

## ~ LAND WEST OF THE BYRE ~

THE STREET, BOLNEY, HAYWARDS HEATH, WEST SUSSEX, RH17 5PG

*Erection of 5 detached dwelling houses and outbuildings, including new garage to serve The Byre*

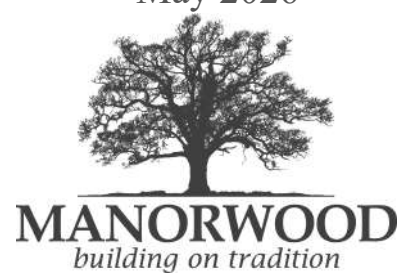
## HERITAGE STATEMENT INCORPORATING DESIGN AND ACCESS STATEMENT



Prepared by Natalie Aldrich IHBC, PCIfA

Reviewed by Ben Kirk MSc, IHBC

May 2026



ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Heritage Consultant, Natalie Aldrich and reviewed by Ben Kirk, Managing Director..

Natalie holds a BA(Hons) in History and Politics and a FdSc in Architectural Conservation and is a full member of the Institute of Historic Building Conservation (IHBC) and Practitioner member of the Chartered Institute for Archaeologists (PCIfA). Natalie is a member of the Vernacular Architecture Group (VAG) and has over 10 years’ experience as a Heritage Consultant working on buildings and sites of all types across southern England.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group (VAG), the Domestic Buildings Research Group (DBRG), and the Wealden Buildings Study Group (WBSG).

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15<sup>th</sup> century barn for Nyetimber Vineyards in West Sussex.

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## 1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Natalie Aldrich, IHBC, PCIfA, on behalf of Manorwood, to accompany a Planning application in relation to the construction of five residential dwellings, and a garage to serve The Byre, on land west of The Byre, The Street, Bolney, RH17 5PG (hereafter 'the application site').
- 1.2 The application site comprises primarily undeveloped land to the west of The Byre, west of The Street, in Bolney. The application site extends to include the existing access off The Street to the east, and a detached modern storage building to the north. A PROW (BOL-44BO) runs south of the southern boundary of the application site to link The Street in the east to Foxhole Lane in the west. The Grade II listed former farmhouse of Daltons Farm (listed as Daltons) is located to the north-east of the application site and includes within its grounds a former piggery and granary. The Bolney Conservation Area is formed of two detached parcels; the northern parcel of the Conservation Area runs along The Street and includes Daltons Farm, and The Byre to the west of The Street but does not extend westwards to include the undeveloped majority of the application site.
- 1.3 The submitted planning application relates to proposals for the construction of five detached residential dwellings with associated parking and gardens, and construction of a double garage to serve The Byre, with access via the existing route off The Street, north of The Byre.
- 1.4 This Heritage Statement includes an assessment of the character and appearance of the Bolney Conservation Area and the significance and setting of the listed Dalton's Farm, which identifies its relative heritage value and how its setting may contribute to significance. It assesses if and how the application site contributes to setting and significance. Additional heritage assets are assessed where they are deemed sensitive to the proposed development. The report also includes an assessment of impact, which evaluates the potential effect of the proposed scheme on the significance of the heritage assets, including the contribution made by their setting. This approach to impact assessment is required to comply with the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2024), and the requirements of the Local Planning Authority.
- 1.5 The relevant Historic Environment Record (HER) has been consulted in the preparation of this report, in accordance with paragraph 207 of the National Planning Policy Framework (NPPF, 2024). as has the National Heritage List for England (NHLE). Historic maps have been consulted to better understand the development of the site. The maps are included in Section 4 of this report.
- 1.6 A site visit and walkover was completed in March 2026 to provide an understanding of the application site, Daltons Farm and Bolney Conservation Area, and the relationship of the application site to Daltons Farm, Bolney Conservation Area, and other heritage assets. Access to the interior of Daltons Farm was not possible.
- 1.7 The remit of this Heritage Statement is the built historic environment. It does not include any below ground archaeological assessment.



*Location of the application site (after Historic England)*

## 2 HERITAGE ASSETS AND DESIGNATIONS

- 2.1 The Grade II listed Dalton's Farm is located c.15m north of the application site and as such its setting and significance may be sensitive to the proposed development. It is a statutory Listed Building designated in May 1983. The listing reads:

