



Worth School & Abbey, Turners Hill, Crawley, RH10 4SD

HERITAGE IMPACT ASSESSMENT

Ref: Joo5o88

November 2024

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Cover: Worth School & Abbey (Aerial Photograph - Google)

1.0 Introduction

Purpose

- 1.1 WS Heritage Ltd. has been commissioned to undertake this Heritage Impact Assessment by Worth School & Abbey. This addresses proposals for the installation of an emergency standby generator within the grounds of Worth Abbey estate. 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.

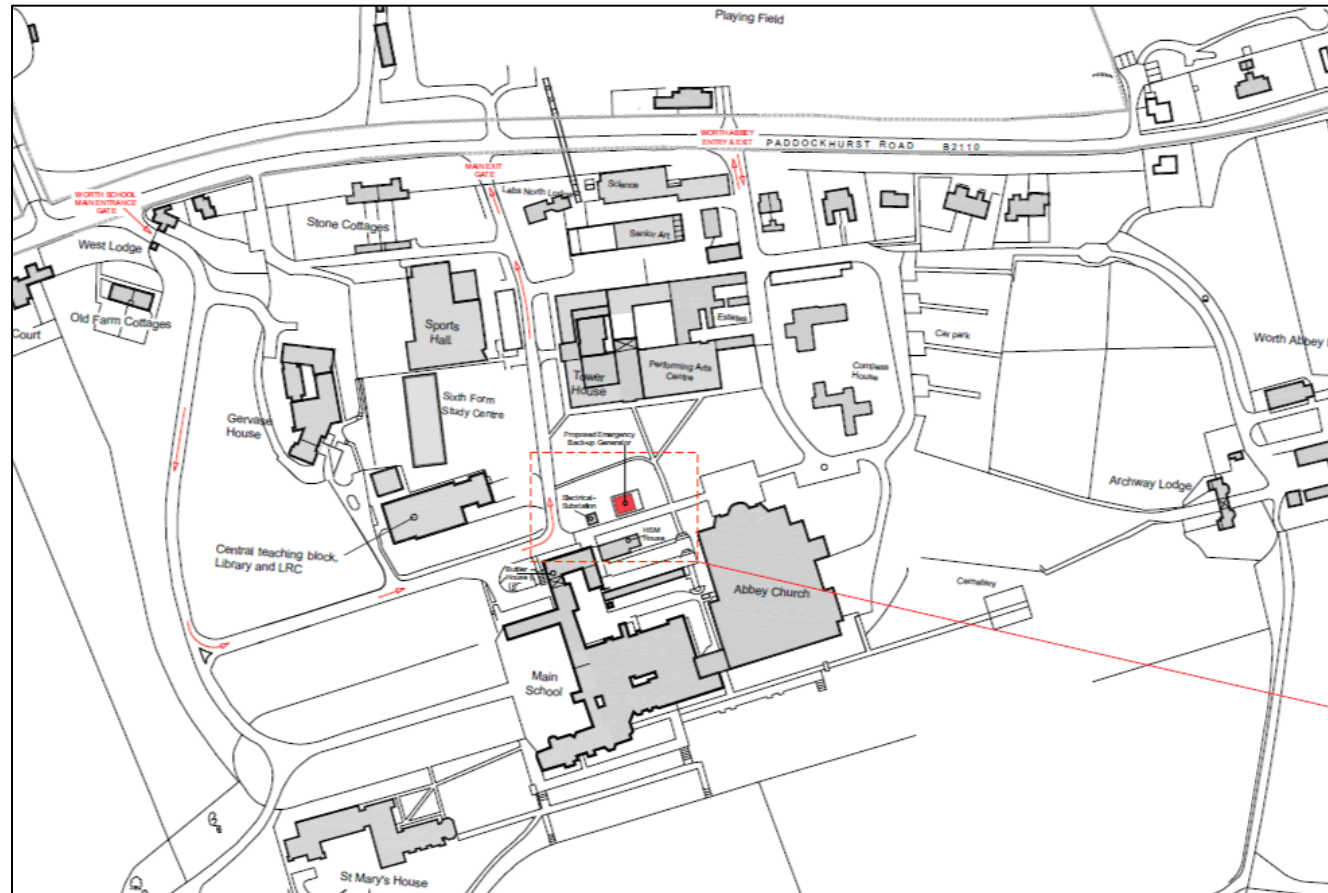


Figure 1: Site Location Plan

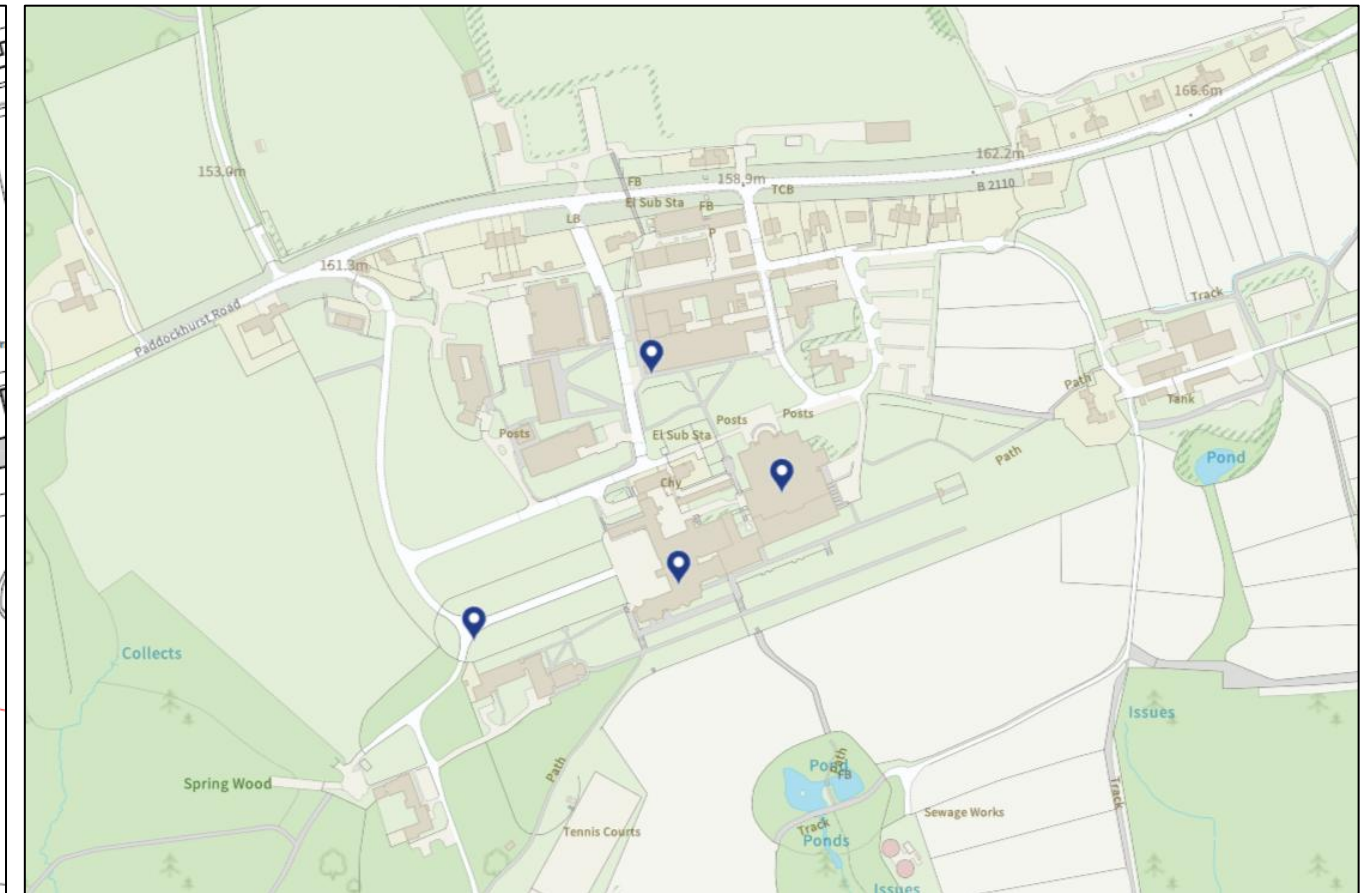


Figure 2: Distribution of Designated Heritage Assets of Relevance (Historic England)

Proposals

- 1.2 In brief, proposals comprise the installation of an emergency back-up generator within the grounds of Worth Abbey estate. This will surmount an external concrete base for structural support and stability, whilst being bounded and screened by a timber fence enclosure.

Heritage Assets

- 1.3 The application site is located within the grounds of the Worth Abbey estate and is located in close proximity to a number of nationally designated buildings. Principal among these in relation to the application site (i.e. essentially due to the potential for direct intervisibility) are Grade II listed *Worth Abbey* (List Entry Number: 1025530), first designated on the 11th May 1983; Grade II listed *The Former Stables at Worth Abbey* (List Entry Number: 1284499), also first designated on the 11th May 1983; and, Grade II listed *Abbey Church of Our Lady Help of Christians* (List Entry Number: 1392325), first designated on the 16th November 2007.
- 1.4 Grade II listed *The Screen and 2 Gateways to the West of Worth Abbey* (List Entry Number: 1025531 - also first designated on the 11th May 1983), is not considered relevant in this respect due to a lack of immediate proximity; a lack of direct intervisibility arising from the combined orientation of relevant accesses; screening arising from intervening boundary treatments; and therefore, a lack of clear visual association more generally. However, the respective list description for each heritage asset of relevance (see **Appendices 1.0** for full descriptions etc.) may be summarised as follows:

Worth Abbey - Roman Catholic School, the east front of the north-west wing, which was originally the stables, has the date 1865 on it. But the main portion of the north wing was built by George Smith between 1869 and 1872 and was one of the last works of Anthony Salvin. Tudor style. Three storeys. Ashlar. Modern tiled roof. Casement windows with stone mullions and transoms. the main portion has 9 windows. Non-central tower of an extra storey and projecting porch beyond this with octagonal buttresses at the angles surmounted by figures of griffins. Projection of one window-bay at north end with gable over containing a cartouche. To the south of the tower the ground and first floors project and have windows with trefoil-headed lights on the ground floor and an arcaded loggia at the north end of the first floor. To the north is a service wing of 8 windows and 8 gables. The rain-water heads are dated 1921, and the 2 northernmost window-bays were probably added at that date. The south-west wing was added in 1883 and has that date on it and the initials "R.W." Two storeys. Its north front has 6 windows. Irregular projections of a chimney breast, low circular tower and ground floor portion at east end. The south front has 10 windows. Parapet. Gable at east end. Two projections, one splayed, one rectangular. The hall at the west end is of one storey and projects with a large bay and windows of 3 tiers of lights. This hall contains panelling and a large tiered Elizabethan-style chimney-piece. To the north-east of the south front is an L addition by Sir Aston Webb of 1897. Two storeys and attic. Five windows. Three dormers. Two bays of 2 tiers of 5 lights with trefoil heads. Projection at east end flanked by octagonal buttresses with copper ogee-domes and gablet between. At the back this wing is faced with imitation timbering. This wing also has good internal features including a stucco frieze by Walter Crane of the history of transport. Further east is a single-storeyed section, originally an orangery or conservatory. Seven round-headed windows flanked by half-columns with parapet over. Modern additions behind the south-east wing.

The Former Stables at Worth Abbey - Dated 1885. The main block is L-shaped. Two storeys. Six windows and 4 gables facing south, 4 windows and 4 gables facing west. Ground floor red brick with stone quoins and on a stone base, above half-timbering with plaster infilling. Tiled roof. Casement windows. At the north end of the west front is a tower. Ground floor stone, above red brick with stone quoins, parapet and projecting staircase turret at south-west angle. Clock-face to each front. The Stables are listed largely on account of the tower.

Abbey Church of Our Lady Help of Christians - Roman Catholic (Benedictine) Abbey church. 1964-89 with later additions to the conventual buildings, to the designs of Francis Pollen. Reinforced concrete frame clad in brick, with exposed concrete beams, floors and details. Tiled roofs, the central drum over the church is felted, but was designed to be tiled when money permits.

