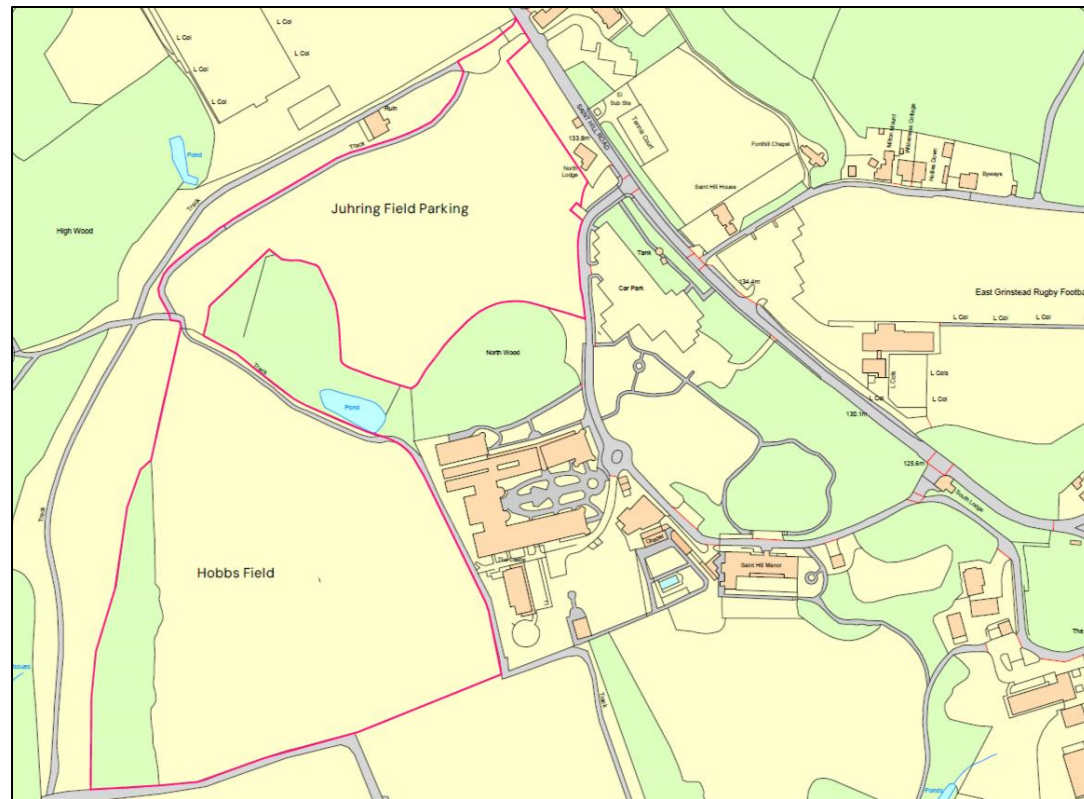


Figure 1: Site Location Plan

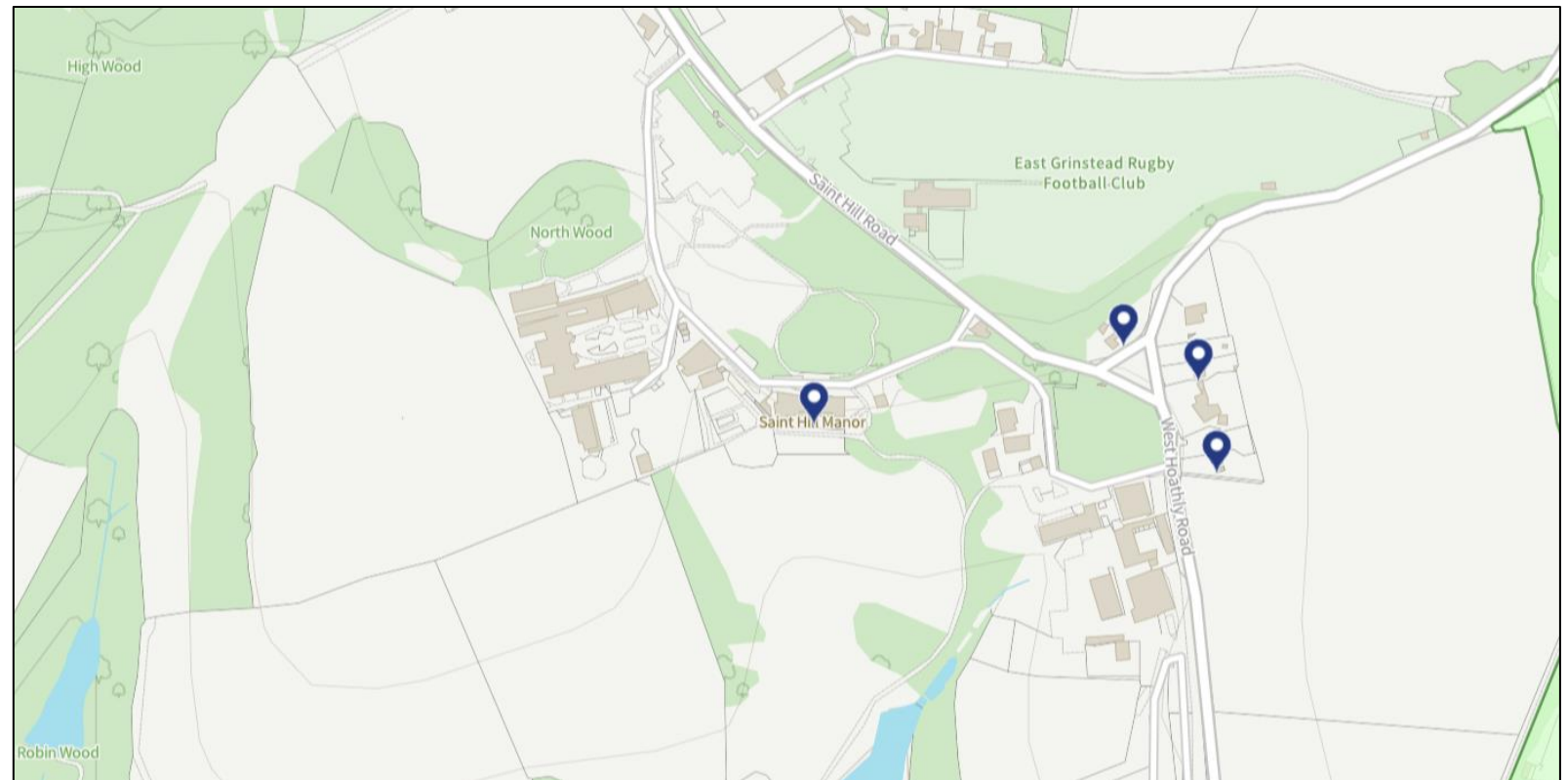


Figure 2: Distribution of Designated Heritage Assets of Relevance

Proposals

- 1.2 The application site is separated over two fields comprising Hobbs Field to the west and Juhring Field to the northwest of Saint Hill Manor respectively. Proposals for Juhring Field comprise the construction of a permanent car park, temporary car park and restroom block. Proposals for Hobbs Field comprise the construction of a reinforced events space alongside the construction of a restroom block, substation and emergency generator. A comprehensive landscaping and biodiversity scheme is proposed across the entirety of the application site.