### DALTONS

**Location** The Street, Bolney

**District** Mid Sussex (District Authority)

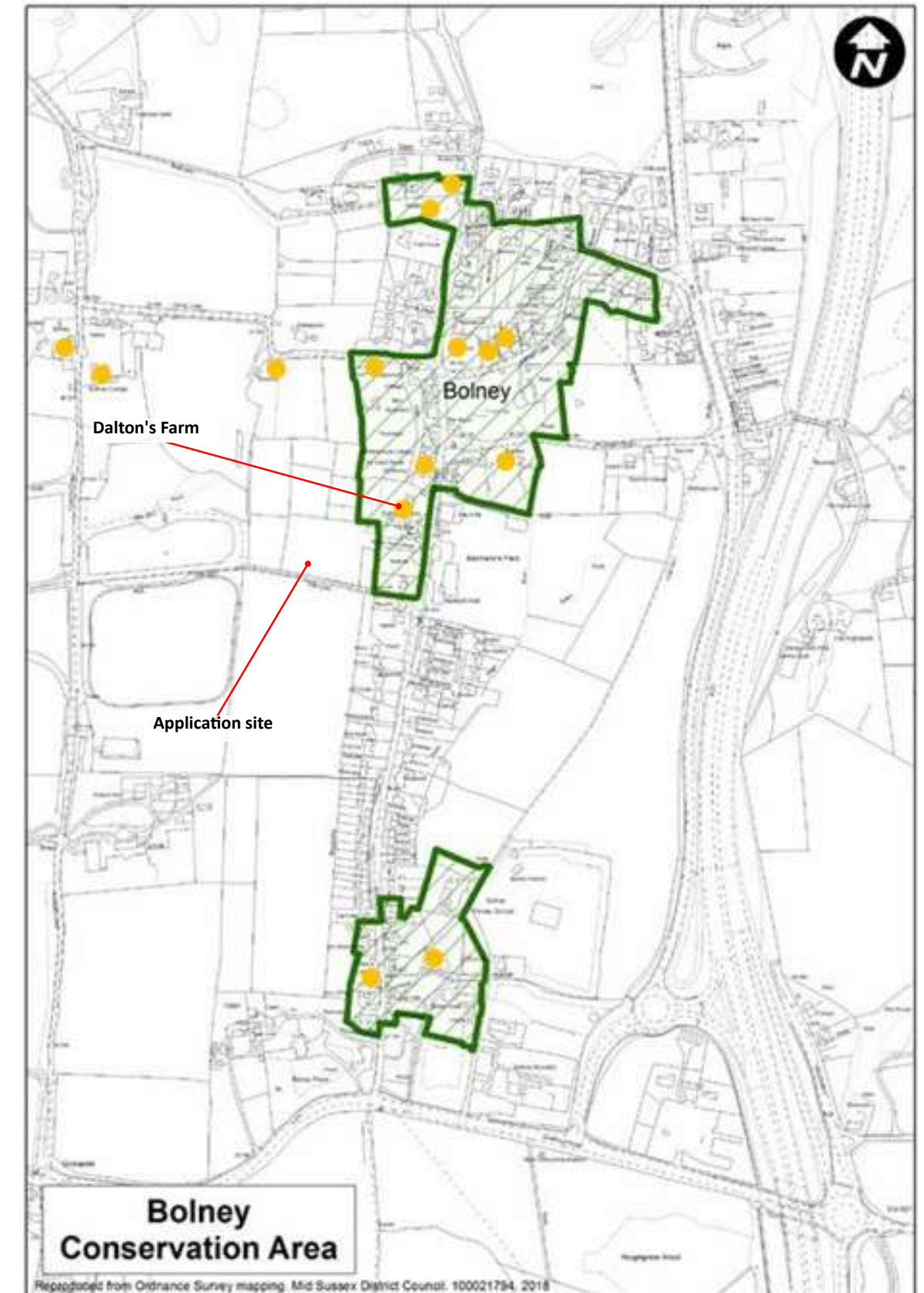
**Date Listed** 11 May 1983

**List Entry No** 1354847

**Grade** II

**Description** C18 or earlier. Two storeys. Four windows. Red brick and grey headers. Horsham stone slate slab roof. Casement windows.

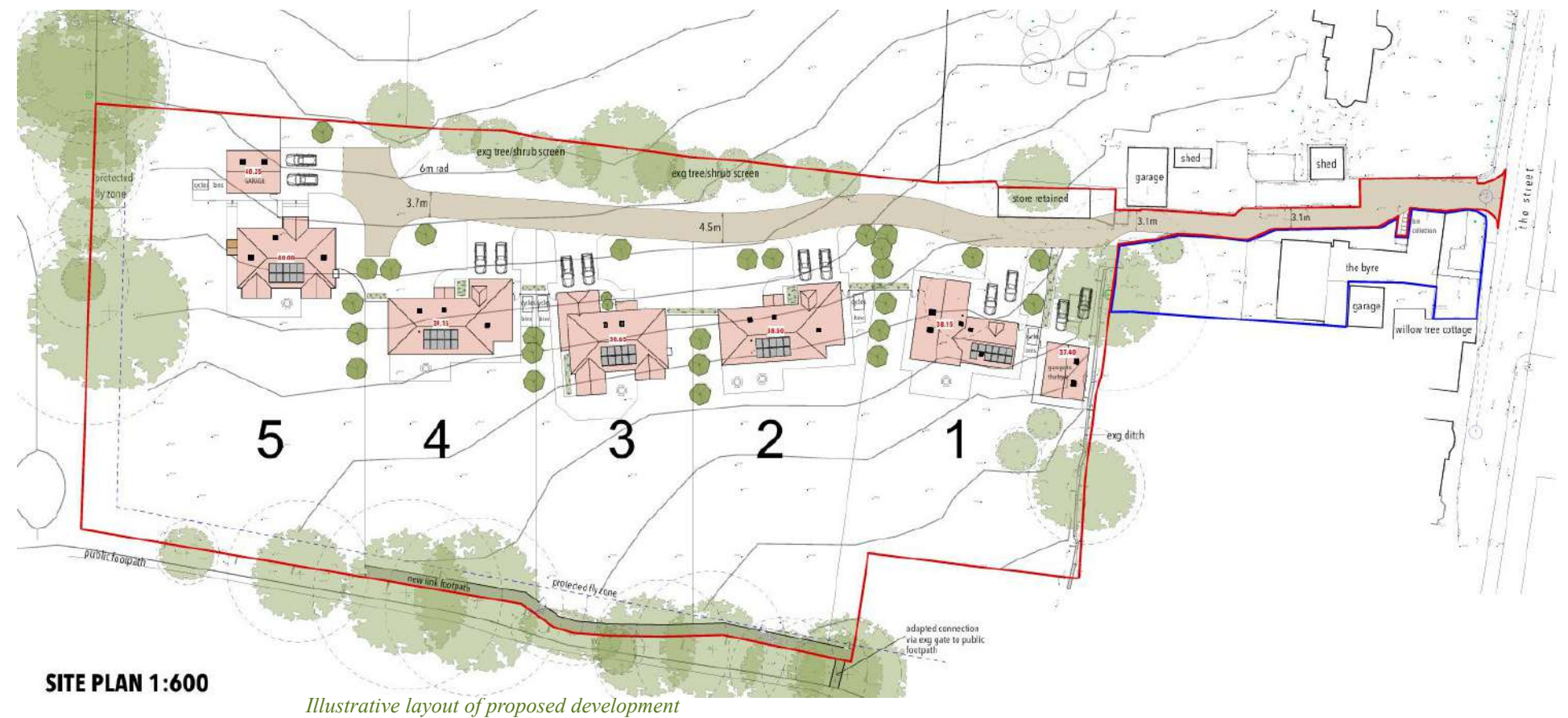
- 2.2 The West Sussex Historic Environment Record includes Dalton's Farm as a Historic Farmstead dating to the 19th century (West Sussex HER reference MWS9994). The record does not reference any further details of the historic farmstead; however the surviving agricultural structures associated with Daltons Farm, including the former piggery within its grounds, may be considered curtilage listed. The Byre, within the application site may be considered curtilage listed and this is further assessed in Section 5.
- 2.3 The Byre and the eastern extent of the application are located within the Bolney Conservation Area; the area of the application site of the proposed development is beyond the Bolney Conservation Area but may be considered to contribute to its setting. A map of the Conservation Area, which is formed of two separate areas, is included in Mid Sussex District Council's 'Conservation Areas in Mid Sussex' document produced in August 2018. The document includes a description of each Conservation Area in the District.
- 2.4 The Bolney Conservation Area contains a number of listed buildings including Dalton's Farm to the west of The Street, the Grade II listed Tanglewood to the north at Lodge Lane, and the Grade I listed Church of Mary Magdalene to the south of the village.