- 1.5 Listed buildings comprising Worth Abbey, the former stables at Worth Abbey, and the Abbey Church of Our Lady Help of Christians therefore remain the principal focus of this document from a perspective of heritage and as such, objectives relating to the assimilation and/or mitigation of the scheme in relation to these designated assets are understood to adequately address the further potential for impacts upon other, more peripheral assets (**Figure 2**) such as Grade II listed *The Screen and 2 Gateways to the West of Worth Abbey* for instance.
- 1.6 Two unlisted structures that fall within the immediate and/or near setting of the above-mentioned listed heritage assets (i.e. Butler House and Beltrame House) - being located to the immediate south of the application site - are also noteworthy. Butler House is attached to the listed main school building, whilst Beltrame House is a detached building located adjacent and to the east of Butler House. However, these structures do not enjoy curtilage status, being both built post-1948. This will be discussed further, below, in **Section 2.0**.

Historic Environment Record (HER)

- 1.7 There are a number of entries within the Historic Environment Record for this locale. Those of direct relevance to the application site are included at **Appendix 3.0**.

Archaeological Potential

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

Consultations Undertaken

- 1.9 N/A

Planning History

- 1.10 N/A

Approach & Methodology

- 1.11 In accordance with *paragraph 200* of the *National Planning Policy Framework (NPPF, 2023)* 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

- 1.12 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 2.0**);

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

Turners Hill

- 2.1** The application site is located within the parish of Turners Hill, a village in the District of Mid Sussex at the north of the County of West Sussex. Turners Hill is surrounded by open countryside interspersed with modestly sized villages, being located approximately 3 miles west of East Grinstead and 5 miles east of Crawley. This is in turn located in a strategic gap between the two settlements and occupies a prominent ridge. This is one of the highest points of the Sussex Weald, situated between the North and South Downs.
- 2.2** Turners Hill appears to offer little to no prehistoric evidence, however a Roman road - the present day B2028 between London and Portslade - crosses through the settlement on a south-north axis. Another significant historic route - the present day B2110 – also passes through the village, although this is aligned east-west. The village centre is located at the junction of these two roads but has yielded only limited archaeological evidence in the form of two coins dating to between 253 A.D. and 313 A.D.
- 2.3** Tradition has it that the village's name may be explained by the adage "*The Danes came through 'Dane' Hill, they were 'turned' at Turners Hill, 'crawled' to Crawley Down and 'copped' it at Cophorne*". However, this is without firm foundation where the Danes were in 871 defeated by Alfred the Great at Ashdown in Berkshire. A more likely explanation for the name is perhaps attributable to a prominent local family.
- 2.4** Although not mentioned in the Domesday Book of 1086, Turners Hill was elsewhere recorded in relation to the parish of Worth. In 1296 a wood turner named Galfridus Le Turner was recorded as the priest at Worth Church at that time, whilst in 1327, Andrew Le Turnour - presumably of the same family - was also noted. It is therefore reasonable to assume that the name of Turners Hill derived from this family. The earliest mention of Turners Hill itself, is documented in the 1427's Sussex Record Society where land in Turnoures Hill is transferred from John Gladioun of London to Henry Hannshard.
- 2.5** A 1669 halfpenny piece was discovered in the village that bears the name of 'Turnem Hill, Sussex'. This was issued by a draper, Nicholas Arnold. The 1671 diary of Revd. Giles Moore, the rector of Horsted Keynes, also mentioned 'Turners's Hill', where the name place was once written with an apostrophe.



Figure 3: Historic Mapping, Turners Hill, 1808

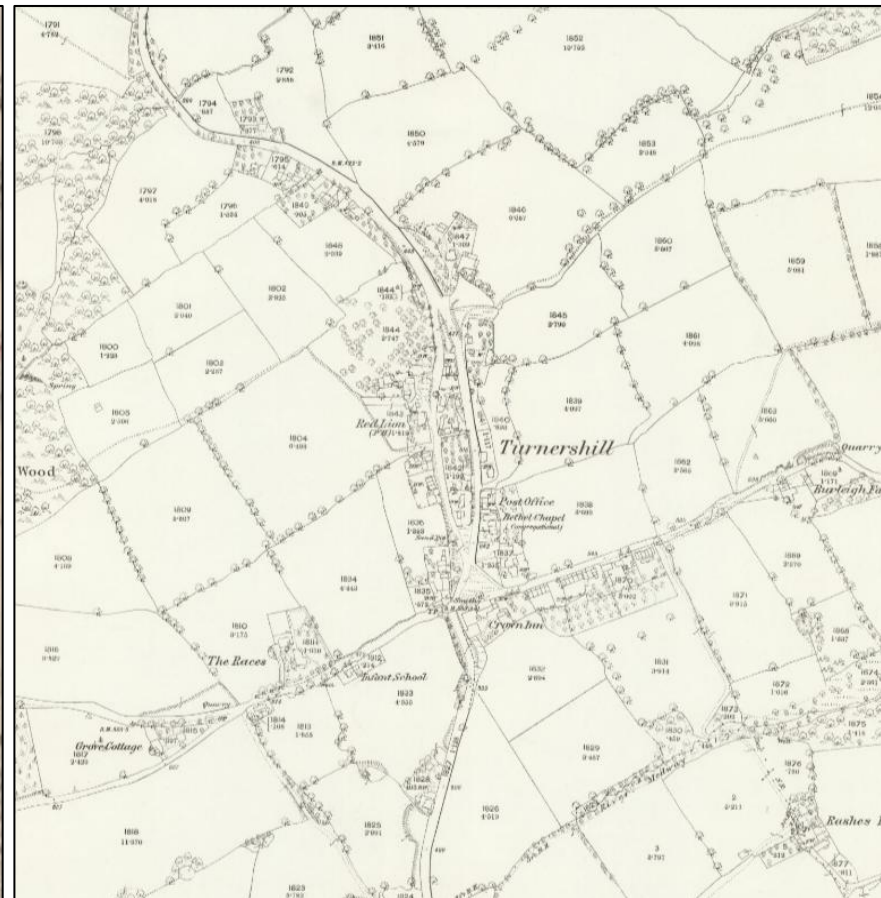


Figure 4: OS Mapping, Turners Hill, 1875

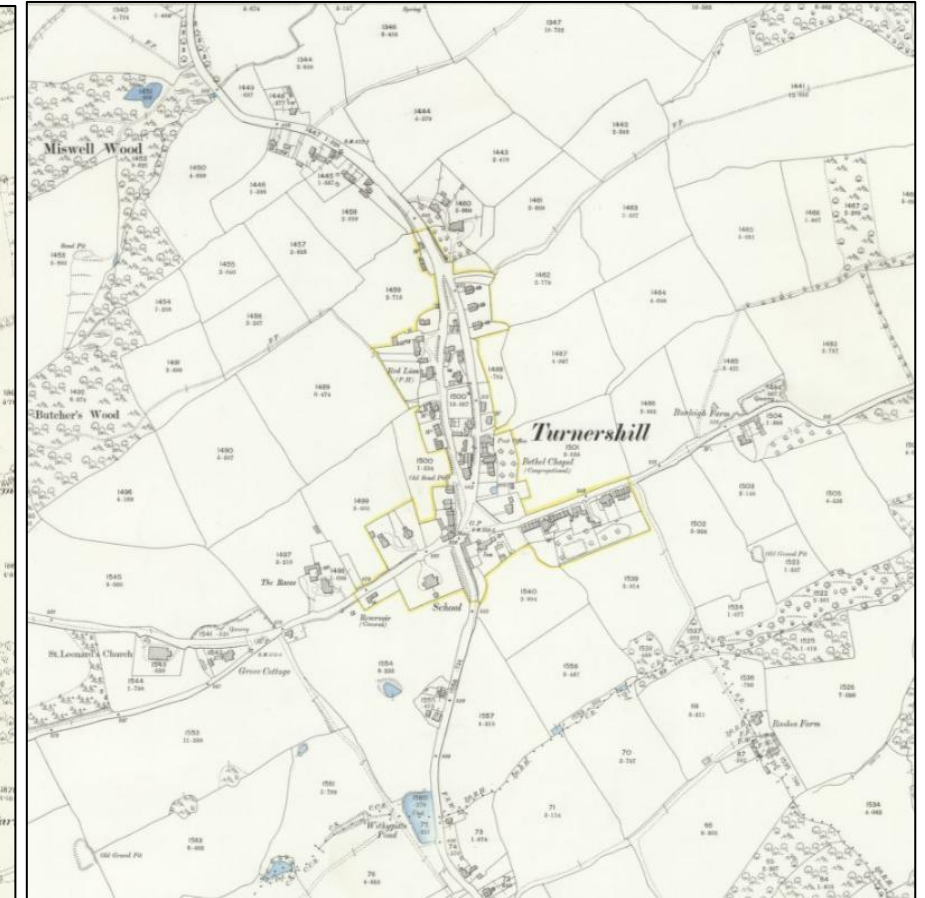


Figure 5: OS Mapping, Turners Hill, 1897

- 2.6 The earliest known settlement at Turners Hill was included in the extensive parish of Worth, with the village contributing to one of the largest parishes in Sussex. Since the medieval period, this was also known to have extended from Crawley to East Grinstead, Copthorne to Pease Pottage, and Slaugham to Turners Hill.
- 2.7 The oldest parts of the village are of 17th and 18th century origins, and centre upon the core of the settlement. However, the fabric of two historic buildings located at the heart of Turners Hill - The Crown Hotel and The Old Manse – nevertheless suggest late-16th origins.
- 2.8 The earliest depiction of Turners Hill is with historic mapping from 1808 (**Figure 3**) and here the two main historic routes can be seen crossing the village centre. Settlement can be seen concentrated upon the core of the village, that is in turn surrounded by undeveloped, rural land. Some further settlement aligns the Roman road to establish a predominantly linear pattern of development. A clearer depiction of the area can be seen in 1875 OS mapping (**Figure 4**), where growth mostly accommodated residents working across nearby farmland or forest.
- 2.9 By 1895, the Church of St. Leonard and a separate ecclesiastical parish was established on the southwestern fringe of Turners Hill. This is shown on 1897 OS mapping (**Figure 5**). This served Worth, Crawley Down, West Hoathly, and Ardingly, as a vicarage in the gift of the Bishop of Chichester. It occupies a plot to the immediate south of the present day Turners Hill Road, on formerly undeveloped land next to Grove Cottage.
- 2.10 Other than the establishment of the church, it can be seen by this time that the area remained largely unaltered, with merely sparse development appearing to the immediate southwest of the village centre, where a school and a few nearby dwellings had been constructed.