Heritage Assets

- 1.3 The application site is located within the setting of the Grade II listed *Saint Hill Manor* (List Entry Number: 1249037). This was first designated on the 2nd of August 1972 and the list description for the site may be summarised as follows:

'2. Mansion built by the Crawford family in the early C18 and altered in the early C19. 5 storeys in ashlar. House is approached from the east. This front is plain with 5 windows, projecting centre porch, and topped by cornice and balustrade with 4 urns. 1 storey flanking wings to north and south. Garden front to the west is a more balanced composition. Also 3 storeys, but 7 windows. At ground floor is a projecting colonade supported on plain columns, 8 in all, 4 being in pairs at the centre, and flanked by the 2 wings. On the upper floors the three centre bays are slightly projecting with 4 square pilasters. String course over remaining 1st floor windows. Cornice, balustrade, and 4 urns. There is a wide terrace, and descending steps to informal gardens.'

- 1.4 A number of assets are located to the far east of the application site at Saint Hill Green including the Grade II listed *Saint Hill Green* (No.1), *Saint Hill Green* (Nos. 3 & 4) and *Saint Hill Green* (Nos. 6 & 7). However, given the intervening distance, landscape topography and built form, it is not considered that proposals would have any meaningful impact upon the setting of these heritage assets.

- 1.5 The application site is further located within the setting of a number of potential non-designated heritage assets, those with the potential to be affected by virtue of close proximity and potential intervisibility therefore include:

- 1) North Lodge – located directly east of Juhring Field adjacent to the main entrance and access road.
- 2) Rockwood Park – Located directly northeast of the application site on the opposite side of Saint Hill Road.

Historic Environment Record (HER)

- 1.6 There are a number of entries within the Historic Environment Record for this area, however, none directly relate to the application site.

Archaeological Potential

- 1.7 Subject to consultation with Curator at full planning stages but unlikely given the nature and extent of proposals.

Consultations Undertaken

- 1.8 Pre-application advice was sought in respect to the scheme in August of 2024. A number of issues were raised by the local authority, including the extent of the hardstanding comprising the proposed permanent car park at Juhring Field. The scheme has responded to the pre-application advice and amended the scheme by substantially reducing the amount of proposed hardstanding and introducing a geocell system which is more sympathetic towards the setting of the affected heritage assets. Furthermore, a comprehensive landscaping scheme has been developed in order to further mitigate impacts of the development.

Relevant Planning History

- 1.9 Saint Hill Manor and its associated grounds have been the subject of numerous planning applications throughout its history; however, none are directly relevant to proposals.

Approach & Methodology

- 1.10 In accordance with *paragraph 207* of the *National Planning Policy Framework (NPPF, December 2024)* this Heritage Impact Assessment describes the significance of those heritage asset(s) with the potential to be affected; in a manner proportionate to both the assets' importance, and an understanding of the potential for impacts upon that significance.

Methodology

- 1.11 A number of published guidelines were adhered to, including:

Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12. Historic England, 2019. (**Appendix 2**);
The Setting of Heritage Assets - Historic England Good Practice Advice in Planning Note 3 (Second Edition). Historic England, December 2017; and
Conservation Principles for the Sustainable Management of the Historic Environment. (Consultation Draft). Historic England, November 2017.

2.0 History

East Grinstead

- 2.1 Whilst there is limited evidence for prehistoric activity in the East Grinstead area, it is likely that the ridgetop of the town was an early routeway, prehistoric activity is clearly evidenced across other nearby settlements. However, it is likely that the lack of evidence is attributable to limited archaeological investigation in the area rather than a definitive lack of activity. Neither is Roman settlement evidenced, albeit East Grinstead is located 3.7km west of the London-Hassocks Roman Road.



Figure 1: Medieval Buildings, East Grinstead High Street



Figure 2: Clarendon House

- 2.2 There was also a Roman ironworking site at Kingscote to the south of the town, which the Saxons were to maintain in later periods. Again, there has been little archaeological research undertaken with respect to these periods. The settlement of East Grinstead likely originated in a similar manner to many of its neighbours, being an open area likely to have become a focal point for trade along major routeways; prior to the construction of churches to serve associated if dispersed settlements. The potential for further archaeological evidence in East Grinstead during the pre-historic period is very high and would benefit from further study.
- 2.3 In 1086, the Domesday survey refers to the settlement as the Hundred of '*grenestede*', which is the Old English word for '*green place*' albeit this description more accurately describes a dispersed and scattered series of farmsteads, rather than any one specific, consolidated settlement. However, a focal point of the trading routeways soon emerged, and a church was established there in the 11th century. Whilst there is the suggestion that the town was founded by a man named Gilbert D'Aquili - albeit there is little evidence to support this claim - it would then appear that the town underwent conscious planning in the 13th century, this being configured around a series of burgage plots, where their linear uniformity and spacing would imply a deliberately planned layout.
- 2.4 Here, the High Street was deliberately wide in order to encourage the growth of a marketplace, with buildings being specifically laid out to fit as many frontages as possible facing on to the High Street; an approach that was likely to have been attributable to the town's traders and artisans taking advantage of the town's through traffic. The town was first recorded in the tax lists of 1235 and, by 1300, was significant enough to send representatives to parliament.
- 2.5 It can therefore be seen that there was a clear and deliberate attempt to create a commercial heart in East Grinstead. Whilst the wide High Street was already likely to feature a thriving marketplace, this was legitimised in 1247, when the town was granted rights for weekly market. Over the late C13 and early C14, purpose-built commercial buildings started to appear along the High Street, and, whilst marketplaces usually revolved around the use of non-permanent market stalls, during the late 14th and early 15th centuries, these were to be replaced with permanent structures; this being common practice throughout the remainder of the country.
- 2.6 The south side of the High Street features a near unbroken line of 14th, 15th and 16th century town houses which are uniform in arrangement and would originally have been open hall houses; eventually evolving into the two storey '*wealden*' style houses of the 15th century. Between the 16th and 18th centuries, East Grinstead was to become a prominent county town holding regular county assizes, and for which a Session House was specifically built.

2.7 The prosperity of the town in this period is best evidenced by the high proportion of inns along the High Street, which, being larger buildings than their predecessors, were formed by the merging of adjoining burgage plots. This development reflects the increase in stagecoach traffic through the High Street, which is further reflected in the number of coach alleys surviving between buildings. One of the most important buildings from the 17th century is Grade II Sackville College, which was built in 1620, and was both a residence and an alms-house.



Figure 3: OS Map Extract East Grinstead, 1873



Figure 4: OS Map Extract East Grinstead, 1895

2.8 In the 18th century, East Grinstead was on an important route to London whilst linking to other important towns in the region such as Shoreham, Brighton, Newhaven and Lewes. The church remained relatively unharmed during the dissolution, although in 1785 its tower collapsed, thus destroying the majority of the building. In 1795 work began to rebuild this and St. Swithun's Church was consequently designed in a gothic style, which - being unusual for churches of this period - remains a landmark in the High Street even today.