*Bolney Conservation Area, with locations of listed buildings in Bolney*

### 3 PROPOSALS

- 3.1 The proposal is for the construction of five detached residential dwellings, and a garage to serve The Byre, on land west of The Byre, The Street, Bolney. The proposals include the extension of the existing access route off The Street which would be laid to gravel as existing, and vehicle parking for each dwelling. Each dwelling would be situated within private grounds. an existing gated pedestrian access to the PROW to the south of the application site would be retained. The existing timber store structure to the north of the application site would also be retained. Existing trees within the application site would be retained and enhanced with additional planting of native hedgelines, within the application site along proposed boundaries. The proposed buildings would be of brick and timber effect weatherboard below clay tile roofs.
- 3.2 The proposals and their potential impact on the significance of the heritage assets deemed sensitive to the proposed development are assessed in Section 6 of this report.
- 3.3 Accompanying documents and plans should be read in conjunction with this Heritage Statement.



## 4 HISTORIC CONTEXT

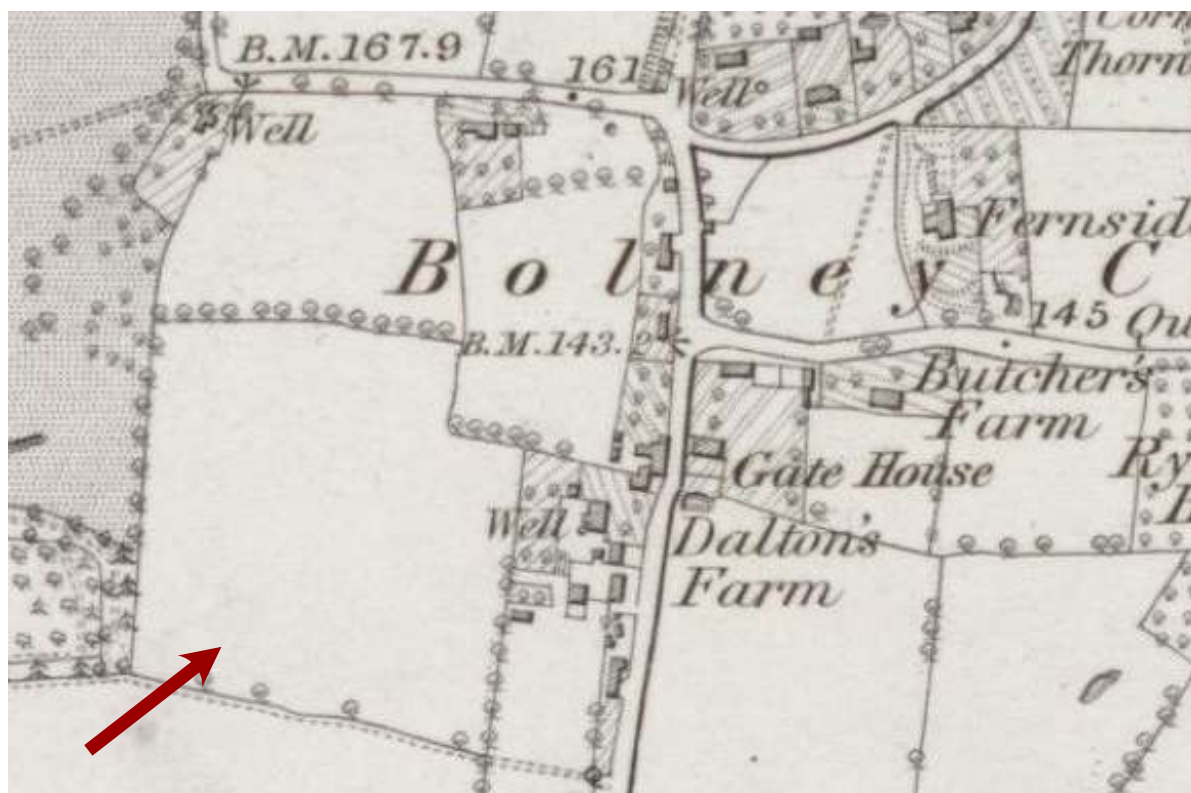
- 4.1 This section provides the historic context and evolution of the application site and its vicinity based on desk-based research. Understanding the history and context of the relevant heritage assets is important to establish their significance and the contribution that their setting makes to their significance.
- 4.2 First recorded in the late 13<sup>th</sup> century, Bolney developed as two distinct areas in a landscape with strong ties to agriculture following the decline of the iron industry which is characteristic of the area. Late 18<sup>th</sup> century mapping illustrates these two areas, one to the south based around the 12<sup>th</sup> century Church of St Mary Magdalene and former manor house of Bolney Place, and one to the north, located west of Bolney Common. Bolney Common persisted into the mid-19<sup>th</sup> century and formerly included a windmill, which is recorded in 1789.
- 4.3 Daltons Farm was one of the farmsteads within Bolney. Others included Butchers Farm, Garstons Farm and Bookers Farm, all of which have been dated to the 17<sup>th</sup> century or earlier, as agriculture became a dominant economy in Bolney. The 1789 map does not clearly denote the farmsteads and other buildings within Bolney at that time, although the Church is evident, as is the linear evolution of the settlement, interposed by a field system of regular parcels of land.
- 4.4 The Tithe map for the parish of Bolney, produced in 1841, again illustrates the separate nature of the evolution of Bolney, with Bolney Common dominating the northern portion, and the Church dominating the south. The Common was enclosed in that year.
- 4.5 The Tithe map and associated Apportionment illustrate the form and use of the land within Bolney, with ownership and occupation providing an understanding of the evolution of the landscape as well as the community and population of Bolney. South-west of the Common, the structures comprising Daltons Farm were illustrated, although they were not annotated as such. The farmstead comprised a 'House and garden' in Apportionment 486, owned and occupied by Thomas Agate. Agate also owned c.10 acres of meadow, pasture and arable land west of The Street (Apportionments 481, 482, 483, 484 and 485) adjacent to the farm buildings. The structures included the farmhouse (now Dalton's Farm) and at least four detached structures to the south. Agate also owned and occupied a further c.9 acres of land east of The Street, and tenanted a further c.29 acres further east. The 1841 Census records Thomas Agate as residing at Grocer's House, next door to Agates Farm House, occupied by his daughter and family, and Agates Cottage.
- 4.6 Agate was recorded in Bolney in 1851 and 1861, farming over 100 acres of land and employing four labourers. In 1881, Daltons Farm was recorded as such for the first time in the Census records when it was occupied by Edward Hatley who worked 75 acres.
- 4.7 The Ordnance Survey map of 1879 (surveyed 1874-75) had denoted Dalton's Farm west of the main street connecting the two areas of the village, as they remained separate at that time. The former Common to the north-east had been dissolved and new routes and properties established.
- 4.8 Daltons Farm appears to have comprised structures similar to those shown in 1841, with the main farmhouse set back from The Street, and a number of detached buildings to its south. By the late 1890s, two of the outbuildings appear to have been combined with the addition of a linking structure, which accords with the converted byre today.
- 4.9 The Ordnance Survey 25 inch map of 1934 (based on a survey of 1909) illustrated the buildings of Daltons Farm and the wider village of Bolney, in greater detail in the early part of the 20<sup>th</sup> century.
- 4.10 The Valuation Office Survey of 1910-1915 provided further clarity on Daltons Farm in the early 20<sup>th</sup> century. Recorded as 'House, buildings, land and 2 cottages' in 1914, further details relating to the outbuildings were given. The outbuildings comprised; a stable for four; a granary on brick pillars of wood and tile and noted as having been built in 1912; a cowhouse for 12 of brick and wood frontage below tiles; brick pig pounds; four 'hovels'; and a barn. An accompanying sketch, difficult to decipher, appeared to indicate the stable, cowhouse and barn in the location of the present Byre. The landholding extended to 53 acres to the east and west of The Street, and including land north of the village, north of the present Lodge Lane.
- 4.11 As the 20<sup>th</sup> century progressed, the land between the two main areas of the village, much of which had been part of Daltons Farm before the First World War had started to be infilled. Pairs of semi-detached homes along the west of The Street (Bankside) and Bolney School were constructed by 1955. By the late 1950s, the expansion of Bolney to the north, in the area of the former Common along Top Street and Cherry Lane was largely complete. The later redevelopment of the nurseries provided additional housing.
- 4.12 In 1982 a planning application for the conversion of a barn and adjoining outbuildings at Daltons Farm were approved (reference BK/030/82). This permission relates to The Byre, which was then no longer in agricultural use and no longer part of the holding of Dalton's Farm. The following year saw the designation of Daltons Farm (farmhouse) as a Grade II listed building.
- 4.13 The development of Paynesfield, south-east of the application site was completed, and by the end of the 20<sup>th</sup> century, residential development has resulted in the two former district parts of the village being connected along The Street.
- 4.14 More recently, the new Rawson Hall was built in 2015, and the adjacent recreation ground, Bachelors Field, was overhauled in 2021. A single storey extension to the existing kitchen at the rear (west) of Daltons Farm was approved in 2012 following the construction of double garage to the west of the former agricultural outbuildings to serve the former farmhouse. Two detached residences (Meadow House and Crosstrees) were constructed in c.2020-2022 to the north of Bolney along Lodge Lane. To the south of the village, the development of 30 houses to the south of the village, adjacent to the cricket pitch was completed in c.2025, and outline approval was granted for the construction of up to 200 residential dwellings on land south of the application site, between the rears of the properties along The Street, and Foxhole Farm in the west in 2025.