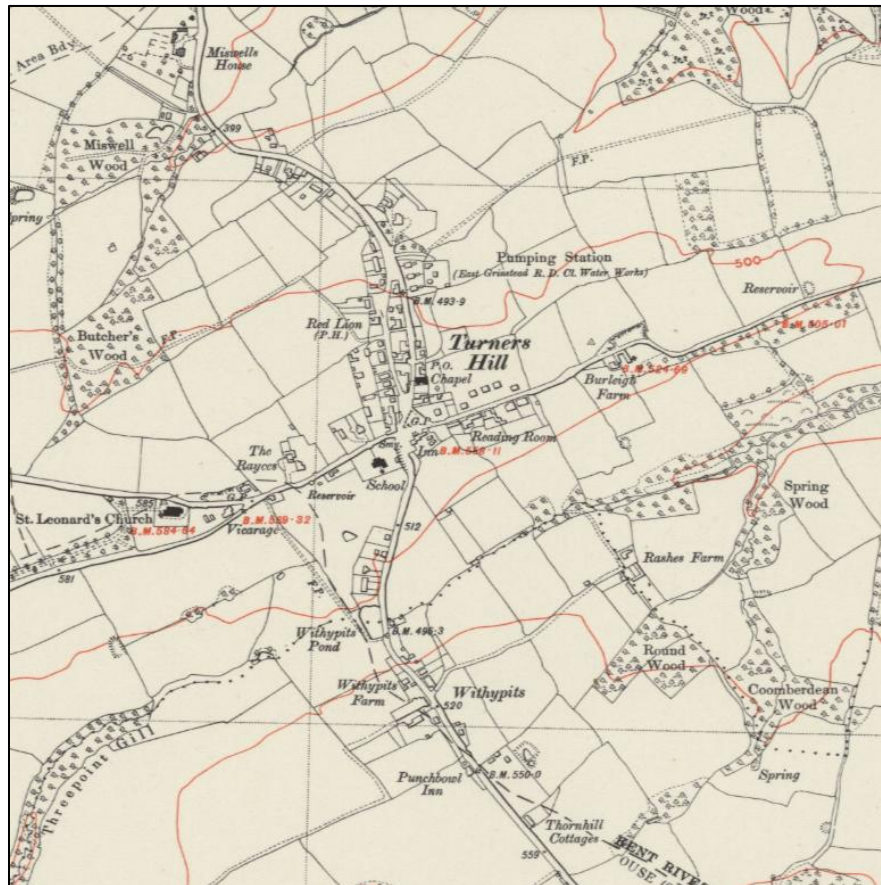


Figure 6: Historic Mapping, Turners Hill, 1938

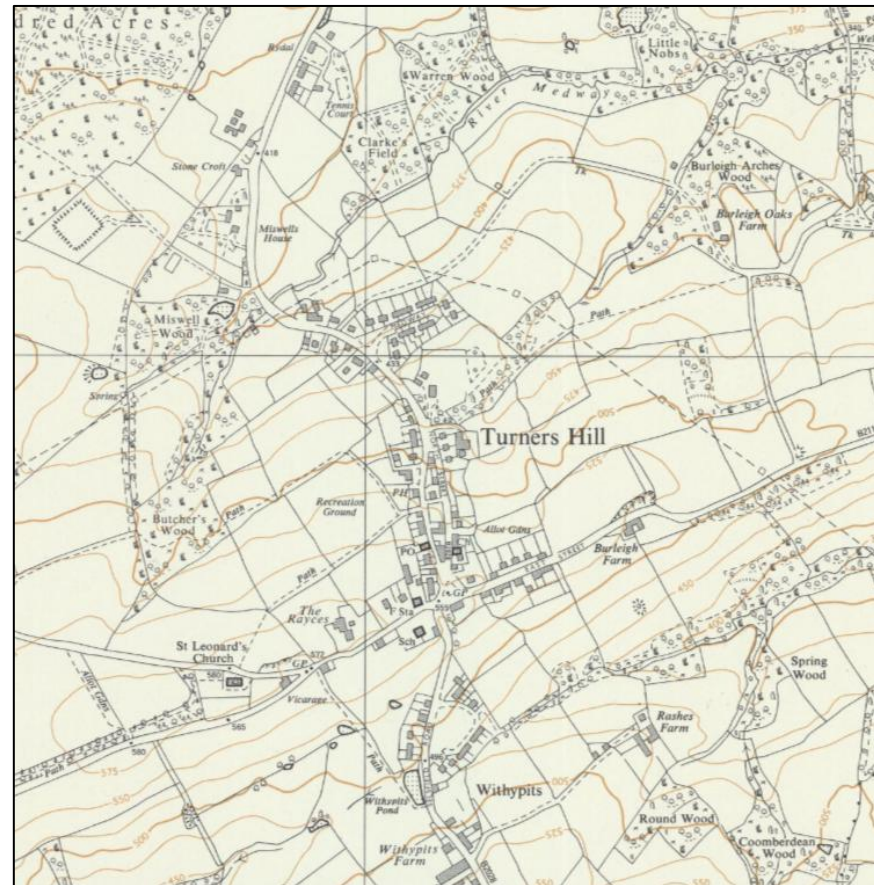


Figure 7: OS Mapping, Turners Hill, 1957

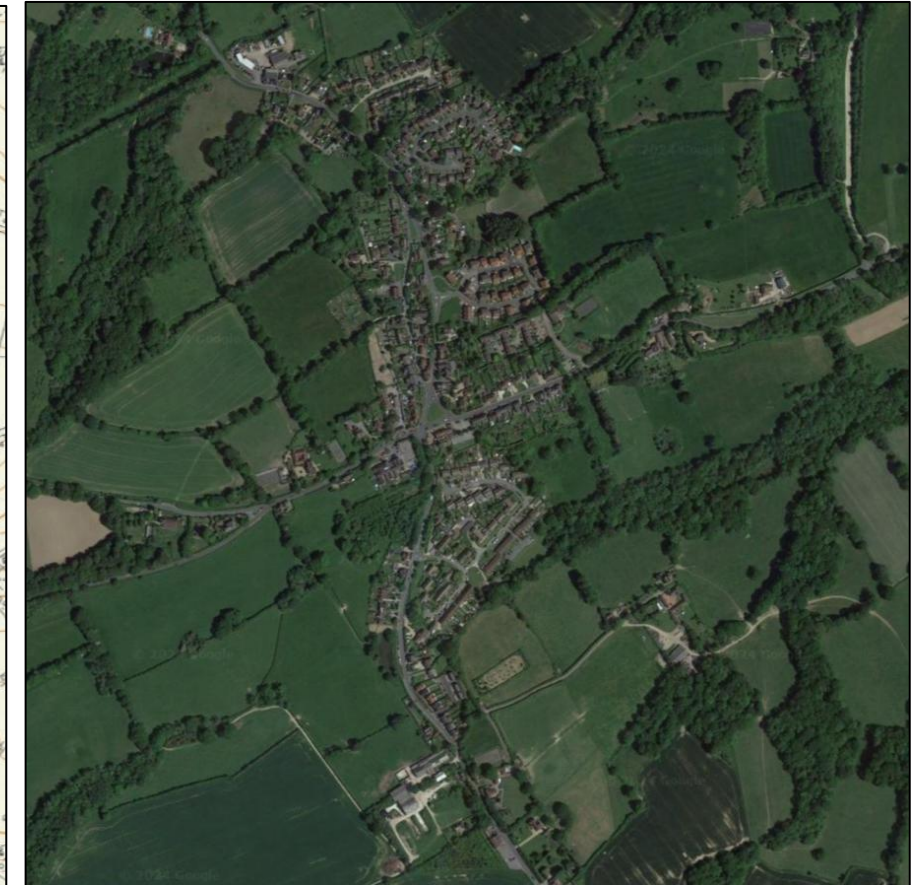


Figure 8: Aerial View, Turners Hill, Present Day

- 2.11 Over the more recent 20th century, the growth of Turners Hill remained limited and this can be seen to remain a village surrounded by land of a predominantly rural nature. One significant addition would include the Pumping Station built to the northeast of the village centre in the early 20th century, although still more growth was to emerge along the two principal routes running through the settlement historically. These can be seen illustrated on OS mapping from 1938 (**Figure 6**).

- 2.12** Post-WWII, Turners Hill was added to with a number of new housing estates, with Medway - located at the northeast of the village centre - being the first. This is first shown on 1957 OS mapping (**Figure 7**). Several other new housing estates were developed over the following years and included the Withypitty Estate located to the south of the village (from 1955); the Withypitts East Estate (from 1961); the Willow Ridge located on a hillside adjoining Withypitts (from 1967); and Hill House Close, first built to replace Hill House but then demolished in 1977.
- 2.13** Turners Hill was granted its own Civil Parish Council in 1986 with the parish comprising three major areas i.e. the village itself, Worth Abbey, and Turners Hill Park. Noah's Court, built in 1993 and located to the southeastern side of the village centre, is one of the most recent developments in the village and comprises sheltered housing.
- 2.14** Today it can be seen from aerial views (**Figure 8**) that the more general pattern of development and associated built form of Turners Hill remains largely similar to its mid-20th century configuration, other than a degree of limited infilling along with other growth extending slightly beyond the village centre (including northward and southward along the B2028).
- 2.15** Within such a context, the application site is located approximately 1.5 miles west of Turners Hill and is a part of the parish. The site lies to the south of the B2110/Paddockhurst Road, which effectively connects Turners Hill to Worth School and Abbey.

Worth School & Abbey

- 2.16** The overriding estate emerged and consolidated over the 19th and 20th centuries, over which time this underwent a succession of owners and/or occupiers, with a number of associated alterations and/or expansions taking place. However, as individual institutions, Worth School and Worth Abbey were not established at the site until 1933 and 1964, respectively.
- 2.17** The origins of Worth School can be traced to 1606 following the foundation of a Benedictine community at Douai, France. This was established by a group of English and Welsh monks, exiled as a result of the oppressive measures applied to Catholics since Elizabeth I's reign, and which increased in extent and severity following the Gunpowder Plot of 1605.
- 2.18** With the 1790s and the French Revolution, the community was plundered. Fortunately, its adherents and charges (children sent to be educated by Catholic parents in the British Isles) were able to escape back to England in 1795, before taking shelter on the estate of a former pupil at Acton Burnell, Shropshire. By 1814, the Abbey and the school had returned to re-establish at Downside, Somerset.
- 2.19** Paddockhurst was first recorded in 1691 when originally part of the Wakehurst Estate, Ardingly, to the southeast of the application site. This was prior to being sold as a separate property, under a 1691 deed of sale by Sir William Culpepper.
- 2.20** 1808 mapping (**Figure 9**) shows that little development exists at the application site at this time, when constituent land was known as Paddockhurst. However, due to the nature of 1808 mapping, the exact scale and/or detail of this is hard to ascertain. The more considered phase of growth at Paddockhurst emerged over 1869-72.
- 2.21** Built as a mock-Tudor house for developer George Smith by architect Anthony Salvin, this was constructed in ashlar and rose to three storeys. Comprising the main portion of the north wing and a non-central tower with projecting porch - as indicated by the list description - the estate's earliest fabric predates 1865, being the east front of the northwest wing (that originally formed the stables).
- 2.22** 1879 OS mapping (**Figure 10**) is the first to clearly show the earlier phases of Paddockhurst, evidencing two principal - yet separate - parcels of land surrounded by trees, with each being connected by a narrow path. A right-angled road leads off the southwest end of the southernmost plot to run north and attach to Paddockhurst Road. To the northwest of the two principal parcels of land - yet south of Paddockhurst Road - are a well, a lodge, and several small outbuildings. There is the potential that these are the structures shown by 1808 mapping.
- 2.23** The southernmost parcel of land is the earliest phase of the estate to have been developed. At its northwest, this hosts the principal wing that, assuming a C-shaped footprint, also has a long, narrow wing projecting eastward. To the north and east of this, several outbuildings can also be seen situated. The southern wing is connected to the northern wing by a narrow intervening link, whilst exhibiting considerable projections off its southwestern and southeastern ends.
- 2.24** In 1879, mapping shows that some degree of development may already have been present across the northernmost parcel of land prior to the establishment of the existing, Grade II listed 'Former Stables at Worth Abbey' (which, as noted by its list description, dates to 1885). Several other outbuildings are shown located to the north, northeast, and southeast of the site of the former stables in 1879.
- 2.25** Until 1881, the house was owned by George Smith and then purchased by inventor Robert Whitehead. Whitehead subsequently extended the house, whilst providing extensive farm buildings. The list description specifically remarks upon the southwest wing of the house - being the present day Whitehead Room - which was added in 1883 and exhibits the date and initials "R.W." (i.e. Robert Whitehead). As noted, 'The Former Stables at Worth Abbey' date to 1885.