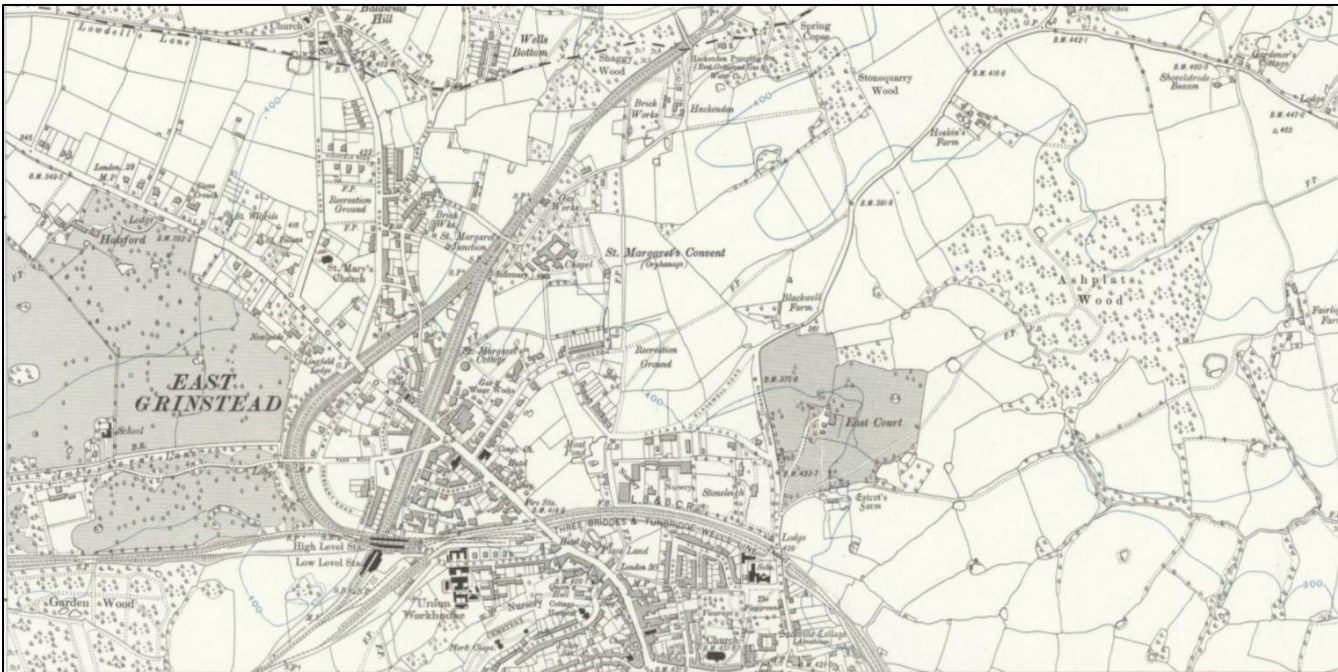


Figure 5: OS Map Extract East Grinstead, 1908



Figure 6: OS Map Extract East Grinstead, 1929

- 2.9 By the late 17th and early 18th centuries, the pre-eminence of East Grinstead was waning and it subsequently lost the assizes. In 1828, the Session House was demolished. However, the town was to then undergo a sustained period of growth over the 19th century, with respect to both its economy and population. But whilst the majority of development was still centred along the High Street, land immediately outside of the town remained rural farmland.
- 2.10 In 1855, the railway was introduced, the effect of which was a period of rapid residential development concentrated nearby this infrastructure, with commuter jobs emerging as the economic basis for the town. Unfortunately, the London to Brighton railway network was to negatively affect the economy of East Grinstead, where this bypassed the town. There was also an increase in residential developments throughout the locale of St. Swithun's in this period.
- 2.11 The 20th century saw still more rapid growth of the town, which was to then become comparable with the nearby settlements of Horsham and Burgess Hill. There was also an increase of commercial development throughout the peripheries of the High Street - rather than on it - which meant it was able to retain its historic character, whilst London Road was to become the main retail centre. During the post-war period there was increasing need for council housing, which further contributed to the expansion of the town, as did the implementation of large residential developments; one example of which would include Orchard's Way. Following the 1930's, the town was to grow still more rapidly with formerly rural land being redeveloped as commercial and residential areas. Over the mid to late 20th century, this trend continued in order to accommodate further population growth, again attributable to an influx of commuters during the period.

Saint Hill

- 2.12 Saint Hill Manor and its associated grounds are located two miles south of the town of East Grinstead. One of the earliest references to the area comes from Budgen's map of Sussex in 1724 (not reproduced here), which recorded it as 'Santhill'. The name 'Saint-hill' is first recorded in the estate maps prepared for the owner of the land, Gibbs Crawford, in 1776. It is thought that 'Santhill' and 'Saint-hill' is derived from an earlier name referring to a 'sand hill', likely due to the geological make-up of the area.
- 2.13 John Crawford acquired the estate by 1715 and built a substantial country house on the site by 1733. A watercolour of this house was painted by the famous landscape artist James Lambert which survives in the Burrell Manuscripts Collection. The present house, originally known as Saint Hill House, was built in 1792 by Gibbs Crawford, a member of parliament for the borough of Queenborough. The design of the house has been attributed to Benjamin Henry Latrobe.
- 2.14 Details of Latrobe's involvement are obscure; however, it is known that he was active in the East Grinstead area at this time, notably for designing Hammerwood Lodge, also in 1792, which shares similarities in its design. A local stonemason named Henry Pocock is known to have been involved in constructing the house, using local sandstone, and was presented with a silver trowel for his efforts, which still survives.