Extract of Ordnance Survey Drawing, 1789 (Old Maps Online)



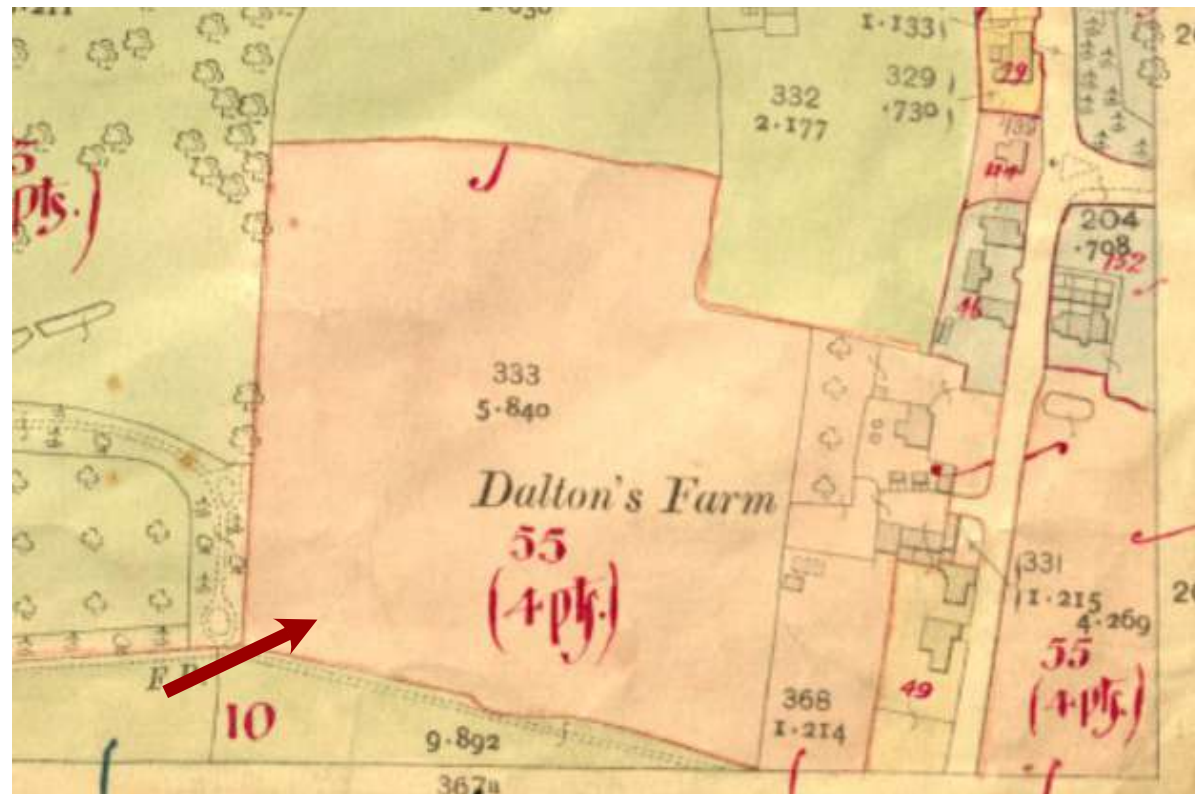
Extract of Tithe map for the parish of Bolney, 1841 illustrating the location of the application site (The Genealogist)



Extract of Ordnance Survey map 1874-75, published 1879, illustrating the location of the application site (National Library of Scotland)



Extract of Ordnance Survey map, 1895-97, published 1899 illustrating the location of the application site (National Library of Scotland)



Extract of Valuation Office Survey map, based on Ordnance Survey map of 1909, illustrating the location of the application site (National Library of Scotland)



Aerial photograph of Bolney and the application site, 1944 ( (c) Historic England reference us\_7ph\_gp\_loc165\_v\_5042 )



Extract of Ordnance Survey map 1955, published 1956, illustrating the location of the application site (National Library of Scotland)



Satellite imagery, 2025 illustrating the location of the application site (Google Earth Pro)

- 5.1 National planning policy requires an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal. The following section is an assessment of the significance of the heritage assets in proximity of the application site which may be considered sensitive to the proposed development
- 5.2 Significance (for heritage policy), as defined in the NPPF (Annex 2: Glossary), is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.
- 5.3 The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage, and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral (NPPF, Annex 2: Glossary).
- 5.4 The NPPF introduced the concept of interests to assess the significance of heritage assets, and the PPG (Paragraph: 006 Reference ID: 18a-006-20190723) provides interpretation. These interests are also set out in Historic England guidance (*Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12, 2019), which echoes the definitions set out in national policy and guidance on the historic environment:
- **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.
  - **Architectural and artistic interest:** these 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, like sculpture.
  - **Historic interest:** an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 5.5 The above criteria reflect NPPF terminology and previous Historic England guidance (*Conservation Principles: Policies and Guidance*, English Heritage, 2008), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).
- 5.6 This assessment of significance has been used to inform the proposals in order to minimise impact on the special interest of the listed building, and, where possible, to take opportunities to enhance its special interest.