Figure 9: Historic Map, 1808, Application Site

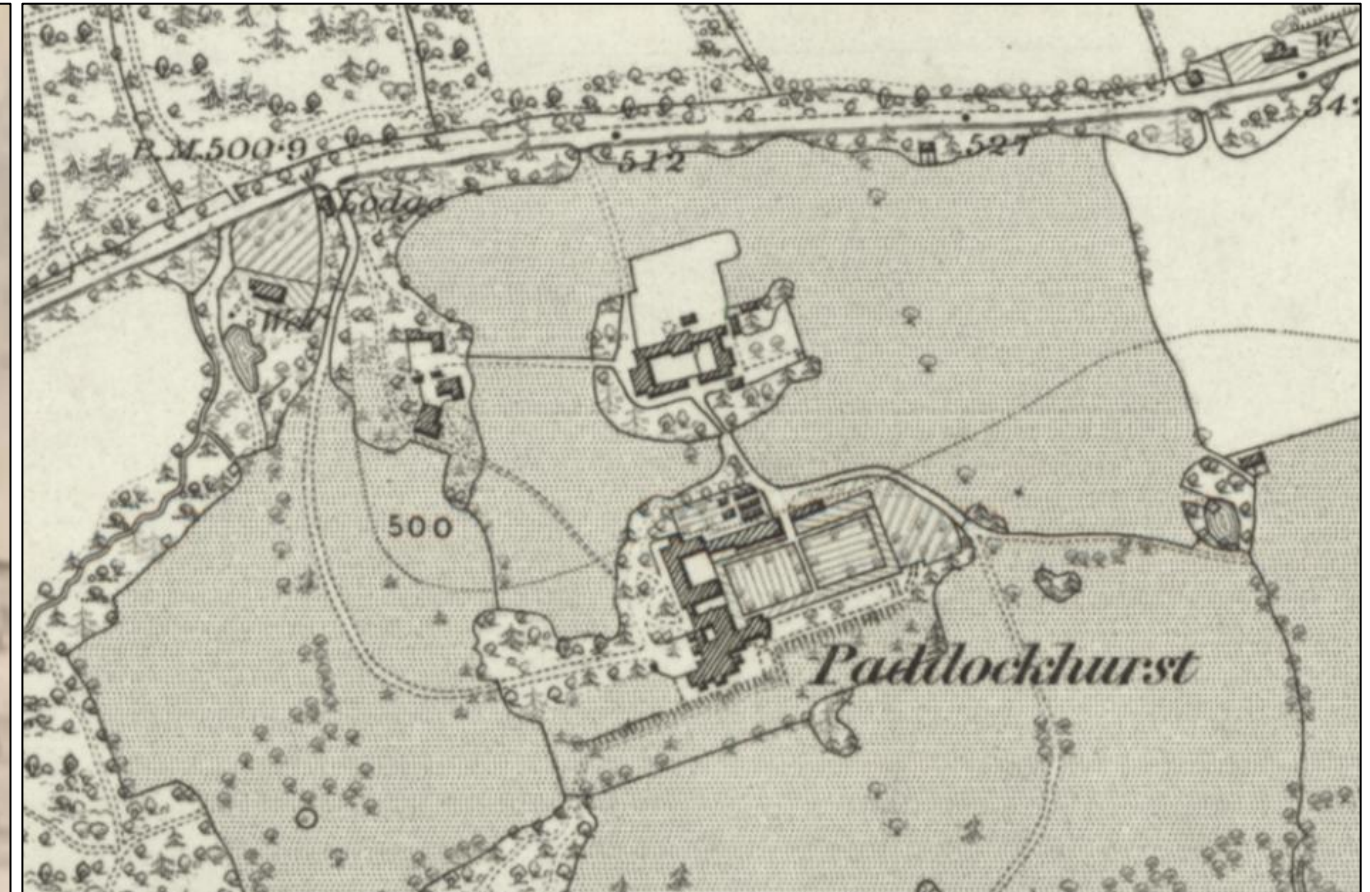


Figure 10: OS Mapping, 1879, Paddockhurst

- 2.26 In 1894, Weetman Dickinson Pearson, later Viscount Cowdray, purchased the estate and employed architect Sir Aston Webb to remodel the house. The list description notes that the northeastern part of the house's south front is an L-shaped addition by Webb from 1897. An 1897 drawing of the estates' south facing elevation shows this addition (**Figure 11**).
- 2.27 1897 OS mapping (**Figure 12**) shows that both the estate and its buildings have been considerably extended. The northernmost complex can be seen to extend north and now reach Paddockhurst Road, whilst more small outbuildings occupy the newly extended estate.
- 2.28 When comparing 'The Former Stables at Worth Abbey' in 1879 and 1897 mapping, that shown in 1897 appears to be occupy a slightly more northeasterly location than that shown in 1879, whilst each have almost completely different planforms. It is therefore reasonable to assume that the structure formerly occupying the same land in 1879 had been removed and/or redeveloped by 1897, being replaced by the stables that were to occupy this site from 1885 (i.e. as remarked upon by the list description and shown by 1897 mapping).
- 2.29 The building originally occupying the southernmost plot can be seen to have been extended at both its southwestern and southeastern ends, whilst the extended southeastern wing is known to have been surmounted by a glass roofed structure. Another small structure is also shown to the north of the estates' northwestern corner.

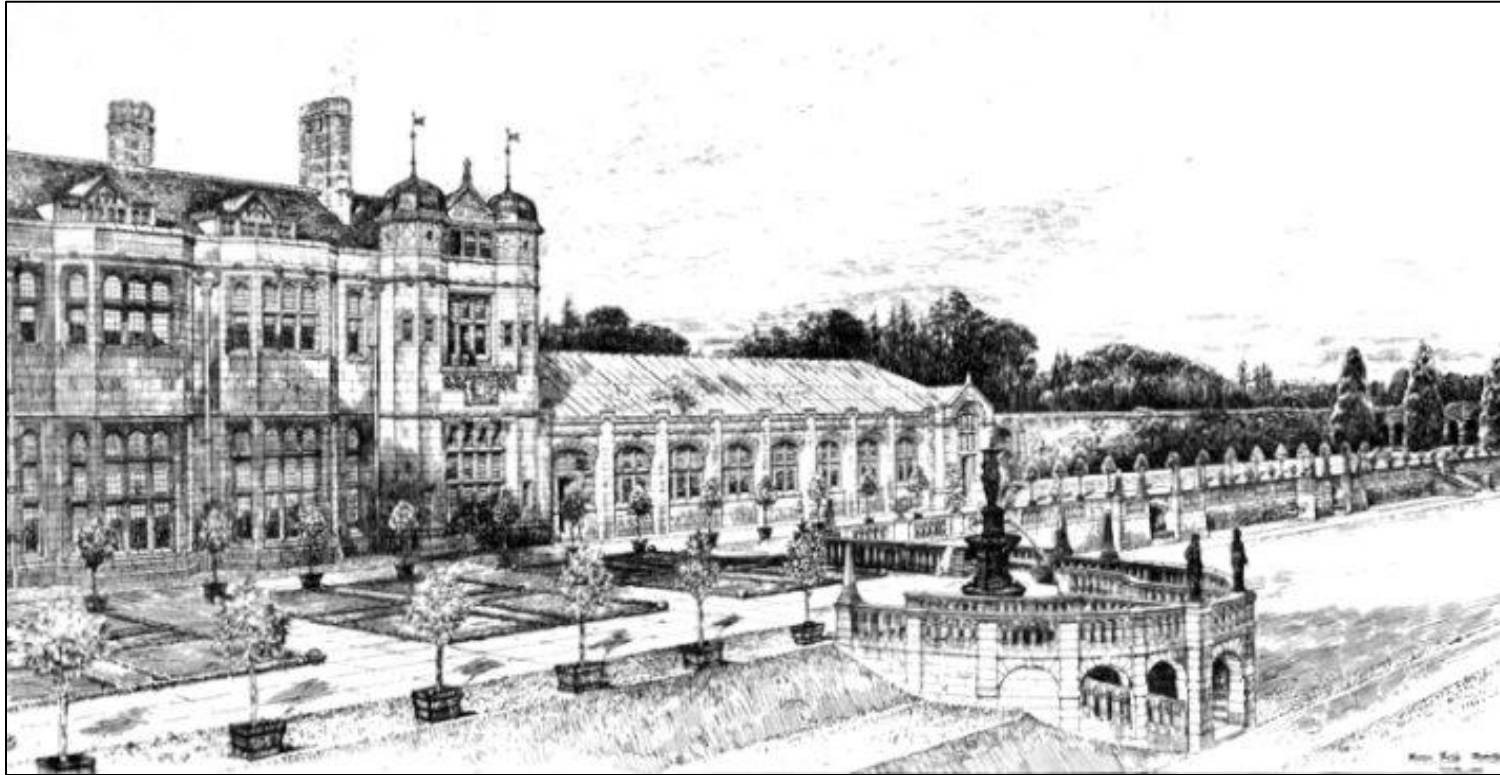


Figure 11: Additions to Paddockhurst, South Facing Elevation, 1897

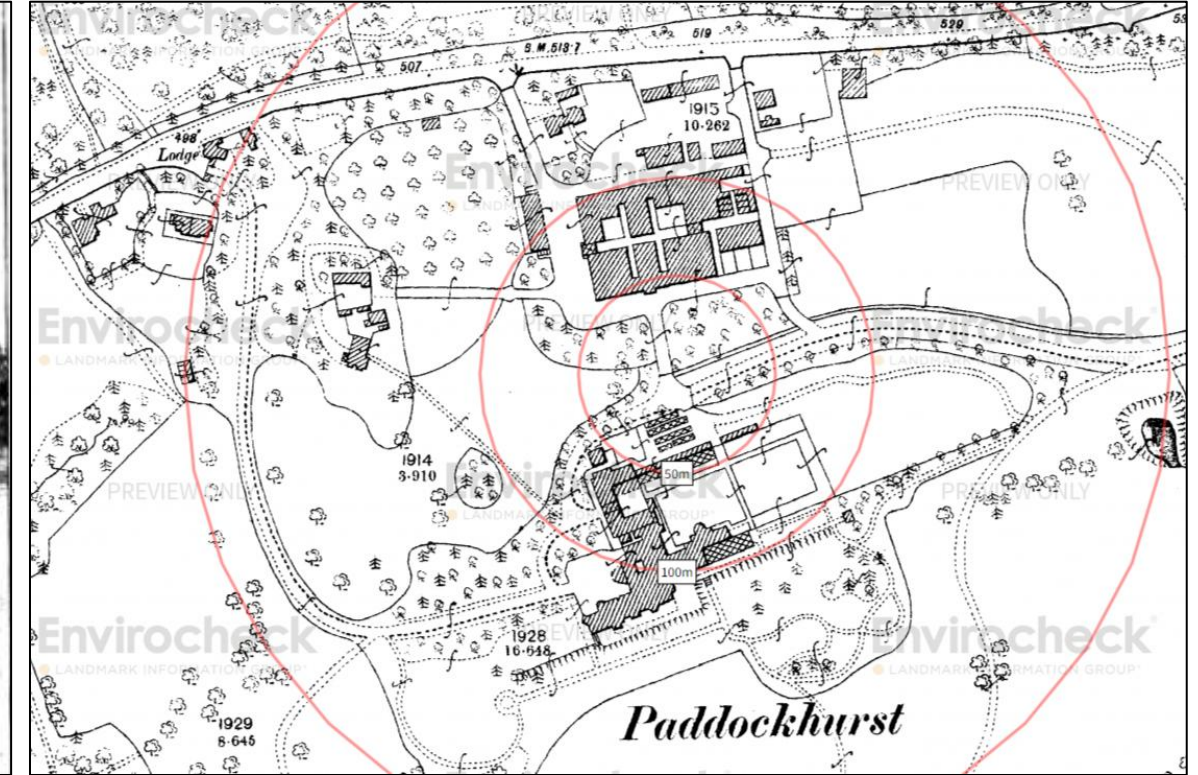


Figure 12: OS Mapping, 1897, Paddockhurst

- 2.30 Whilst this mapping offers greater detail, the long eastward wing can be seen to attach and align with a glass roofed structure projecting off its south elevation. Four outbuildings located to the north of the long eastward wing can also be seen to be glass roofed structures. A new road was also constructed between the two plots, running east to reach a junction that is believed to be the present day Back Lane.
- 2.31 1910 OS mapping (**Figure 13**) shows still more development to have occurred at the site since 1897. The estate itself can be seen to have expanded further east across both northern and southern parcels. Several outbuildings formerly occupying the northernmost plot are removed and/or extended/rebuilt. The former stable building appears to remain generally intact with respect to its overarching planform. To the west and outside of the northernmost complex, two rows of small structures can be seen constructed to the south of Paddockhurst Road.
- 2.32 The long eastern wing that formerly attached to the northeast corner of built form occupying the southernmost parcel remains but has now been truncated, resulting in its detachment. The smaller outbuilding that stood adjacent this long narrow wing has now been extended eastward to result in a 'L'-shaped footprint. A glass roofed structure is now attached to the south elevation of this extended wing. A glass roofed structure has also been built between these two long wings. The smaller glass roofed outbuildings formerly located to the north have now been either extended or demolished and replaced by four glass roofed structures.
- 2.33 In 1921, a Clock Tower dedicated to Lord Cowdray's youngest son, Geoffrey - killed in 1914 during the Battle of Marne - was installed to the west front of the former stables building. By 1933, the 3rd Viscount Cowdray put up 500 acres of land for sale, which was eventually purchased by Abbot of Downside John Chapman, whilst the Cowdray family retained 4500 acres of the land. Chapman subsequently changed the name of the estate from Paddockhurst to Worth Priory, as a dependent priory of Downside Abbey, establishing a separate junior school and another monastic community apart from the Downside site. Although Worth School flourished, this was forced to return to Downside during WWII, where, prior to June 1944's Normandy D-Day landings, Canadian troops used the Worth site as a base.
- 2.34 With specific respect to Butler House and Beltrame House and their curtilage status, it can be seen from the 1947-1949 aerial map (**Figure 14**) that neither structure has yet been constructed (the approximate location of both structures is indicated by a yellow box in **Figure 14**). Although Butler House can be seen to have been constructed sometime between 1949 and 1957 (see below), Beltrame House still remains unbuilt in the following years, as shown by both 1957 and 1987-1990 mapping, below.