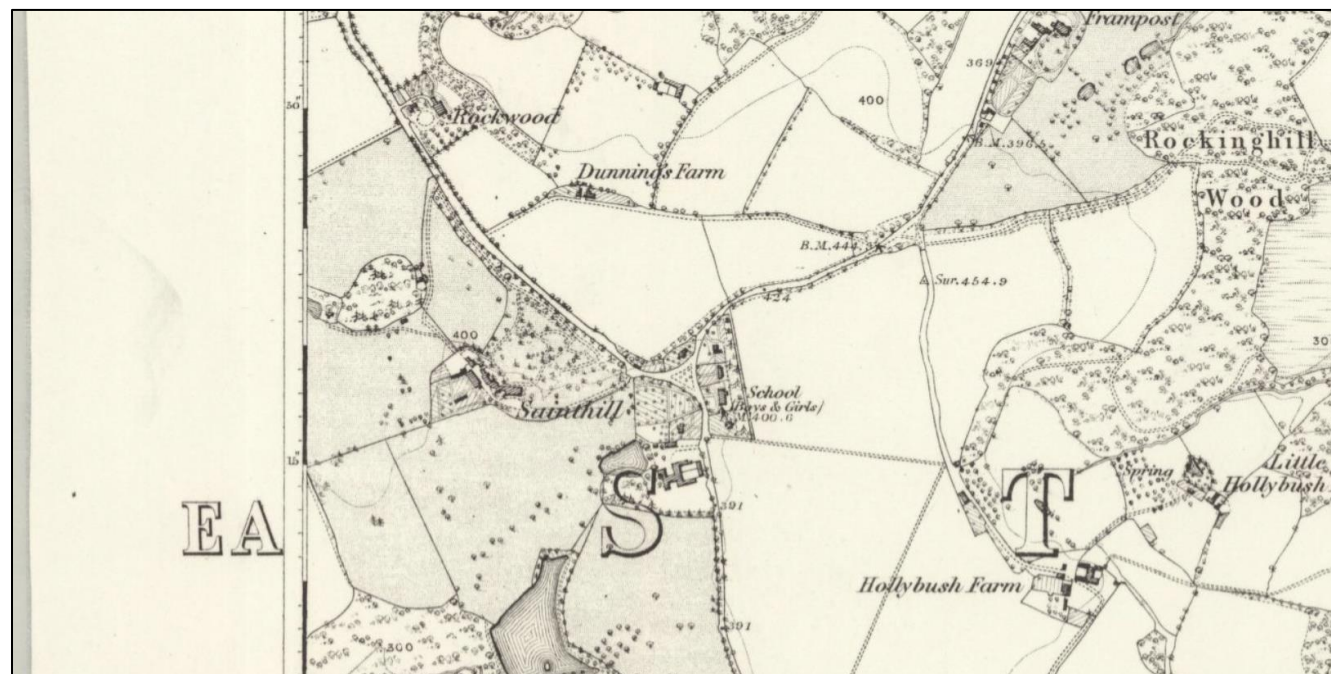


Figure 7: OS Map Extract Saint Hill, 1873

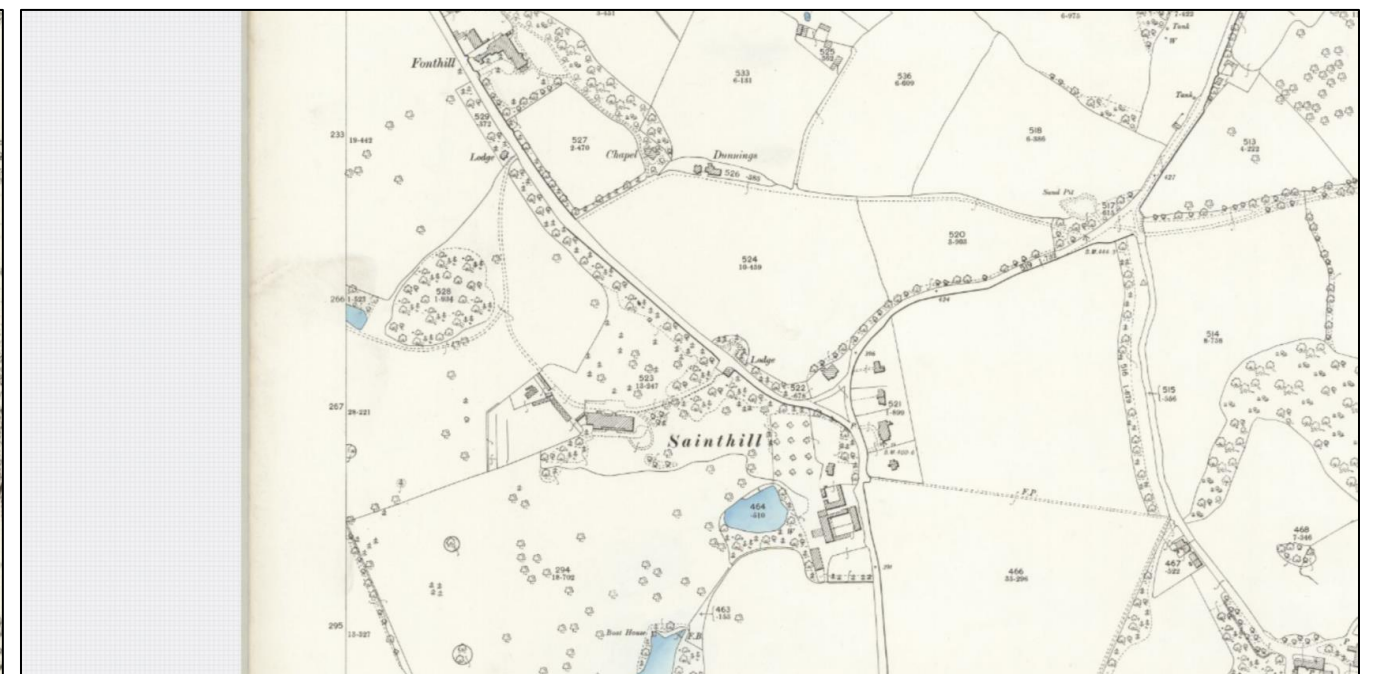


Figure 8: OS Map Extract Saint Hill, 1897

- 2.15 The ownership of the house passed to Crawford's son Charles in 1793 which subsequently passed to his son Robert in 1814. Robert was the last of the Crawford family to reside in the manor. The house was owned by William Thomas Berger, first home director of the China Inland Mission, during the mid-late 19th century and the house was used as the headquarters of the mission agency during this time.

- 2.16 The site appears on the Ordnance Survey map of 1873 (**Figure 7**) a short distance to the south of the present Saint Hill Road. The site is labelled as '*Sainthill*' and the main house is clearly depicted in a rectangular shape with large extensions projecting from the western wing. A large outbuilding features directly west of the main house. The grounds to the front of the house are landscaped, as is a large garden to the rear-west of the property. Surrounding the property are a collection of large fields. The house is accessed from two locations, one drive to the northwest and one drive to the northeast. A large house is depicted to the north of Saint Hill Road and is labelled '*Rockwood*'.
- 2.17 Built form is relatively sparse across the wider area, with a small village settlement located to the east known as Saint Hill Green and a small farm complex is located further to the south of this. The surrounding landscape is predominantly rural and/or agricultural in nature.
- 2.18 By the Ordnance Survey map of 1897 (**Figure 8**) a clearer depiction of the site may be observed. The majority of the extensions and/or outbuildings directly west of the house have either been demolished or replaced with smaller structures. The main body of the house appears to have been substantially enlarged, in particular the rear-west wing. Two lodges have been constructed, one at the northwest entrance and one at the northeast entrance. The large house to the north of the site has been renamed to '*Fonthill*' and has been substantially enlarged.
- 2.19 By 1908, the site is now labelled as '*Saint Hill*' with the village to the east being labelled separately as '*Saint Hill Green*'. The main house has had a new extension constructed at the southwest corner but little change can be observed elsewhere across the site. Furthermore, little change can be observed between 1908 (**Figure 9**) and 1929 (**Figure 10**).