## DALTONS FARM

### ARCHAEOLOGICAL INTEREST

- 5.7 A heritage asset will hold archaeological interest if it contains, or has the potential to contain, evidence of past human activity worthy of expert investigation.
- 5.8 Daltons Farm has been dated to the 18th century or earlier and has been characterised as part of a 19th century farmstead (by the West Sussex Historic Farmstead and Landscape Character Assessment). The building has been modernised and altered internally and externally, yet is likely to possess fabric and features which may provide further information relating to its origins and evolution. Any historic fabric may also indicate the building's construction or how it has been altered over time.

### ARCHITECTURAL AND ARTISTIC INTEREST

- 5.9 Architectural interest arises from design, craftsmanship, materials, and construction, whether the result of conscious design or vernacular evolution. Artistic interest concerns human creative skill and aesthetic quality, whether expressed through design, composition, or craftsmanship.
- 5.10 The building is likely to possess architectural interest deriving from its construction and craftsmanship as a farmhouse. Its presence in the streetscene is indicative of its former place in the evolution of the village. The use of local materials in its construction attests to its vernacular evolution, albeit its appearance today may be screening its earlier form. Extended to the rear in more recent times, the building retains a sense of completeness externally which affords it architectural and artistic interest.

### HISTORIC INTEREST

- 5.11 Historic interest relates to how a heritage asset illustrates or is associated with past lives, events, or developments in society, economy, or culture.
- 5.12 Daltons Farm is a good example of a Sussex farmhouse of the 18th century but which may have earlier origins. Its former use as a farmhouse, known from the records and discerned from the retained agricultural buildings in its grounds, provides an association with the agricultural economy of Bolney in the post-medieval and later periods. No longer in agricultural use however and following the division of the farmstead in the 20th century, the building is not highly legible as a former farmhouse. It now derives historic interest as one of the oldest buildings in Bolney, attesting to the heritage of the village.

### SETTING OF THE HERITAGE ASSET

- 5.13 Annex 2 of the NPPF (2024) defines the setting of a heritage asset as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 5.14 Daltons Farm is best experienced from the west, along The Street, from where its primary facade, its main, east elevation, can be viewed. Approaching along The Street, the vernacular materials and appearance of the building is best appreciated (including its south elevation), and it is also possible to understand its historic status in the historic village.
- 5.15 The grounds in which the building is understood, bounded by a garden wall which extends along its southern boundary, and with its associated historic outbuildings, also contribute to the understanding of the status of the building. The weatherboarded granary building to the south which was part of the former farmstead provides some sense of understanding of the main building as a farmhouse, although this understanding is not readily legible in the present main building, which today is a private domestic dwelling. The loss of many other historic ancillary buildings and the construction of the modern garage and also a timber shed to the west of the former farmstead have altered the historic form of the historic farmstead and interrupted the understanding of the former farmhouse as such.
- 5.16 Historic mapping indicates the former farmstead and outbuildings, with the former cowstall, barn and stable (now forming The Byre to the south), however the division of the farmstead and holding in the 20th century has significantly eroded the ability to understand the association of the buildings with each other and their former relationship. The Byre is no longer understood as part of the farmstead of Daltons Farm with its retained outbuildings, when perceived on the ground without the knowledge of historic mapping and documents. A part shared driveway suggests some relationship; however the wall garden of Dalton Farm and the separation of land ownership has greatly impacted the historic understanding of the Farm.
- 5.17 In a wider sense, the setting of Daltons Farm to the west, forming part of the historic landholding of the Farm, contributes to the edge of settlement and semi-rural character of the former farmhouse, which provides a contribution to its setting and a small contribution to its significance.

#### **DALTONS FARM OUTBUILDINGS**

- 5.18 Consideration is given to the historic outbuildings associated with the former Daltons Farm. Daltons Farm retains at least two historic buildings, the granary and piggery. Due to their age, continued relationship and inter-dependency with the former farmhouse, and their historic and continued use in the ownership of the former farmhouse, these two buildings are deemed to be curtilage listed in association with Daltons Farm. No longer in agricultural use, they retain their former appearance and materiality and may be considered to be non-designated heritage assets; Mid Sussex District Council does not maintain a local list of non-designated heritage assets. The former granary and piggery contribute to the setting of Daltons Farm.



*View north-west towards Daltons Farm from The Street. Its primary elevation and walled grounds are shown*



*Daltons Farm from the south (access to The Byre and the application site). The former granary is in the foreground*

- 5.19 The Byre, south of Daltons Farm comprises three historic structures. It was converted to a residential dwelling following approval in 1982 and is understood to have been in separate ownership since. At that point, the building had lost its agricultural use. The Byre may be considered to be curtilage listed due to its historic relationship with Daltons Farm and its proximity to the former farmhouse. It is noted however that Daltons Farm was listed after this relationship was severed and when The Byre was a residential dwelling. While The Byre itself forms part of the setting of Daltons Farm, this integral historic relationship of the two buildings has been largely eroded and is no longer fully appreciable. Due to the conversion of The Byre in the 1980s when it was heavily modified, it no longer retains any significant internal agricultural features, however its external appearance does denote this; the weatherboarded rear elevations and the buildings footprint do attest to its former use for example.
- 5.20 The Byre derives some architectural interest from its exterior appearance and part timber frame interior, and some historic interest as part of the farming past of Bolney, however this has been diminished thorough modern conversion and use. It is questionable whether this interest is of a sufficient degree for The Byre to be considered a non-designated heritage asset.