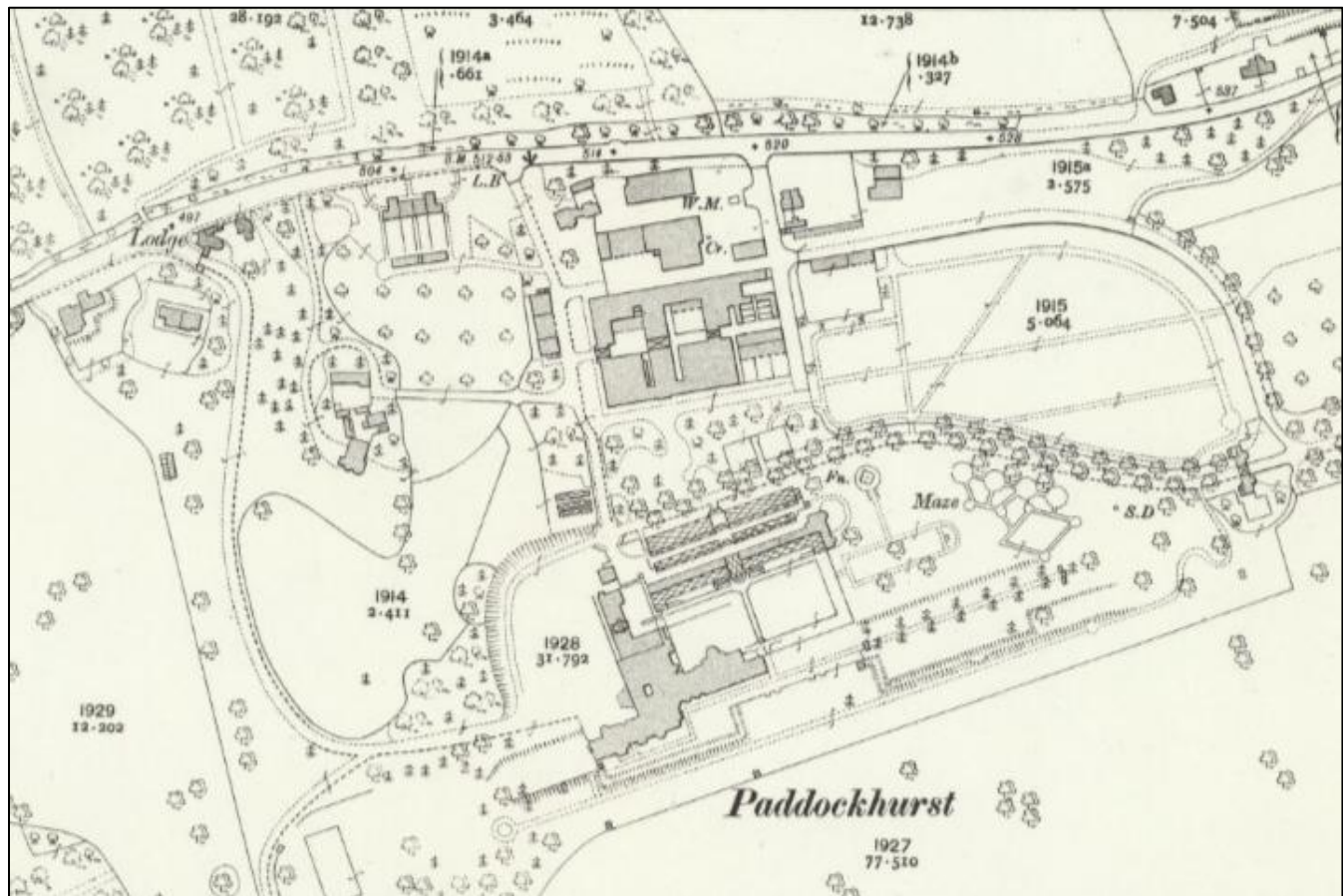


Figure 13: OS Mapping, 1910, Paddockhurst

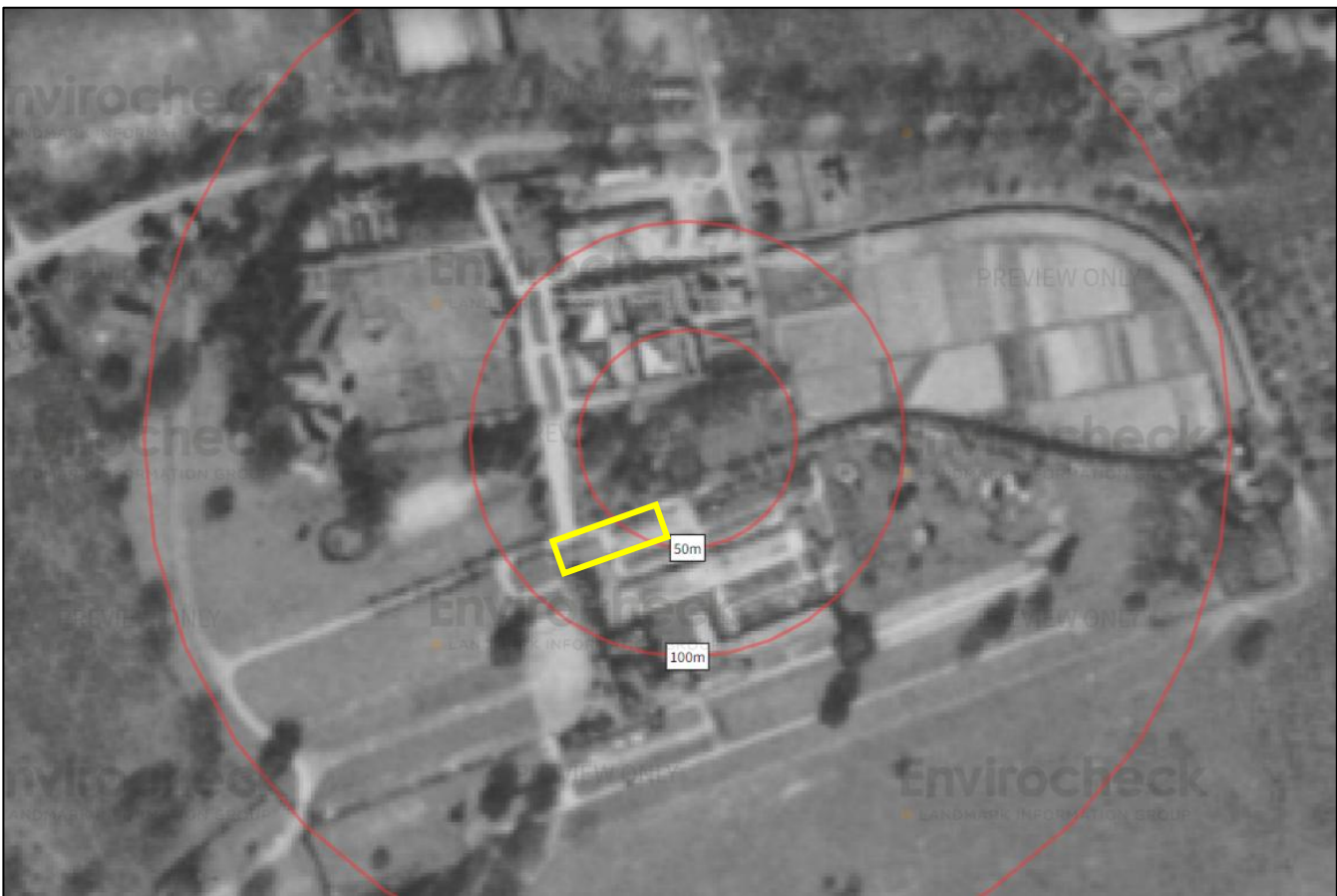


Figure 14: Aerial Map, 1947-1949, Worth Priory

- 2.35** In 1957, Worth School became fully independent from Downside. 1957 OS mapping (**Figure 15**) evidences considerable change across Worth Priory; principally as a result of its change of use from a working estate to a school. The Priory's projecting southeastern wing of the Priory has now been developed at its northeast corner with a further, 'L'-shape structure. The northern wing's west-facing elevation has also been developed in a westerly direction.
- 2.36** The northern end of the northern wing has also assumed an archway and a new rectangular structure i.e. Butler House. The small outbuilding formerly located to the north of the northern wing is now demolished. The glass roofed structures that were attached to the two long wings are also now demolished, as is one of the four glass roofed structures to its north. Between the two principal plots, a modest standalone structure with an 'L'-shaped footprint has been built.
- 3.37** The former stables building continues to retain a similar planform and layout, whilst surrounding outbuildings assume different footprints, having been either extended or demolished and rebuilt. The school also extended its grounds to the north of Paddockhurst Road, where formerly undeveloped land is now endowed with recreational areas, swimming baths, and a small outbuilding.
- 2.38** The Abbey Church of Our Lady Help of Christians is situated to the immediate east of Worth Priory and was built between 1964-89 by Francis Pollen. The origin of the Abbey as an institution can be traced back to 1930 when it was founded at Worth as a daughter house of the Benedictine Abbey at Downside, whilst simultaneously hosting a boys' boarding school.
- 2.39** In 1961, the design of the church comprised a central square building (with domed roof) surrounded by conventual buildings for 50 monks and 10 novices. Pollen's scheme was then developed to provide seating for a congregation of 800, with the design assuming its present form between 1963-4. The principal concrete structure of the Abbey was constructed over 1964-5, although the foundation stone is dated 1968.
- 2.40** The curved brickwork was undertaken by John Lyles, then the carpentry teacher of the school. He also supervised completion of the Abbey. The church held its first service in 1970 before being consecrated in 1975, prior to the later completion of flanking buildings. A pitched roof for the vestibule or narthex was preferred as a result of the direct labour being used, whilst surrounding buildings also followed this more vernacular approach. By contrast, the central drum was intended to appear more substantial and a more distinguishable and remarkable feature.