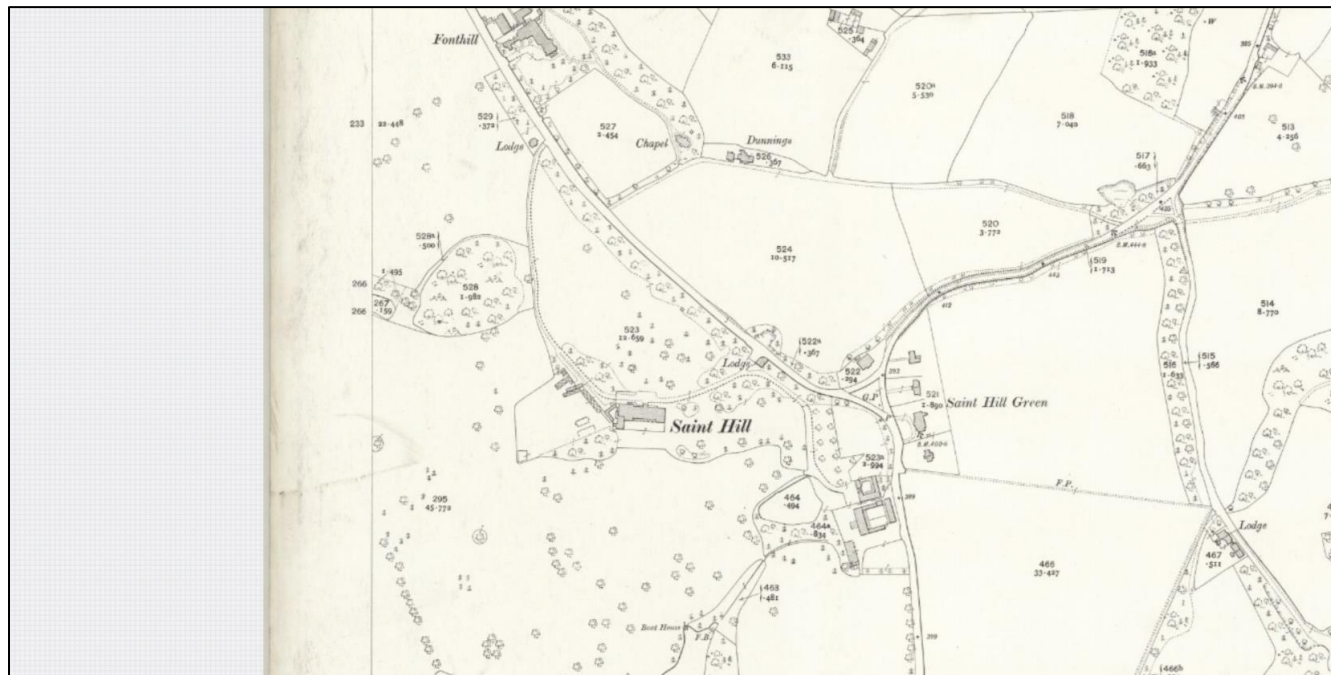


Figure 9: OS Map Extract Saint Hill, 1908

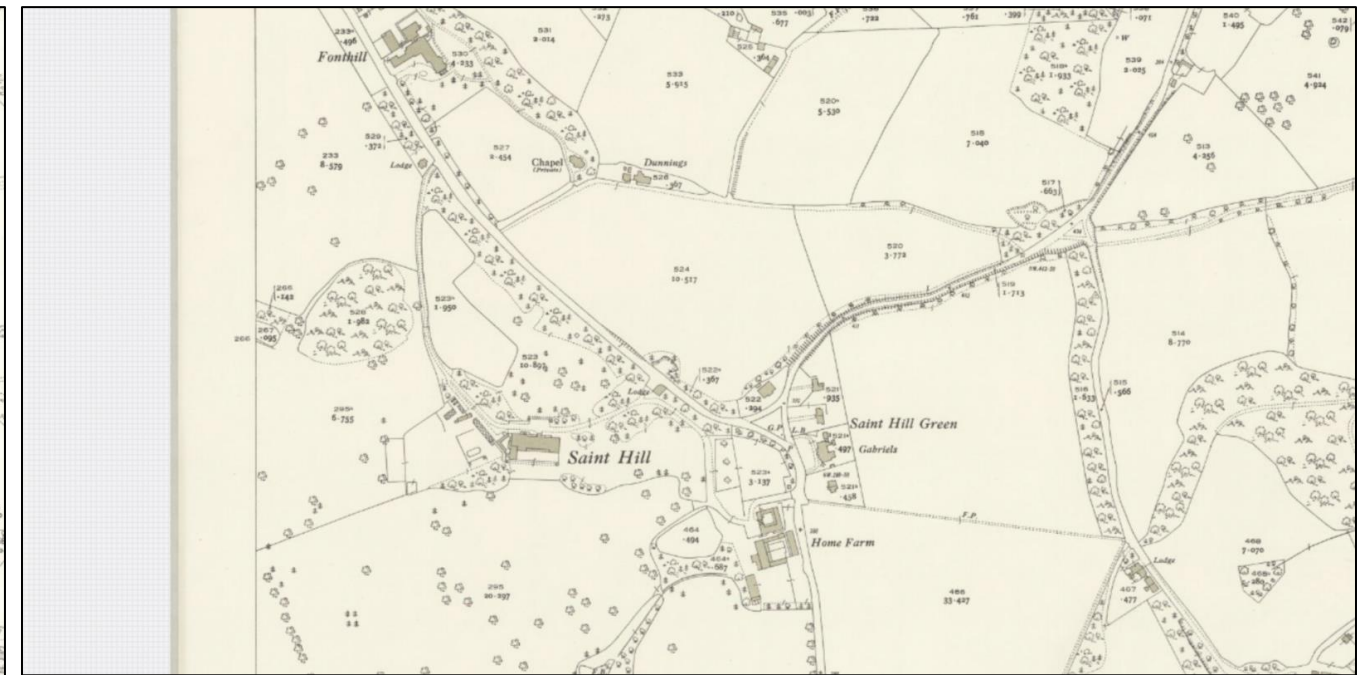


Figure 10: OS Map Extract Saint Hill, 1929

- 2.20 During the Second World War Saint Hill House was used by the Royal Air Force as a convalescent home for airmen who had undergone reconstructive surgery at the nearby Queen Victoria Hospital in East Grinstead. The manor had a few other notable owners including Drexel Biddle, who commissioned the Monkey Mural painted by John Spencer-Churchill, nephew of Sir Winston Churchill. In 1947 the manor was purchased by Sawai Man Singh, the Maharaja of Jaipur, who renamed the house Saint Hill Manor and instigated a number of renovations at the property.
- 2.21 Saint Hill Manor was purchased by L. Ron Hubbard from the Maharaja of Jaipur in 1959 for a reported sum of £18,000 and established it as his family residence. North Lodge was also sold in 1959 to a private owner in a separate title, becoming divorced from the Saint Hill estate. Hubbard was the founder of the Church of Scientology and Saint Hill Manor became the headquarters for the church in its early years and was where Hubbard conducted much of his research.
- 2.22 During the 20th century the church constructed a number of ancillary structures across the site to support training and administration functions. The most notable of these developments comprised the construction of Saint Hill Castle in 1968, a large, mock-gothic castle to the northwest of Saint Hill Manor.
- 2.23 Saint Hill Manor was added to the national list at Grade II on the 2nd of August 1972. More recently, North Lodge was purchased by the Church of Scientology in 2012 and the church completed a number of renovations at Saint Hill Manor in 2015 in order to preserve the significance of the site.

3.0 Proposals

- 3.1
- The application site is separated over two fields comprising Hobbs Field to the west and Juhring Field to the northwest of Saint Hill Manor respectively. Juhring Field comprises an open area laid to grass which is used for temporary overspill parking during times when the wider site is used for major events. Hobbs Field is again an open area laid to grass which is used as the primary events space for the site, often featuring large marquees or tents laid upon a temporary surface.
- 3.2
- Proposals for Juhring Field comprise the construction of a permanent car park, temporary car park and restroom block. Proposals for Hobbs Field comprise the construction of a reinforced events space alongside the construction of a restroom block, substation and emergency generator. A comprehensive landscaping and biodiversity scheme is proposed across the entirety of the application site.



Figure 11: Proposed Site Plan



Figure 12: Proposed Landscape Masterplan

- 3.3
- As noted above, the application site is located within the setting of the Grade II listed *Saint Hill Manor*. Saint Hill Manor comprises a three storey mansion with two single storey wings to either side with a projecting central porch. It has a flat roof with a decorative balustrade. To the rear the house features a projecting colonnade supported by 8 columns fronting a wide terrace with steps descending to the informal gardens. The wider grounds and gardens which form the setting of the heritage asset are extensive, well maintained and contribute towards its significance.
- 3.4
- The application site is further located within the setting of a number of potential non-designated heritage assets including North Lodge, located directly east of Juhring Field and adjacent the main entrance and access road, and Rockwood Park, located directly northeast of the application site on the opposite side of Saint Hill Road. Impacts upon the setting of the listed building and these potential non-designated heritage assets must therefore be considered. Each aspect of the proposal will be discussed in turn, below.

Juhring Field

- 3.5
- In brief, proposals for the Juhring Field site comprise the construction of a permanent car park, temporary car park and restroom block. The new car parking arrangement will be split into two distinct sections comprising the permanent car park at the northeastern corner of the field and temporary field parking to the south and west.
- 3.6
- The permanent car park will be formed from a permeable asphalt finish which will reflect the existing car park arrangement to the southeast of the application site. This area will feature interspersed tree and shrub planting in order to soften its appearance and create a visual break between the hardstanding areas. The pathways between the spaces will feature resin bound gravel to match the existing walkways along the main drive, which will help the new development assimilate within its existing context. A restroom block/shelter is proposed at towards the centre of the permanent car park, which is of a diminutive scale and mass.