#### **BOLNEY CONSERVATION AREA**

- 5.21 The Bolney Conservation Area was designated in two parts in 1989. It comprises a southern part which includes the Grade I listed Church of St Mary Magdalene and Bolney School and the buildings to the west around the Eight Bells public house. Approximately 370m to 800m to the north, the northern part of the Conservation Area reaches the recreation ground and PROW to Foxhole Lane. It comprises the around the junction of The Street, Lodge Lane and Cherry Lane.
- 5.22 There is no adopted Conservation Area Appraisal for Bolney. The 'Conservation Areas in Mid Sussex' document produced in 2018 by Mid Sussex District Council summarises the southern part of the Conservation Area as having buildings arranged in an attractive manner, creating a sense of enclosure, forming an attractive entrance to the village. The document summarises the northern part of the Conservation Area as being characterised by low density development, with trees, hedges and open spaces. It identifies features which particularly contribute to the character of the Conservation Area overall as:
- the lack of uniform building line, adding variety and interest, reflecting the gradual growth of the village and enhancing its semi-rural character
  - the variety of ages and styles of the buildings and the use of natural and traditional building materials
  - the attractive walling of the Area
  - the attractive countryside views
  - views into and out of the Conservation Area



*View north-east towards Daltons Farm from within the application site, The intervening modern timber structure and other outbuildings of The Byre and Daltons Farm limit the legibility and understanding of the listed building*



*View north-east into the application site from the PROW. Views are glimpsed due to existing mature vegetation. The modern and historic outbuildings intervene views of the listed Daltons Farm which is not fully legible*

5.23 The character and appearance of the Conservation Area can be further expanded upon.

- the distinct nature of the two parts of the Conservation Area, illustrating its historic evolution as separate areas. The modern character of the built form which now connects the areas is legibly different to the built form of the Conservation Area
- views from the south along The Street into the southern part of the Conservation Area and views westward from the cricket pitch showcase the historic form and buildings of Bolney
- views out of the Conservation Area to the rural landscape beyond, particularly from higher ground such as around the Church. Views out of the Conservation Area from the Conservation Area's boundary also help illustrate its rural agrarian heritage
- the remaining rural buildings which remain in the Conservation Area being a positive factor, with a character of more recent development adjacent (both within and outside the Conservation Area). For example, the construction of Meadow House and Crosstrees to the north, the development of dwellings at Tythe Barn to the north, the building of Rawson Hall in 2015
- strong tree and hedge lines and woodland along boundaries and adjacent to the Conservation Area, along Ryecroft Road, and south of The Street between the properties of Lodge Lane and the PROW at the south of the northern part of the Conservation Area

#### OTHER HERITAGE ASSETS

5.24 There are further heritage assets in Bolney, within and beyond the Bolney Conservation Area. In understanding the evolution of the village and its built form and understanding the history and land use of the application site, it is not considered that the application site contributes to the significance of any further heritage assets nor how those assets are experienced or understood in their settings. The application site does not form part of their settings beyond being simply part of the wider village, and it is not considered that this is a feature which contributes to the significance of further heritage assets including the Grade II listed buildings of Tanglewood or Durstons, at Lodge Lane. This assessment, and the distance, intervening built form, landscaping and topography, between the application site and these additional heritage assets means they are not considered sensitive to the proposed development, and they are not assessed further.



*View east along PROW south of the application site, towards the Bolney Conservation Area*



*View south from Lodge Lane outside Tanglewood. The mature trees south of the properties and heritage assets of Lodge Lane contribute to their setting*

- 6.1 This section appraises the impact of the proposed works on the significance of the Grade II listed Daltons Farm and the Bolney Conservation Area, by way of impact upon their settings. Further heritage assets, or potential heritage assets are discussed, as required. The proposals comprise the construction of five residential dwellings a garage to serve The Byre and associated access and landscaping.
- 6.2 Relevant legislation and national and local planning policy relating to the management and development of the historic environment is set out in Appendix 1 at the end of this report.

#### IMPACT OF THE DEVELOPMENT ON THE SETTING OF HERITAGE ASSETS

- 6.3 Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) guidance recommends a proportionate, step-by-step approach to assessing how development might affect heritage assets and their settings, ensuring that any change is based on a clear understanding of significance and is managed in a way that avoids or minimises harm.

**Steps 1 and 2: Identify which heritage assets and their settings are affected, and assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.**

- 6.4 The application site includes the existing access west off The Street between The Byre and Daltons Farm. This portion of the application site is within the Bolney Conservation Area, however the main area subject to the proposed development is beyond the Conservation Area boundary. The application site is south and south-west of the Grade II listed Daltons Farm, a former farmhouse, the grounds of which include former agricultural structures (granary and piggery) which are likely to be considered curtilage listed and may be considered as non-designated heritage assets.
- 6.5 The application site primarily comprises undeveloped land. A modern timber shed is located between the main proposed development area and the grounds of Daltons Farm.
- 6.6 Daltons Farm derives significance from its architectural, historic and archaeological interest. The setting of Daltons Farm is primarily its walled grounds as well as The Street onto which the former Farmhouse fronts. The land to the rear (west) of Daltons Farm helps set it in its historic context, and the former agricultural landholding of the farm included this land and the land of the application site. This provides some degree of contribution to the understanding of the historic interest of the former farmhouse, albeit, reduced because the agricultural landholding no longer exists, the buildings are no longer in agrarian use, and the former farmstead has been divided. The degree to which the application site makes a contribution to the setting of Daltons Farm in a way which allows its significance to be appreciated is limited due to the removal of an agricultural context for the land, division of the former farmstead, change to the outbuildings of the farmstead, and modern additions of outbuildings within the area of the former farmstead.

- 6.7 The application site makes a limited contribution in views towards Daltons Farm which allow it to be seen and appreciated. Appreciating the special interest of Daltons Farm is largely possible from the east, where its primary architectural interest is legible, as well as internally and from within its grounds, where its relationship with the surviving ancillary buildings is best appreciated. Glimpsed views towards Daltons Farm are possible from the south-west including from the PROW south of the application site, however the ability to see, understand and appreciate Daltons Farm is very restricted; it is not possible to understand its former agricultural role or holding.
- 6.8 The historic ancillary outbuildings associated with Daltons Farm contribute to the significance of Daltons Farm as a former farmhouse. In themselves they are understood for their relationship with the former farmhouse and the agrarian character they retain. Their setting is contained with the other former farm buildings rather than the wider land. They do not derive any interest from the application site.
- 6.9 The character and appearance of the Bolney Conservation Area derive from a number of features including the variety of its built form, landscaping within and across the Conservation Area, the distinction of the two historic cores of the village, and certain views within into and out of the Conservation Area. The applicant site makes no contribution to the character or significance of the Conservation Area as derived by these features. The setting of the Conservation Area is primarily formed of the mix of the 20<sup>th</sup> and 21<sup>st</sup> century development and expansion of Bolney, especially legible between the two parts of the Conservation Area. This legibility of modern expansion highlights the historic character of the Conservation Area. The semi-rural character of Bolney remains legible in part where views out of the Conservation Area allow the village's relationship with the agricultural landscape beyond to be appreciated. This is possible from the churchyard for example, and west along Lodge Lane.
- 6.10 The application site makes little contribution to the setting of the Bolney Conservation Area in terms of enabling the character of the Conservation Area to be appreciated. For the most part, the application site is not legible from the Conservation Area. Looking south from Lodge Lane past Tanglewood the land drops and the land further south of the application site is likely to be most visible (that is, the land which is currently undeveloped but has approval for up to 200 dwellings).
- 6.11 The view west along the PROW south of the application site (and also just south of the northern part of the Conservation Area) illustrate its semi-rural setting but encompass a tree lined route out of the village.
- 6.12 Only views from the access to The Byre, off The Street, westward would encompass the application site and the undeveloped edge of the Conservation Area. Views south out of the Conservation Area from the grounds of Daltons Farm are interrupted by a modern garage building of Daltons Farm, a brick wall and the exiting timber shed in the application site.