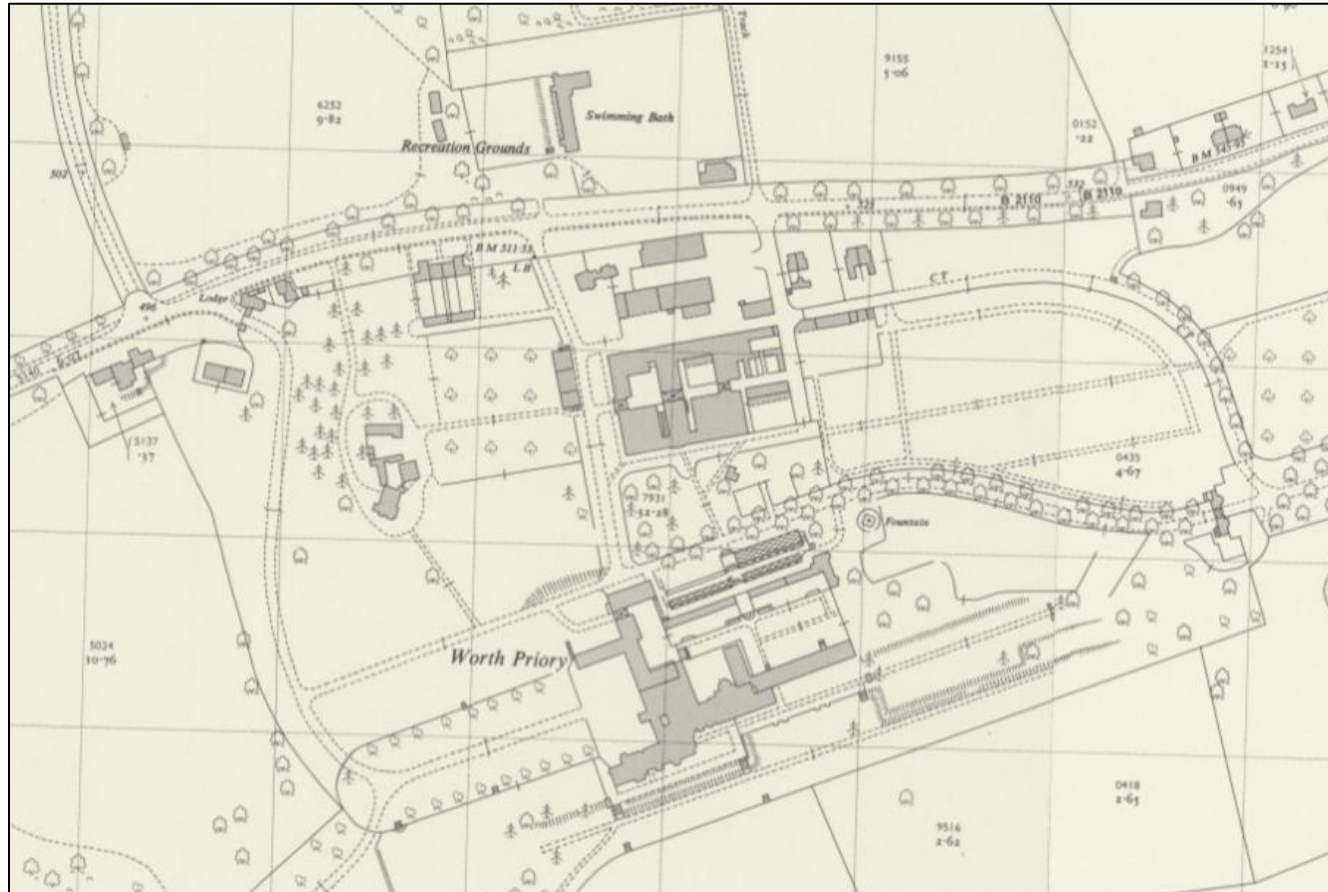


Figure 15: OS Mapping, 1957, Worth Priory



Figure 16: OS Mapping, 1987-1990, Worth Abbey and School

- 2.42 OS mapping from 1987-1990 (**Figure 16**) is the first to illustrate the Abbey Church. It comprises an almost square planform with two minor projections off its eastern elevation; a long east-west aligned structure off its north-facing elevation; and a cemetery to its southeast. To facilitate the construction of the Church, glass roofed structures to the north are now removed, as is the eastern wing of the 'L'-shaped structure attached to the northeastern corner of the southeastern wing.
- 2.43 Whilst the former stables building appears to retain a similar planform, more outbuildings of a larger scale can now be seen to have been constructed to the east and west of the stables building. An open area between the two main plots can now be seen to now host a modest electrical substation.
- 2.44 Present-day aerial mapping (**Figure 17**) shows the school to have now been added to with still more recent structures, particularly to the west and east of the former stables building. Outside of the two main parcels of land, the school now includes a golf course to the west, a farm and stables to the east, a garden, tennis courts, fields, and an area of astroturf to the south.
- 2.45 The application site comprising Worth School and Abbey exhibits and therefore evidences a highly evolved history wherein the site has not merely undergone considerable succession in terms of ownership and therefore a variety of uses, but also, considerable, associated change to both component built form and constituent fabric.
- 2.46 As historically, the site today retains a loosely grouped collection of built form of a variety of phases that are in turn interspersed with extensive swathes of open green space that comprise its immediate and/or near setting.



Figure 17: Aerial Map, Present Day, Worth Abbey and School



Figure 18: Abbey Church, Front Elevation, Present Day

3.0 Proposal

- 3.1 The application site occupies a location adjacent the statutorily designated Worth Abbey (main school building) to its south; Abbey Church to its southeast; and the former stables to its north (see **Figure 1**). Given intervening built form combined with landscape features and/or topography, proposals do not have any particularly compromising implications for the settings of any of these designated assets. However, given the near proximity of the application site to these listed buildings, the consideration of potential impacts arising from the development of this area upon the setting(s) of relevant assets must be carefully considered.
- 3.2 The estate has been subject to regularly recurring and frequent power outages over the last two years, with associated losses of power ranging from several minutes up to more than 24 hours. It has significantly impacted upon the day-to-day operation of both the School and the Abbey, causing the substantial disruption of planned events (i.e. with respect to live streaming, traffic, hot food, lighting, power, heating) and, an associated increase in business costs. It is therefore considered that the installation of a standby generator would be able to sustain normal operation whenever such power outages happen, which, as noted, are both regularly recurring and frequent.
- 3.3 Proposals therefore comprise the installation of an emergency backup diesel generator, which would assume a relatively central siting on previously undeveloped ground whilst being positioned on an structural concrete base for the purposes of stability and support. It will be complemented with a timber enclosure or screen for further protection and, in order to reduce any undue visual impact, will comprise planed interlocking boards, posts, and a gate; all of which will be constructed to encompass not only the generator but also the concrete base (**Figure 17**).



Figure 17: Proposed Site Plan

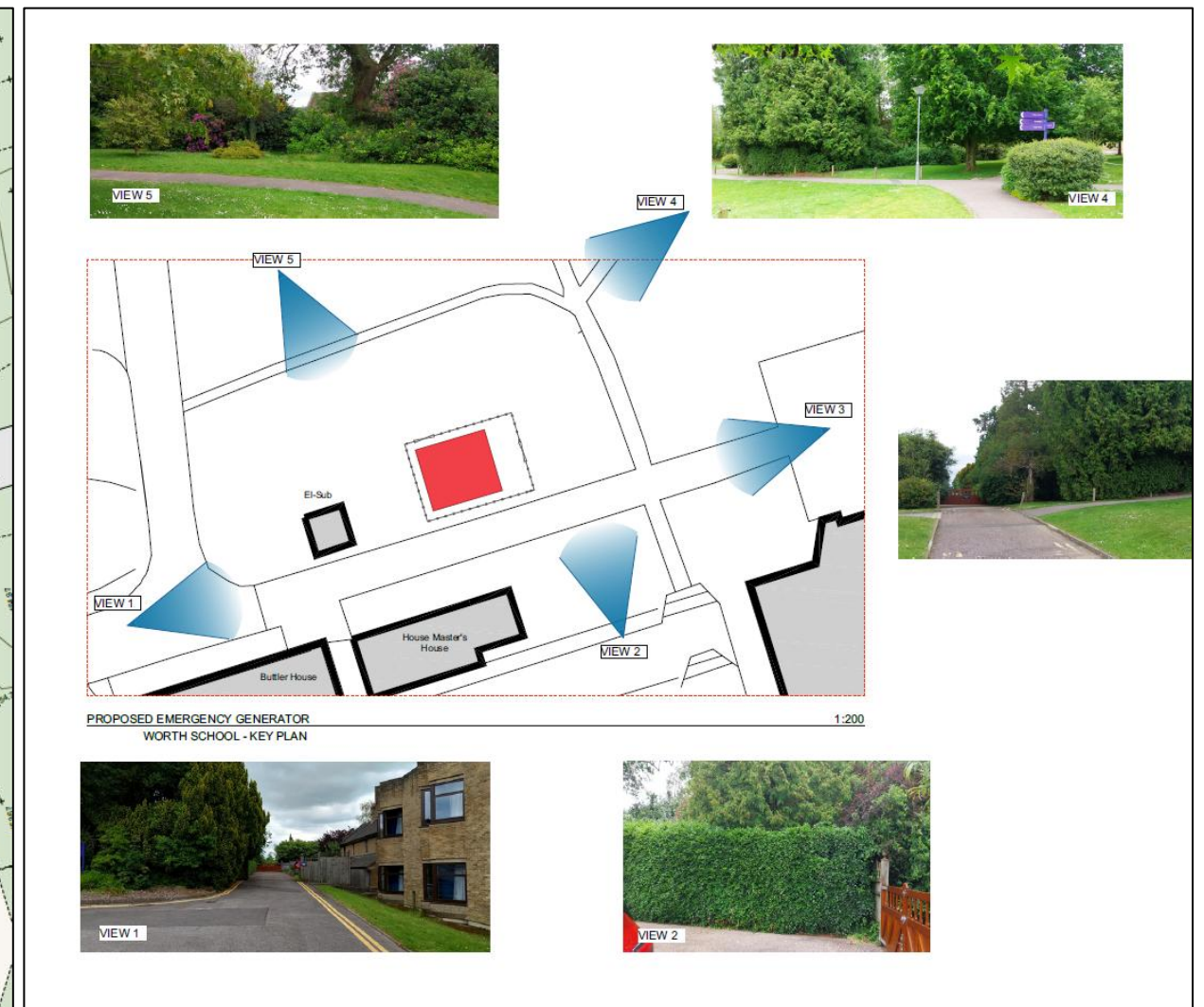


Figure 18: Views and Associated Screening

- 3.4 With a view to enabling and maximising functionality, it is necessary for the generator to be sited within close proximity to the estate's electrical substation, this being located to the immediate west of the application site. Both this and the application site already benefit from existing screening in the form of boundary hedges, bushes, and mature trees etc. (**Figure 18**); it is therefore clear that such facilities have been sited in this location in order to reduce visual impacts in the round more generally. That this is the case is demonstrable in that – with respect to the existing electrical substation located adjacent the proposed application site - no intervisibility is possible from any vantage point relating the setting(s) of each individual listed building.
- 3.5 The proposed location for the new generator is therefore considered appropriate by means of its effective screening by existing mature vegetation. Although located within the near setting of the three heritage assets, for operational purposes, the generator will be located adjacent the electrical substation and situated at a considerable remove from all three listed buildings. This provides a requisite and adequate separation between the heritage assets and the proposed generator. Again, the potential for intervisibility between these is considerably reduced.
- 3.6 The design of the enclosure also serves to facilitate assimilation within the built and/or historic environment, allowing the low-level generator to sit relatively unobtrusively within its more natural surroundings. Given that the use and/or functioning of the generator itself is fundamentally practical in nature, the appearance of this is inevitably utilitarian and essentially contemporary in character and appearance. Therefore the generator's surrounding enclosure comprises natural materials of a common and/or traditional construction that are deliberately intended to assimilate the generator whilst offsetting the potential for impacts upon the setting(s) of relevant heritage assets.
- 3.7 Whilst a modicum of further impingement upon the green openness of the application site may result – given there is no built form located upon this presently - the existing electrical substation is located nearby/directly adjacent and may be viewed as the already long-established precedent for such services and/or other utilitarian plant in this location (indeed, something of a tradition exists in that - although latterly removed - another small structure was present there in 1957 (see **Figure 15**), whilst the existing electrical substation is a pre-1987 addition (see **Figure 16**). Otherwise, given the various emphases and status of the remainder of the overriding site (i.e. Worth School and Abbey), that this area is a favoured location for unattractive, more utilitarian aspects such as plant, is still more demonstrable of a lack of prominence more generally (and in turn, therefore, a likely lack of impingement upon the settings of relevant listed buildings).
- 3.8 Furthermore, the public benefits of the scheme would necessarily outweigh any potentially identifiable harm caused by what is merely small-scale development. Here, given the regularity and frequency of continuous power outages and associated impacts upon the operation of the complex, the implementation of a standby generator constitutes reliable backup power and an emergency energy source. The proposed generator would therefore facilitate the full and proper functioning of the school and abbey at all times, and in turn avoid the need for more radical intervention in the form of altering any of the heritage assets themselves.
- 3.9 Proposals therefore accord with *paras. 207 and 208* of the *NPPF*, where it is considered that any perceived harm to the setting of the heritage assets in question (along with any associated impacts upon the intrinsic significance of these as a result) would be more than amply outweighed by the public benefits enabled by proposals, amongst which would include the *optimum viable use* of those assets in question. Whilst no physical fabric pertaining to the three relevant heritage assets would be altered, harmed or affected otherwise – with these remaining entirely intact - a wholly positive outcome would be achieved by virtue of serving the long-term *preservation* of the heritage assets in question by means of sustaining their *optimum viable use*, whilst making a positive contribution towards their economic vitality.
- 3.10 Proposals also accord with *para. 205* of the *NPPF*, where *great weight* has been given the assets' *conservation*, whilst otherwise, proposals further accord with *para. 203* of the *NPPF* with respect to *the desirability of sustaining the significance of heritage assets and putting them to viable uses consistent with their conservation*. This in turn ensures fundamental *preservation*, as per *section 16 and 66* of the *Planning (Listed Buildings and Conservation Areas) Act 1990*.