Figure 13: Proposed Juhring Field Site Plan



Figure 14: Proposed Hobbs Field Site Plan

- 3.7 Considering the temporary car park to the south and west, the majority of the field and parking spaces are to be covered by a reinforced plastic geocell surface with a grass finish that is suitable for vehicle parking. This surface will allow for grass to continue growing and making up the majority of the field whilst providing a durable and low maintenance surface for parking throughout the year. The pathways are to be finished in a permeable tan toned surface reflecting that of the roadways. These geocell surfaces are a suitable and commonplace material for use in sensitive settings that seek to preserve the rural character and openness of a place.
- 3.8 The temporary car park will only be used sporadically throughout the year for use for larger events at the wider site. The reinforced surface will remain predominantly green and open throughout the year which will still contribute positively to the openness and rural landscape of the setting of Saint Hill Manor. The permanent car park, whilst introducing permanent hardstanding, is situated adjacent the existing permanent hardstanding present on the site.
- 3.9 This will effectively consolidate and limit this spread of hardstanding towards the boundary adjacent Saint Hill Road and also at the farthest practical remove from the listed building, where little to no intervisibility would be possible. This is considered a suitable arrangement and is generally typical of the hardstanding and parking arrangements seen throughout the wider area, reflective of the car parking and hardstanding arrangements at the East Grinstead Rugby Club to the east, Rockwood Park to the north and the industrial estate to the southeast.
- 3.10 Whilst there would be a degree of loss to the rear setting of the potential non-designated heritage asset of North Lodge directly adjacent to the proposed scheme, the lodge has become fundamentally disconnected from this rear setting since 1959 when it was separated from the wider estate. It must be noted here that the building is not considered curtilage listed due to the fact that this building was separated from Saint Hill Manor's title in 1959 and sold into separate ownership prior to the listing of Saint Hill Manor in 1972.
- 3.11 The setting of potential non-designated heritage asset of Rockwood Park would also remain preserved. This building is not appreciated in association with the history and function of Juhring Field to the south and is more readily appreciated within its own grounds, which, again are formed from large swathes of hardstanding with little in the way of open fields and/or parkland.
- 3.12 Elsewhere, surrounding the boundary of the new carpark areas have been designated for wildflower meadows and general re-wilding. This would simultaneously soften the impact of the proposed development, retaining a rural and open context, whilst providing ecological and biodiversity enhancements over and above what the current field offers more generally, resulting in a positive impact.

Hobbs Field

- 3.13 Proposals for Hobbs Field comprise the construction of a reinforced events space alongside the construction of a restroom block, substation and emergency generator. The main events space towards the centre of the field will feature a concrete ridgebeam system in order to support the construction of temporary event tents and marquees. The concrete will be laid into the grassland which will allow for the grass to envelope and conceal the surface during the off-peak season, to be trimmed back when necessary for use.
- 3.14 Hobbs Field is already used for major events and features large tents and marquees on a yearly basis. At the peak usage of the site the impact will be similar to that for which it is currently used and will not impact the openness of the area over and above the current use of the site. During the off-peak periods the field will be left to grow where the grass will conceal the reinforced surface below, thus retaining and preserving the rural and open landscape which comprises the wider setting of the listed building.
- 3.15 Elsewhere, similar to that proposed on the Juhring Field site, a graded system surrounding the events space and access track are to utilise a similar geocell system which will be infilled with grass, once again retaining the character and appearance of an open field and softening the impact of the development. Once again, large areas surrounding the boundary of the application site are to be designated for re-wilding, providing ecological and biodiversity enhancements.
- 3.16 Lastly, a new restroom block, substation and emergency generator are proposed to be constructed directly west of the Castle. The new structures will be single storey thus rendering them subservient towards their surroundings, whilst not seeking to become overbearing upon the landscape. The new structures will be located adjacent the main Scientology complex and will assimilate within the spread of built form in this location, whilst preventing any direct intervisibility between these structures and the listed building.
- 3.17 The design of the restroom block is of a functional, contemporary and sympathetic design ethos which will assimilate well within the existing landscape character of the wider Saint Hill site. Furthermore, they will help support the function, maintenance and upkeep of the site, particularly when there is high footfall during public events. This will support the longevity and occupation of the site over the long-term, ensuring the site remains in good condition and thus helping to *preserve* the setting of the heritage asset. Overall, the construction of these new buildings is considered to have a *negligible* impact upon the setting of the heritage asset.
- 3.18 In light of the account given above, the construction of the new permanent and temporary car parks, alongside the new restroom blocks and event space, may therefore be viewed as according with objectives set out by the relevant regulatory framework. Principally, this would include s.66 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* where special regard has been had for the *desirability of the preserving the listed building and its setting*.
- 3.19 Furthermore, with respect to the *NPPF the desirability of sustaining and enhancing the significance of relevant heritage assets* has been taken into account, whilst *great weight has also been given to the asset's conservation (para. 210)*. Proposals would also accord with *paragraph 135* of the *NPPF* where it states that decisions in relation to such development should be *sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change*.

4.0 Assessment

4.1 The following table sets out all heritage assets established to be relevant to proposals; their distance from the proposed application site if relevant; the degree of ‘interest’ they exhibit; their inherent significance; and, how the application site presently contributes towards this. The potential for impacts upon recognised significance is then identified, along with an assessment of how such impacts are able to be mitigated.