- 6.13 Notwithstanding this, the application site would only contribute a minor element in the setting of the Conservation Area, appreciable from very limited locations and this contribution is only in a negligible way to the appreciability of how the setting of the Conservation Area adds to the character and appearance of the Conservation Area. The character and appearance of the Conservation Area, that is its significance, is derived from a much wider set of features and contributing factors.

**Steps 3 and 4: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it, and explore ways to maximise enhancement and avoid or minimise harm.**

- 6.14 The proposed development comprises the construction of five detached residential dwellings to the west of The Byre and the existing outbuildings within the application site. The dwellings would be set within individual generous plots, with a limited density of built form to avoid over-development and being out of keeping with the character of adjacent plots. The proposed buildings would not follow a single uniform building line which is characteristic of the Bolney Conservation Area. The existing access off The Street would be retained and extended into the application site with parking areas immediately off the access route.
- 6.15 The proposed garage to serve The Byre would be ancillary and vernacular in character and appearance, with timber effect weatherboarding below a clay tile roof to echo the vernacular ancillary character of the historic outbuildings of the former Daltons Farm and be subservient to The Byre as well as Daltons Farm. The clay tile roof and timber effect weatherboard elevations continued to the proposed dwellings.
- 6.16 The existing mature trees within and bounding the application site would be retained. This includes those along the southern boundary of the application site along the PROW which contribute to the character of the setting of the Bolney Conservation Area at its south-west (of the northern part of the Conservation Area). Within the application site, boundaries would comprise native hedging to soften the built form, echo the wider landscaping, and help break up any sense of bulk; the varying elevational appearances to the proposed dwellings would further mitigate any sense of density of built form.
- 6.17 No direct impact on Daltons Farm which derives majority of its interest from its fabric, appearance, detailing and place in the history of the village, all of which would be preserved. The proposed development would change the use of the land of the application site which was historically part of the landholding of Daltons Farm. This loss of former agricultural land of the farmstead would result in a minor impact on the historic interest of Daltons Farm by way of further erosion of its historic agrarian landholding. It must however be noted that the application site is not currently in agriculture use and does not form part of the landholding of Daltons Farm. This use is entirely historic. The proposed development would provide for the retention of much of the land to remain undeveloped and form part of residential gardens. The proposals would also result in activity and movement which would alter the undeveloped character of the application site.

- 6.18 Some alteration to the ability to see Daltons Farm from the south-west would result, however this is already very limited, and it is not possible to appreciate Daltons Farm and its significance from this angle. The intervening modern structures and brick wall interrupt views and the ability to understand appreciate the listed building to any noticeable degree. As such, the proposed development would not harm the significance of Daltons Farm though impact on views.

- 6.19 The proposed development would result in the minor loss of a small parcel of land beyond the Bolney Conservation Area. This land provides a minor contribution to the setting in which the Bolney Conservation Area is understood. This contribution is however a minor element in what is a minor contributing factor (that is setting) to the overall character and appearance of the Conservation Area. The application site does not form any specific element in key views within, into or out of the Conservation Area, being only legible from the edge of the south-west corner of the northern part of the Conservation Area, from which point the character and appearance of the Conservation Area is not legible. From the west, across the application site, the character and appearance of the Conservation Area is equally not legible. As such, the proposed development would have no impact on the character and appearance, or significance of the Conservation Area. The loss of a parcel of undeveloped and beyond the Conservation Area would not result in the loss of countryside views of which the character of the Conservation Area contrasts and is appreciated. When the approved residential scheme to the south is built out, the proposed development would be experienced similarly, in the way in which the modern built for of Bolney, outside the Conservation Area, is understood against the historic core and buildings of the Conservation Area.

**Step 5: Make and document the decision and monitor outcomes.**

- 6.20 This Heritage Statement includes an assessment of the significance of the heritage assets which may be sensitive to the proposed development. This includes an assessment of their settings and how these contribute to significance. The assessments are proportionate to the asset's importance and sufficient to understand the potential impact of the proposals on the asset's significance, as required under paragraph 207 of the NPPF (2024).
- 6.21 Determining the planning application is undertaken by the LPA.