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
Grade II designations: Asset: Worth Abbey List Entry Number: 1025530 Date of Designation: 11th May 1983 Asset: The Former Stables at Worth Abbey List Entry Number: 1284499 Date of Designation: 11th May 1983 Asset: Abbey Church of Our Lady Help of Christians List Entry Number: 1392325 Date of Designation: 16th November 2007	Archaeological, Architectural & Artistic Interest Architectural and artistic interest is readily identifiable in the historic design and component means of construction in evidence across the three properties. In this respect, Worth Abbey (main school building) is a mid-19th century phase of development that predates 1865-1872; the Former Stables at Worth Abbey is a late-19th century phase of development that predates 1885; and the Abbey Church of Our Lady Help of Christians is a mid-to late-20th century phase of development that predates 1964-89; this in a form combining both Brutalist and Liturgical idea that resulted in a mixture of classical and modern architecture. The site nevertheless retains a series of built form both surrounded and interspersed by considerable swathes of open green space. Historic Interest The historic interest of Worth Abbey and the Former Stables resides in their evidencing of the site's evolution, where the site originates as a country	The significance of these heritage assets is considered medium by virtue of their Grade II designation. As indicated, the significance of Worth Abbey and the Former Stables is inherent to the material survival of their successive phases of development over the 19th and 20th centuries. Despite several successive owners and associated evolution across the built form of the site over time, their constituent fabric and essential planforms still remain evident, as does their successive growth. This includes retention of its more generally green and open aspects. Regarding Abbey Church, its significance is inherent to the non-traditional built form of a church that combines both classical and modern stylistic elements across its fabric, design, and planform. This retains a demonstrably close connection with the Benedictine monastic community and one that is illustrative of the community's long evolution. These buildings are therefore understood to contribute positively - from both historic and architectural perspective - towards the overarching character and appearance of both the immediate and nearby locale.	The application site is situated on an open green area in between the three listed properties in question, where Worth Abbey and Abbey Church are sited to its south, and the Former Stables to its north. The application site also occupies a location situated toward the more general centre of the entire Worth School and Abbey site, this being accessed via Paddockhurst Road, and several other minor roads. The closest built form to the application site comprises the electrical substation to its west; the construction of which predates 1987. Although the application site comprises merely one small component part of the entire Worth School/Abbey site, this has historically remained open and green, exhibiting only one small structure (constructed pre-1957, demolished pre-1987) prior to the existing electrical substation. Therefore as a part of the wider landscape and environs that are also of a more generally green, open character, the application site may be considered a neutral feature which, although making no direct contribution towards the significance of	Proposals for the site comprise the installation of a small-scale emergency standby diesel generator to be positioned on a structural concrete base for support, along with a surrounding timber enclosure or screen. Whilst the existing School and Abbey have experienced frequent power outages resulting in a compromised functionality and increased operational costs, proposals seek to support the optimum viable use of the assets in question by providing a stable, backup power and energy source whenever power outages occur across the site. With respect to the siting of the proposed generator, for the purposes of operation it is functionally necessary for the location of this to be in close proximity to the existing electrical substation. There is also considerable precedent for such buildings in this general location. Whilst the proposed generator will be similarly situated relatively centrally between the three designated heritage assets, its location already benefits from existing screening in the form of mature trees and vegetation. As a result, the existing electrical substation located directly adjacent/to the west of the application site presently offers no intervisibility with the three relevant assets, from a variety of different angles and/or	Following the implementation of the scheme, a wholly positive impact is considered to result, as this will <i>preserve</i> the significance of relevant designated heritage assets. Proposals therefore more than amply respond to the requirements of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> whereby the settings of the listed buildings are fundamentally <i>preserved</i> (s.16, s.66). This would be achieved via a sensitively designed, high-quality and therefore sympathetic scheme which seeks to retain and therefore <i>preserve</i> all aspects of said significance. Proposals therefore accord with <i>para. 203</i> of the <i>NPPF</i> where proposed development will demonstrably seek to make a positive contribution toward sustainable communities (including their economic vitality), whilst acknowledging the desirability of sustaining and enhancing significance by putting assets to viable uses consistent with their conservation. Proposals have also taken full account of <i>para. 205, 207, and 208</i> of the <i>NPPF</i> where great weight would be given the asset's conservation, and substantial public benefit achieved to the extent that outweighs any identifiable harm or loss. With respect to the <i>Mid Sussex District Plan (2021-2039)</i>, proposals therefore accord with <i>Policy DPB2</i> whereby development is required to <i>preserve</i> or <i>enhance</i> listed buildings and the contribution made towards these by their settings.	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.

	estate built during the Victorian period, prior to undergoing several successive changes of ownership, before this eventually became a boarding school. The historic interest of the Abbey Church resides in the long history and progression of England's Benedictine and monastic community, which at Worth, can be dated to the early 17th century.		the heritage assets, is commensurate in character with the grounds of the School/Abbey as this has appeared historically.	perspectives, and therefore – generally sharing this location – the siting of proposals is considered appropriate. Regarding the utilitarian appearance of the generator, a modest timber enclosure of planed interlocking boards, posts, and gate will encompass both the generator and its concrete base in order to screen these elements. This enclosure will in turn allow the better assimilation of the fundamentally utilitarian generator, which will consequently sit unobtrusively in both its more immediate natural surroundings and within the wider setting of relevant heritage assets. Proposals would not therefore result in any detrimental impact upon the openness and greenery characteristic of the site, but conversely, <i>preserve</i> both this setting and its wider environs, whilst serving the <i>optimum viable use</i> of the institutions located there. Accordingly, the site will further benefit by means of avoiding future, more radical intervention into the fabric of the designated assets themselves, necessitated by frequent power outages that necessarily require regular maintenance and/or intervention; again serving both the <i>optimum viable use</i> and in turn, <i>preservation</i> of the site and its component assets, which would remain inviolate. Following the implementation of the scheme, a wholly positive impact is considered to result, as this will fundamentally <i>preserve</i> the significance of designated heritage assets of relevance.		
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5.0 Summary

- 5.1 The application site is situated relatively centrally to the Worth School & Abbey site which exhibits a mix of designated historic fabric and open green space; the latter reflecting the site's wider, rural environs. The existing site has however been experiencing regular, frequently occurring power outages which negatively impinge upon the general operation of the school and abbey, frustrating operation and therefore in turn, compromising the future security of relevant assets' *preservation*. Proposals therefore comprise the installation of an emergency backup generator upon a green, open location.
- 5.2 Although the application site itself is not subject to any designation, it is however situated within the setting(s) of three heritage assets i.e. Worth Abbey, the Former Stables at Worth Abbey, and Abbey Church of Our Lady Help of Christians. Therefore careful consideration has been these heritage assets, their settings and therefore the contribution made toward the significance of these assets by their settings. In this respect, the Grade II listed *Screen and 2 Gateways to the west of Worth Abbey* have been discounted due to a lack of clear visual association, whilst it has been established that neither Butler House nor Beltrame House to the south of the application site enjoy curtilage status as a result of their post-1948 date of construction.
- 5.3 Fundamentally, proposals seek to support the *preservation* of said heritage assets, and the settings of these by mean of a considered and sensitively designed scheme. The appropriate siting, scale and appearance of the proposed generator and its enclosure would not merely assimilate well into its natural surroundings, but the further potential for intervisibility would be greatly reduced by the screening effect of this mature vegetation. This would in turn aid serve the *preservation* of said heritage assets, which would remain entirely intact, whilst the associated potential for intervisibility between these and the application site is extremely limited.
- 5.4 Where no physical fabrics would be altered, proposals fundamentally accord with *para. 212* of the *NPPF*. Here, the intended development would *preserve those elements of the setting that make a positive contribution to the asset*, where its mature, green character would remain intact, largely appearing as this would have appeared historically. Proposals must also be commended for facilitating the full, proper and stable functioning of the school and abbey, serving consistent operation whilst avoiding the need for any direct intervention upon any individual heritage asset. It would not merely secure the viable use of each asset consistent with its conservation, but further accord with *para. 203, 205, 207, and 208* of the *NPPF*.
- 5.5 Further to this, proposals more than amply to respond to the regulatory framework on both national and local fronts, whereby *sections 16 and 66* of the *Planning (Listed Buildings and Conservation Areas) Act 1990* and *Policy DBP2* of the *Mid Sussex District Plan (2021-2039)* direct that the settings of listed buildings should be fundamentally preserved.
- 5.6 Therefore, the scheme responds positively towards the historic and/or built environment, whilst achieving a high standard of design and public benefit which respects the special historic and/or architectural interest of the relevant heritage assets and/ or their settings. Therefore the principle of proposed development would not be considered a negative impingement upon relevant heritage assets, their settings, or the wider locale.

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Appendix 1.0 Designation Records for Heritage Asset(s)

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1025530

Date first listed: 11-May-1983

List Entry Name: WORTH ABBEY

Statutory Address 1: WORTH ABBEY, PADDOCKHURST ROAD

Location

Statutory Address: WORTH ABBEY, PADDOCKHURST ROAD

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Turners Hill

National Grid Reference: TQ 31800 34215

Details

WORTH PADDOCKHURST ROAD 1. 5405 Worth Abbey TQ 33 SW 6/579 II

2. Roman Catholic School, the east front of the north-west wing, which was originally the stables, has the date 1865 on it. But the main portion of the north wing was built by George Smith between 1869 and 1872 and was one of the last works of Anthony Salvin. Tudor style. Three storeys. Ashlar. Modern tiled roof. Casement windows with stone mullions and transoms. the main portion has 9 windows. Non-central tower of an extra storey and projecting porch beyond this with octagonal buttresses at the angles surmounted by figures of griffins. Projection of one window-bay at north end with gable over containing a cartouche. To the south of the tower the ground and first floors project and have windows with trefoil-headed lights on the ground floor and an arcaded loggia at the north end of the first floor. To the north is a service wing of 8 windows and 8 gables. The rain-water heads are dated 1921, and the 2 northernmost window-bays were probably added at that date. The south-west wing was added in 1883 and has that date on it and the initials "R.W." Two storeys. Its north front has 6 windows. Irregular projections of a chimney breast, low circular tower and ground floor portion at east end. The south front has 10 windows. Parapet. Gable at east end. Two projections, one splayed, one rectangular. The hall at the west end is of one storey and projects with a large bay and windows of 3 tiers of lights. This hall contains panelling and a large tiered Elizabethan-style chimney-piece. To the north-east of the south front is an L addition by Sir Aston Webb of 1897. Two storeys and attic. Five windows. Three dormers. Two bays of 2 tiers of 5 lights with trefoil heads. Projection at east end flanked by octagonal buttresses with copper ogee-domes and gablet between. At the back this wing is faced with imitation timbering. This wing also has good internal features including a stucco frieze by Walter Crane of the history of transport. Further east is a single-storeyed section, originally an orangery or conservatory. Seven round-headed windows flanked by half-columns with parapet over. Modern additions behind the south-east wing.