Heritage Asset	Interest	Significance	Impact on Significance	Avoiding Impacts	Justification	Recording
Asset: <i>Saint Hill Manor</i> List Entry Number: 1249037 Date of Designation: 2nd of August 1972	Archaeological, Architectural & Artistic Interest Architectural interest resides with the design and means of construction at evidence at the property, the house was originally constructed during the 18th century and was altered during the 19th century. In brief, this comprises a three storey mansion with two single storey wings to either side with a projecting centre porch. It has a flat roof with a balustrade. To the rear the house features a projecting colonnade supported by 8 columns fronting a wide terrace with steps descending to the informal gardens. The wider grounds and gardens which form the setting of the heritage asset are also of interest. Historic Interest The Saint Hill estate has a history stretching back to the early 18th century when it was first purchased by the Crawford Family. Historic interest is also derived from its use as a convalescent home for airmen during WWII. Eventually, the site was purchased by L. Ron Hubbard in the mid-20th century, becoming the original headquarters of the Church of Scientology.	The significance of this heritage asset is considered medium by virtue of its Grade II designation. The significance of the asset principally resides in the 18th and 19th century fabric of its envelope and the design ethos exhibited by this. The property underwent significant alterations during the 19th century, however, these were undertaken sympathetically and were well designed and contribute towards the significance of the heritage asset. The external envelope therefore ranks at the highest end of the hierarchy of significance across the site. This exhibits very little modern intervention and/or deterioration and its intactness greatly contributes towards its significance. The landscaped gardens, particularly to the immediate rear of the site, these are well maintained and contribute positively towards the significance of the setting of the heritage asset. However, the setting of the asset is considerably evolved. During the 20th century, after the site was purchased by the Church of Scientology, numerous buildings were constructed within the setting of the asset. This would include the large faux castle constructed to the west of the heritage asset. This interrupted the predominantly open setting of the asset as it is experienced to the west. Numerous other ancillary buildings have been constructed across the wider site which support its function as the UK headquarters for the Church of Scientology, including training facilities, plus major internal and public events.	The application site is separated over two fields comprising Hobbs Field to the west and Juhring Field to the northwest of Saint Hill Manor respectively. Juhring Field comprises an open area laid to grass which is used for temporary overspill parking during times when the wider site is used for major events. Hobbs Field is again an open area laid to grass which is used as the primary events space for the site, often featuring large marquees or tents laid upon a temporary surface. Whilst the application site has always formed part of the setting of the heritage asset, both fields are located at a considerable remove from the listed building and substantial built form and landscape features interrupt clear intervisibility between the two elements. Overall, given the change and erosion throughout the 20th century to the relationship between the heritage asset and these two fields it is considered that the application site makes a slight contribution towards the significance of the setting of the asset comprising an element of low significance.	Proposals for Juhring Field comprise the construction of a permanent car park, temporary car park and restroom block. Proposals for Hobbs Field comprise the construction of a reinforced events space alongside the construction of a restroom block, substation and emergency generator. A comprehensive landscaping and biodiversity scheme is proposed across the entirety of the application site. The permanent car park is situated adjacent the existing permanent hardstanding present on the site, effectively consolidating and limiting this spread of hardstanding towards the boundary adjacent Saint Hill Road and also at the farthest practical remove from the listed building, where little to no intervisibility would be possible. Concerning Hobbs Field, at the peak usage of the site the impact will be similar to that for which it is currently used and will not impact the openness of the area over and above the current use of the site. During the off-peak periods the field will be left to grow where the grass will conceal the reinforced surface below, thus retaining and preserving the rural and open landscape which comprises the wider setting of the listed building. The proposed scheme would in no way negatively alter the way in which the heritage asset is appreciated or experienced, thus preserving the contribution the application site makes towards the significance of the asset’s setting, thus resulting in neutral impact.	Following the implementation of proposals, a beneficial outcome is considered to result given that the scheme would engender the overarching <i>preservation</i> of the setting of the designated heritage asset. This would be achieved via the implementation of what is a considered, sensitive, and high-quality scheme that would engender the better, continuing long- term use, upkeep, maintenance and therefore preservation and enhancement of the application site, and in turn, the overarching <i>preservation</i> of the setting of the designated heritage assets. Proposals therefore more than amply respond to the requirements of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> (s.66) whereby the setting of the listed buildings would be fundamentally <i>preserved</i>. Proposals would therefore accord with <i>paragraphs 203 & 210</i> of the <i>NPPF</i>, where these acknowledge the <i>desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation</i>. In such scenarios, local planning authorities are directed to <i>paragraph 135</i> of the <i>NPPF</i> where it states that decisions in relation to such development should be <i>sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change</i>. Proposals would also accord with Policy DP34 of the <i>Mid Sussex District Plan 2014-2031</i> whereby <i>special regard</i> has been given to <i>protecting the setting of a listed building</i>. Proposals further accord with Policy <i>B10</i> of the <i>Mid Sussex Local Plan</i> (Adopted 2004) whereby proposals have had special regard for protecting the setting of the listed building whilst using appropriate design and materials.	Given the very limited impact upon the significance of this heritage asset and/or its setting, further archaeological analysis and/or recording is not deemed necessary for the purposes of this application.

5.0 Summary

- 5.1 WS Heritage Ltd. have been commissioned to undertake this Heritage Impact Assessment by the Church of Scientology Religious Education College Incorporated (COSRECI) to address proposals for the construction of a car park, events field and associated infrastructure at Saint Hill Manor, Saint Hill Road, East Grinstead, RH19 4JY. This document first set out the historic background of the locale and wider area, before discussing proposals and the potential for the significance of relevant heritage assets to be affected.
- 5.2 The application site is separated over two fields comprising Hobbs Field to the west and Juhring Field to the northwest of Saint Hill Manor respectively. Proposals for Juhring Field comprise the construction of a permanent car park, temporary car park and restroom block. Proposals for Hobbs Field comprise the construction of a reinforced events space alongside the construction of a restroom block, substation and emergency generator. A comprehensive landscaping and biodiversity scheme is proposed across the entirety of the application site.
- 5.3 As noted above, the application site is located within the setting of the Grade II listed *Saint Hill Manor*. The application site is further located within the setting of a number of potential non-designated heritage assets including North Lodge, located directly east of Juhring Field and adjacent the main entrance and access road, and Rockwood Park, located directly northeast of the application site on the opposite side of Saint Hill Road. Impacts upon the setting of the listed building and these potential non-designated heritage assets must therefore be considered.
- 5.4 In light of the account given above, the construction of the new permanent and temporary car parks, alongside the new restroom blocks, event space and associated infrastructure, may therefore be viewed as according with objectives set out by the relevant regulatory framework. Principally, this would include s.66 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* where special regard has been had for the *desirability of the preserving the listed building and its setting*.
- 5.5 Furthermore, with respect to the *NPPF*, the *desirability of sustaining and enhancing the significance of relevant heritage assets* has been taken into account (*para. 210*), whilst *great weight has also been given to the asset's conservation (para. 212)*. Proposals would also accord with *paragraph 135* of the *NPPF* where it states that decisions in relation to such development should be *sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change*.
- 5.6 In view of such an interpretation, proposals would also accord with Policy DP34 of the *Mid Sussex District Plan 2014-2031* whereby *special regard* has been given to *protecting the setting of a listed building*. Proposals further accord with Policy B10 of the *Mid Sussex Local Plan (Adopted 2004)* whereby proposals have had special regard for protecting the setting of the listed building whilst using appropriate design and materials.
- 5.7 As such, proposals also respond positively towards the historic and/or built environment whilst achieving a high standard of design and layout which respects the special historic and/or architectural interest of the relevant heritage assets and/or their settings.
- 5.8 For this reason, the principle of development is not considered to be at odds with the significance of the identified heritage assets and/or the wider locale.

6.o Sources

East Grinstead Conservation Area Appraisal 2019.

<https://www.eastgrinsteadmuseum.org.uk/exhibition/history-of-our-town/>

<http://www.sussexhistory.co.uk/history-east-grinstead/east-grinstead-history.html>

Appendix 1.0 Designation Records for Heritage Asset(s)

Saint Hill Manor

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1249037

Date first listed:

02-Aug-1972

List Entry Name:

SAINT HILL MANOR

Statutory Address 1:

SAINT HILL MANOR, WEST HOATHLY ROAD

Details:

1. 1068 WEST HOATHLY ROAD

Saint Hill Manor TQ 55 NE 3/67

II

2. Mansion built by the Crawford family in the early C18 and altered in the early C19. 5 storeys in ashlar. House is approached from the east. This front is plain with 5 windows, projecting centre porch, and topped by cornice and balustrade with 4 urns. 1 storey flanking wings to north and south. Garden front to the west is a more balanced composition. Also 3 storeys, but 7 windows. At ground floor is a projecting colonnade supported on plain columns, 8 in all, 4 being in pairs at the centre, and flanked by the 2 wings. On the upper floors the three centre bays are slightly projecting with 4 square pilasters. String course over remaining 1st floor windows. Cornice, balustrade, and 4 urns. There is a wide terrace, and descending steps to informal gardens.