- 7.1 Bolney developed as two relatively distinct areas within an agricultural and semi-rural context since the post-medieval period. The historic buildings and setting of Bolney is recognised in the designated and non-designated heritage assets of the village, including the Bolney Conservation Area which best expresses the historic character and appearance of the village. The application site historically formed part of the farmstead of Daltons Farm and is located to the west of the Bolney Conservation Area.
- 7.2 The special interest of the Grade II listed Daltons Farm derives in part from its historic interest, place in the agrarian economy of Bolney, and as an example of a vernacular Sussex farmhouse, albeit it is no longer in such use, and its former farmstead has been eroded. The application site forms part of its setting and the way in which its historic interest is understood. The character and appearance, or significance, of the Bolney Conservation Area is largely derived from the built form, landscaping, layout and separate areas which are within its boundaries. Views out of and into the Conservation Area help express this interest and the growth of Bolney in a semi-rural landscape. The application site sits largely outside the Conservation Area and does not form any integral part of how the character of the Conservation Area is understood and appreciated. It does not form part of any key views which incorporate the Conservation Area while allowing the wider landscape to be understood in the context of the evolution of Bolney.
- 7.3 The proposed development comprises the erection of five detached dwelling houses and outbuildings, including a new garage to serve The Byre. Landscaping and access is also proposed.
- 7.4 The proposed dwellings and garage to be built on undeveloped land of the former farm holding of Daltons Farm would result in a change to the character of the application site. This change to the setting of Daltons Farm, would result in the further erosion of its former related land which form a part of its historic use as a farmhouse in a farmstead with agricultural land. This impact, with the associated increased activity and residentialisation of the application site, would result a minor impact of harm to the special interest, or significance of Daltons Farm.
- 7.5 The harm resulting should be considered to be at the lowest end of less than substantial harm to the significance of Daltons Farm by way of impact on its setting. This impact relates to the historic interest of Daltons Farm, being one element of its historic interest which is one element of Daltons Farm's overall significance. It must be remembered that the agrarian context of Daltons Farm is historic and it is no longer legible as a farmhouse within a farmstead in physical terms beyond retention of a few historic outbuildings., which themselves have a diminished relationship with each other. A such, this impact is minimal, as the contribution made by the application site to Daltons Farm's significance is minimal.
- 7.6 Case law has confirmed that the categories of harm recognised in the NPPF are no harm, less than substantial harm and substantial harm (R (oao James Hall and Company Ltd) v City of Bradford Metropolitan District Council [2019] EWHC 2899 (Admin)). However, applying the advice in the Planning Practice Guidance that within these categories “the extent of the harm may vary and should be clearly articulated” (Historic Environment Paragraph: 018 Reference ID: 18a-018-20190723), in addition to a narrative description the effects on the significance of an asset can be expressed in terms of a spectrum, such as a moderate level of less than substantial harm, or at the lowest end of less than substantial harm. In determining whether there is harm as a result of a proposed development it is the effect of the proposal as a whole, both positive and negative effects, that is considered.
- 7.7 The proposed development would result in change to one parcel of land beyond the Bolney Conservation Area, however, while the general semi-rural backdrop of the Conservation Area contributes a small part of the setting and character of the Conservation Area, this is best expressed elsewhere. The application site itself makes no meaningful contribution to the character or appearance of the Conservation Area and its key features beyond being part of the landscape outside it. There are limited views from which it is possible to appreciate the character of the Conservation Area when also seeing the application site, and it does not interrupt vistas where the character and appearance of the Conservation Area is legible As such, it is deemed that the proposed development would not harm the character and appearance of the Bolney Conservation Area or the ability to appreciate that character in the semi-rural context of the village. The significance of the Bolney Conservation Area would be preserved, in accordance with the requirements of the Planning (Listed Buildings & Conservation Areas) Act 1990, the NPPF, and the relevant policies of the Mid Sussex District Plan and Bolney Neighbourhood Plan.
- 7.8 The application site is not considered to contribute to the setting or significance of any further heritage assets nor the ability to appreciate them due to intervening built form and landscaping, distance and topography as well as having no direct relationship historically with them. As such, the significance of further heritage assets would be preserved, in accordance with the requirements of the Planning (Listed Buildings & Conservation Areas) Act 1990, the NPPF, and the relevant policies of the Mid Sussex District Plan and Bolney Neighbourhood Plan.
- 7.9 The proposed development would lead to a minor degree of harm to the significance of Daltons Farm as a designated heritage asset by way of impact on setting, and this harm should be seen as at the lower end of the less than substantial harm in NPPF terms. In instances where less than substantial harm to significance would result, the NPPF (2024) requires that this harm should be weighed against the public benefits of the proposal (paragraph 215).

## APPENDIX 1: LEGISLATION AND POLICY CONTEXT

The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

*Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

*Section 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

In relation to development within Conservation Areas, Section 72(1) reads: *“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF). Policy relating to the historic environment is set out at local level within Mid Sussex District Council's suite of documents.

### **NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

Chapter 16 (Paragraphs 202 to 221) of the NPPF updated and adopted in December 2024 constitute the Government's national guidance and policy regarding development relating to the historic environment.

The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

The NPPF seeks to conserve and enhance the historic environment with much emphasis on “significance”, defined in Annex 2 as:

*“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.”*

Setting is defined in Annex 2 as:

*“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*

Annex 2 defines Conservation (for heritage policy) as:

*“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”*

This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.

In determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance. And sufficient to understand the potential impact of the proposals on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site includes, or has potential to include, heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (para 207).

In para 210 it states that ‘In determining applications, local planning authorities should take account of:

- 1) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- 2) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- 3) the desirability of new development making a positive contribution to local character and distinctiveness.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, ‘irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’ (para 212).

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 213).

Local planning authorities should refuse consent where a development proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied (para 214).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 215).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (para 216).

## APPENDIX 1: LEGISLATION AND POLICY CONTEXT

### LOCAL POLICY – MID SUSSEX DISTRICT COUNCIL

The site lies within the boundary of the Mid Sussex District Council Authority. The **Mid Sussex District Plan 2014-2031** was adopted in March 2018. The following policies within the District Plan relate to the historic environment and are relevant in relation to the present proposals:

#### Policy DP34: Listed Buildings and Other Heritage Assets:

##### Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

##### Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

#### Policy DP35: Conservation Areas

Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

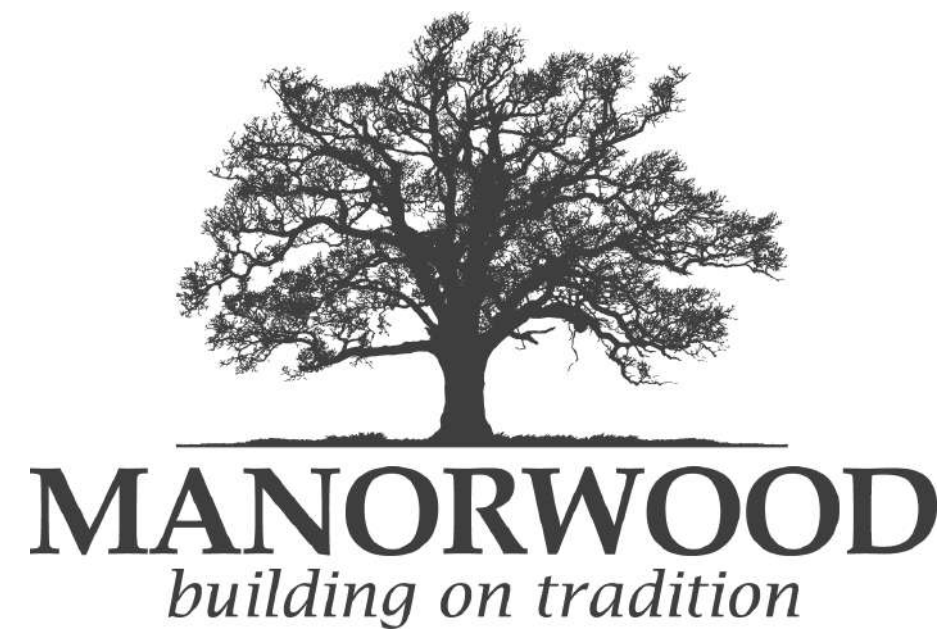
- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
- Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;
- Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;
- Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;
- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.

The **Bolney Neighbourhood Plan 2015-2031** was adopted in September 2016. No policies within the Plan relate directly to the historic environment, although Policy BOLD1 relates to the Design of New Development and Conservation. The policy states that planning permission for new development will ordinarily be permitted subject to criteria including:

- that design is to a high quality reflecting Bolney's rural nature and responds to the heritage and distinctive character by way of height, scale, spacing, layout, orientation, design and materials of buildings and scale, design and materials of the public realm, and
- that development does not have an unacceptable impact on the setting of any heritage asset



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