Listing NGR: TQ3184534467

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 302883

Legacy System: LBS

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1284499

Date first listed: 11-May-1983

List Entry Name: THE FORMER STABLES AT WORTH ABBEY

Statutory Address 1: THE FORMER STABLES AT WORTH ABBEY, PADDOCKHURST ROAD

Location

Statutory Address: THE FORMER STABLES AT WORTH ABBEY, PADDOCKHURST ROAD

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Turners Hill

National Grid Reference: TQ 31781 34359

Details

WORTH PADDOCKHURST ROAD 1. 5405 The former Stables at Worth Abbey TQ 33 SW 6/579A II 2.

Dated 1885. The main block is L-shaped. Two storeys. Six windows and 4 gables facing south, 4 windows and 4 gables facing west. Ground floor red brick with stone quoins and on a stone base, above half-timbering with plaster infilling. Tiled roof. Casement windows. At the north end of the west front is a tower. Ground floor stone, above red brick with stone quoins, parapet and projecting staircase turret at south-west angle. Clock-face to each front. The Stables are listed largely on account of the tower.

Listing NGR: TQ3184534467

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 302884

Legacy System: LBS

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1392325

Date first listed: 16-Nov-2007

List Entry Name: ABBEY CHURCH OF OUR LADY HELP OF CHRISTIANS

Statutory Address 1: ABBEY CHURCH OF OUR LADY HELP OF CHRISTIANS, TURNERS HILL

Location

Statutory Address: ABBEY CHURCH OF OUR LADY HELP OF CHRISTIANS, TURNERS HILL

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Turners Hill

National Grid Reference: TQ 31871 34278

Reasons for Designation

Abbey church of 1964-89, with integral cloistral buildings, to the designs of Francis Pollen. A striking, austere building that mixes classical and modern elements that is in the vanguard of both Brutalist and Liturgical thinking.

Details

WORTH

1144/0/10060 TURNERS HILL 16-NOV-07 Abbey Church of Our Lady Help of Christians

GV II

Roman Catholic (Benedictine) Abbey church. 1964-89 with later additions to the conventual buildings, to the designs of Francis Pollen. Reinforced concrete frame clad in brick, with exposed concrete beams, floors and details. Tiled roofs, the central drum over the church is felted, but was designed to be tiled when money permits.

Clever plan on steeply sloping site. The hillside site makes the most of views out into the Sussex countryside. Central square church under central circular top-lit drum. Central altar with monastic choir and two chapels behind, with further chapel separate to side. The church is entered by the laity from an entrance at first floor level, which gives on to a long vestibule gallery, and imperial stair that descends to the main church level. This projects from the entrance facade and is flanked by entrance doors. The other three sides of the church are encased by one and two-storey buildings for the monks, with cells, refectory and library (not inspected but understood not to be of special interest). Side entrance from car park to left, with the entrance to the monastery further down the hill on this elevation. Doors and windows of heavy-sectioned timber, save those in the clerestory under the dome, which are set between the exposed concrete frame. Exposed, too, is the circular top of the drum, with features concrete gargoyles modelled on those by Le Corbusier at Notre Dame du Haut, Ronchamp, France, and which is surmounted by a cross.

Vestibule and staircase lined in brick with exposed concrete beams and dressings, timber roofs. Round-arched openings to bookstall, stairs and into lobbies serving adjoining rooms. The austerity of the church interior enhances the sense of its great scale. Rear balcony of exposed concrete. Exposed beams to the slope of the drum with timber ceiling between, central concrete lantern supported on exposed ring beam and braced by internal cross of concrete beams. Battered brick piers with shallow concrete capitals define ambulatory round three sides. Raked floor leads to near-central altar; the difficulties of worship in the round are avoided by having the monks' choir behind the altar, together with two large side chapels - largely enclosed brick drums with curved and battered brick walls reminiscent of Oscar Niemeyer's work, to either side. Pierced opening over tabernacle behind the freestanding altar in each. Forward altar a single stone, resting on two piers and raised up three steps. Timber offices and confessionals set either side off the ambulatory. Foundation stone dated 1968; memorial stone to Francis Pollen (1926-87), and Dom Victor Farwell, first Abbot of Worth 1965-88. Plaque to Simon Dominic Woods, died 1972. The other interiors not inspected.

The Abbey of Our Lady, Help of Christians was founded at Worth in 1930 as a daughter house of the Benedictine Abbey at Downside, and with the same function of running a boys' boarding school. Pollen's first design, published in 1956, was for a tall, elliptical reinforced concrete building surrounded by an ambulatory with side chapels all the way around, and with a central circular lantern. In 1961 this was revised in favour

of a central, square building surrounded by conventual buildings for fifty monks and ten novices. Pollen and his clients were thus in the vanguard of liturgical thinking among the Roman Catholic Church in Britain. His scheme was enlarged to provide seating for a congregation of 800, and the design took on its present form in 1963-4. The main concrete structure was built in 1964-5 by the contractor Lovells, but as local contractors were unwilling to commit themselves to a price for the curved brickwork, John Lyles, then teaching carpentry in the school, undertook the brickwork by direct labour, and supervised the completion of the building. The first service was held in 1970 and the church was consecrated in 1975, leaving the flanking buildings for later completion. As part of this use of direct labour, a pitched roof was preferred for the vestibule or narthex as cheaper and easier to build, and the surrounding buildings followed this more vernacular approach. This serves to make the central drum still more dramatic and space-ship like.

Francis Pollen was trained at Cambridge and the Architectural Association, but his early career was influenced by Edwin Lutyens, who had remodelled Lambay Castle in Dublin Bay for his grandparents and who remained a family friend. But in 1958 Pollen adopted the tenets of the New Brutalism, preferring heavy brick and concrete construction to what Alan Powers describes as the 'physical shallowness' of much contemporary modernism. In a more extreme way, Pollen's career mirrors that of Sir Basil Spence, who began his professional career with Lutyens and who went on to embrace the style of Le Corbusier's Maisons Jaoul; Worth Abbey is suggestive of what might-have-been had Spence designed a major church in the manner of his listed Sussex University. Pollen himself wrote, 'I believe that churches must feel as if they had just happened as a result of divine laws of geometry, mechanics and proportion, timeless laws' (quoted in Architects' Journal, p.35). The debt to the Renaissance ideas of humanism and proportion expounded in Rudolf Wittkower's Architectural Principles in the Age of Humanism, a key text of the Brutalists and of the Liturgical Movement, is as important as Pollen's own deep and personal Catholic faith. Powers has also made comparisons with Louis Kahn's First Unitarian Church at Rochester, New York. The artist Patrick Reyntiens considered that Pollen had 'produced singlehanded a style that has reference to the past and can give hope for the future' with its mixture of modern and primitive forms and austere control of space. It is one building that has successfully made a virtue of the most rigorous economy.

Sources The Builder, 28 September 1956, pp.530-1 Architectural Review, January 1963, p.70 Alan Powers, 'Church Triumph' in Architects' Journal, 30 January 1991, pp.30-37 Alan Powers, Francis Pollen Architect, 1926-1987, Oxford, Robert Dugdale, 1999

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 500189

Legacy System: LBS

Sources

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'Architectural Review' in January, (1963), 70

'The Builder' in 28 September, (1956), 530-1

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 residing 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**

- 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;
- 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.
- 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.
- 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**

- 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.
- In some circumstances, the ability to appreciate significance may be enhanced or otherwise revealed by the proposal; this should be outlined here.
- 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**

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

7. **Recording**

- 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**

- 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
- 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.

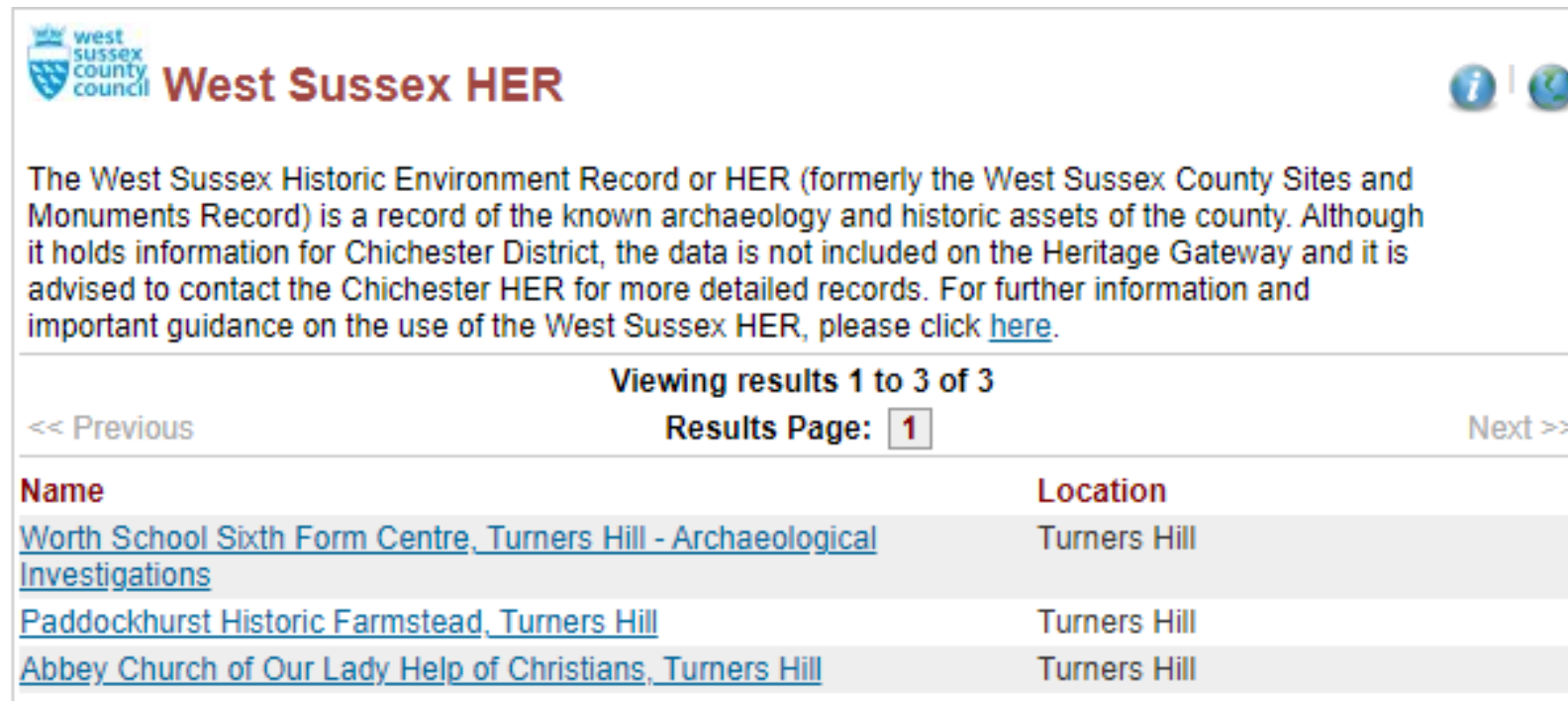
Table 4 – Justification of Impacts

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'.

Appendix 3.0 Historic Environment Record

- 3.1 The following illustrates results from the West Sussex Historic Environment Record concerning historic buildings, structures, landscapes and known archaeological sites and finds, identified with 250m of the application site.



The screenshot displays the 'West Sussex HER' (Historic Environment Record) website. At the top left is the West Sussex County Council logo. The main heading is 'West Sussex HER'. Below this, a paragraph explains that the record is for the county, excluding Chichester District, and provides a link for more information. The results section shows 'Viewing results 1 to 3 of 3' and 'Results Page: 1'. A table lists three archaeological sites, all located at 'Turners Hill'.

Name	Location
Worth School Sixth Form Centre, Turners Hill - Archaeological Investigations	Turners Hill
Paddockhurst Historic Farmstead, Turners Hill	Turners Hill
Abbey Church of Our Lady Help of Christians, Turners Hill	Turners Hill