Listing NGR: TQ3823735883

Appendix 2.0 Methodology

- 2.1 Historic England also provides relevant guidance in their 2019 document *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. This document seeks to provide information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF), and thus relevant methodologies are applied across this Statement of Significance to appropriately and clearly assess interest across relevant heritage assets.
- 2.2 *Advice Note 12* sets out general advice on assessing significance of heritage assets. This can be summarised as follows:
1. *Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits*
 2. *Understand the significance of the asset(s)*
 3. *Understand the impact of the proposal on that significance*
 4. *Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF*
 5. *Look for opportunities to better reveal or enhance significance*
- 2.3 These five steps effectively fulfil the requirements of *paragraph 194* of the *NPPF*. Such a staged approach – whereby significance is assessed before a scheme is developed – effectively ensures proposals mitigate identified negative impacts upon significance, enhancing significance where possible, and thereby evidencing how any residual harm is justified.
- 2.4 Given this preferred staged approach set out above, *Advice Note 12* also provides a '*suggested structure for a statement of heritage significance*'. This structure – to be adapted and applied across this Heritage Impact Assessment – can be summarised as follows:
1. **Introduction**
 - a. Purpose
 - b. The nature of the proposals
 - c. Designation records for the heritage asset
 - d. Reference(s) in the local Historic Environment Record (where relevant)
 - e. Archaeological potential (where relevant)
 - f. Planning history
 - g. Consultations undertaken (where relevant)
 - h. Approach and methodology
 2. **The Heritage Asset and its Significance**
 - a. Understanding the form and history of a heritage asset – set out an understanding of the heritage asset following:
 - i. Familiarity with the asset itself, developed through visiting the site, carrying out, where necessary, documentary research, architectural historic and archaeological investigation, including, where necessary, fabric and comparative analysis, desk-based assessment and, if necessary, a field evaluation;
 - ii. Compilation of photographs (both historic and present); elevations; historic drawings; etc of the heritage asset
 - iii. An understanding of the proposals, directed towards those matters crucial in terms of the changes proposed, and therefore the impact on significance
 - iv. In the development of proposals, investigative works may be carried out which increase the understanding of the heritage asset, such further understanding may usefully be noted here.
 3. **Assess the Significance of the Heritage Asset – Table 1**
 - a. For each heritage asset, describe the following interests:
 - i. 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;
 - ii. Architectural and artistic interest – there 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, such as sculpture;
 - iii. Historic interest – An interest in past lives and events, heritage assets can illustrate or be associated with them. Heritage assets with historic interest provide a material record of historic but also a meaning for communities derived from their collective experience of a place.
 - b. Assess the level of the general significance of the heritage asset and the particular contribution to that significance of any features which would be affected by the proposal.

4. Impact on the Significance – Table 2

- a. Where the proposal affects the historic fabric of the heritage asset, specify the effect on that fabric including loss or concealment of historic features and fabric which contribute to significance – both internally and externally, proposed removals and demolitions and the impact of alterations and extensions, where proposed etc;
- b. In some cases, condition and structural surveys may usefully be quoted as a means of explaining why a particular course of action has been chosen.
- c. Where the proposal affects the setting, and related views, of a heritage asset, or assets, clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated. This may include the impact of the location of new development within the setting, of the impact on key views, the impact on the relationship of the heritage asset to its setting, etc.
- d. Where the proposal impacts both on the heritage asset directly and on its setting, a cumulative assessment of impact will be needed. Impacts both harmful and beneficial should be noted.

5. Avoid Harmful Impact(s) – Table 3

- a. The NPPF stresses that impacts on heritage assets should be avoided. Therefore, show how the impact is to be avoided or minimised, for instance by the proposal being reversible.
- b. In some circumstances, the ability to appreciate significance may be enhanced or otherwise revealed by the proposal; this should be outlined here.
- c. As this may be a matter of the way the proposal has been designed, reference in the Design and Access Statement (where appropriate) is likely to be useful.

6. Justification for Harmful Impacts – Table 4

- a. This is the opportunity to describe the justification for the proposals.

7. Recording

- a. Where there would be an impact on the significance of the heritage asset, any further archaeological analysis and recording proposed should be detailed.

8. Summary

- a. Succinct explanation of the impact of the proposal on significance of heritage asset(s) and how impact on significance, both positive and negative, has been avoided, by continuing to follow the staged approach - impact on the significance, avoid harmful impact(s), justification for harmful impacts, need for recording
- b. A clear and succinct explanation of the effect of the proposal on significance of the heritage asset, and how any harm to its significance has been avoided and/or mitigated, can be helpful, as a summary of the proposal.

2.5 Stages 3 to 6 are supported by the following tables:

Table 1: Significance of the Heritage Asset

Level of Sensitivity	Designation Status
Very High	International heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List.
High	Heritage assets of exceptional interest, and fulfil the criteria for designation at a high grade including Scheduled Monuments, Listed Buildings of Grade I or II* designation, Registered Battlefields, Registered Historic Parks and Gardens, which are considered to be nationally important.
Medium	Heritage assets of special interest that fulfil the criteria for listing and / or designation otherwise including Grade II listed buildings / Registered Park and Garden, Registered Battlefield or Protected Wreck Site or Conservation Areas. Regionally important archaeological features and areas (as defined in the Historic Environment Record).
Low	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda. This can include a non-designated heritage asset.
Very Low / Negligible	Sites and features noted as locally important. Other, non-designated features of cultural heritage significance. Badly preserved / damaged or very common archaeological features / buildings of little or no value at local or other scale.

Table 2: Impact on Significance

Impact on Significance	Description
High	The application site and / or element is fundamental to the key interest/s that define the significance of the asset, and of potential high or very high significance in its own right.
Medium	The application site and / or element makes an important contribution to the significance of the asset, comprising a feature of medium significance that have been affected by loss and erosion of the baseline situation.
Low	The application site and / or element makes a slight contribution to the significance of the asset, comprising a low significance and has been subject to substantial loss and erosion of baseline situation.
Neutral	The application site and / or element does not contribute to the significance of the asset.
Negative	The application site and / or element represents negative impingement which detracts from the significance of the asset.
Uncertain	Impact uncertain, more information required.

Table 3 – Avoiding Impacts

Impacts	Description
Very Positive	Following implementation and establishment of the site, the scheme will significantly better reveal, preserve or enhance the contribution the application site makes to the significance of the heritage asset and/or setting, and / or substantially contribute to the conservation of the asset.
Positive	Following implementation and establishment of the site, the scheme will better reveal, preserve or enhance the contribution the application site makes to the significance of the heritage asset and/or its setting, and / or contribution towards the conservation of the asset.
Neutral	Following implementation and establishment of the site, the scheme will preserve the contribution the application site makes towards the significance of the heritage asset and/or its setting.
Negative	Following implementation and establishment of the site, the scheme will result in the partial loss of the contribution the application site makes to the significance of the heritage asset and / or its setting, and / or will have a detrimental impact upon the conservation, preservation or enhancement of the asset.
Very Negative	Following implementation and establishment of the site, the scheme will result in the total loss of the contribution the application site makes to the significance of the heritage asset and / or its setting, and will have a significant detrimental impact upon the conservation of the heritage asset.
Uncertain	Impact uncertain, more information required.

Table 4 – Justification of Impacts

Classification	Description
Substantial Harm	The proposed change will seriously negatively alter, damage or result in significant loss to the historic and/or original fabric / setting / character and appearance, severely impacting upon the way in which the heritage asset is appreciated.
Less Than Substantial Harm	The proposed change will slightly alter, damage or result in minor loss to the historic and/or original fabric / setting / character and appearance, marginally impacting upon the way in which the heritage asset is appreciated.
No Harm / Negligible	The proposed change will cause no harm to the significance of the heritage asset, or its setting. Change will not alter the current understanding and/or significance or enhance this.
Benefit	Change will improve the current understanding of significance and how this is appreciated. Change will preserve or enhance the significance of the heritage asset.

- 2.6 Here it is pertinent to note that *Advice Note 12* states that 'the level of detail in a statement of heritage significance should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposals on their significance'.

