

~ LAND ADJACENT TO GREAT HAYWARDS ~

AMBERLEY CLOSE, HAYWARDS HEATH, WEST SUSSEX, RH16 4AU

Construction of new residential dwelling and garage building. Associated landscape works including vehicle access.

DESIGN ACCESS STATEMENT INCORPORATING HERITAGE STATEMENT



Prepared by Roberto Prieto-Labrador MA, PCIfA ~ Reviewed by Ben Kirk MSc, IHBC

September 2025



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 Senior Historic Building Consultant and Researcher Roberto Prieto-Labrador and reviewed by Director Ben Kirk

Roberto holds a MA in English Building History, awarded with Distinction by the University of York. His field of expertise is domestic vernacular architecture, specialised in material culture and domestic life during the late medieval and early modern periods.

Roberto is a Practitioner member of the Chartered Institute of Archaeologists (PCIfA), as well as an Affiliate member of the Institute of Historic Building Conservation (IHBC). He is also a member of The Domestic Buildings Research Group (DBRG) and the Wealden Buildings Study Group (WBSG).

As a Senior Historic Building Consultant and Researcher at Manorwood, Roberto is responsible for in depth research into building records, mapping, and physical evidence to help inform proposals and for preparing Heritage Statements and Statements of Significance to support applications for alteration or redevelopment of historic buildings and areas, as well as surveying and recording historic buildings.

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 15th century barn for Nyetimber Vineyards in West Sussex.

TABLE OF CONTENTS

<i>About Manorwood</i>	2
<i>Table of contents</i>	2
<i>Introduction</i>	3
<i>Heritage Assets and Designations</i>	4
<i>Proposals</i>	5
<i>Historic Context</i>	6
<i>Assessment of Significance</i>	9
<i>Impact Assessment</i>	10
<i>Visual Assessment</i>	12
<i>Conclusion</i>	20
<i>Appendix: Legislation and Policy Context</i>	21

1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Roberto Prieto-Labrador MA, PCIfA on behalf of Manorwood to accompany an application relating to a proposal at the land adjacent to Great Haywards, Haywards Heath.
- 1.2 The proposed site is located to the west side of Wealden Way and currently accessed via a driveway off Amberley Close, which runs between Great Haywards Barn and Great Haywards.
- 1.3 The proposed site is also adjacent to the north to Great Haywards, which comprises a Grade II Listed Building dating to the late 15th century/early 16th century.
- 1.4 Manorwood were instructed by the applicants to carry out an appraisal of Great Haywards and its setting to accompany an application seeking planning permission for the construction of a new residential dwelling and associated single-bay garage building to the southeast of the Listed Building. The scheme also includes associated landscape works, including the creation of new vehicular access from Wealden Way.
- 1.5 Historic maps has been consulted to better understand the development of the site. The maps are included in Section 4 of this report.
- 1.6 This Heritage Statement includes a Significance Assessment, which identifies the relative heritage value of the identified heritage assets (i.e., the listed building). It also includes an Impact Assessment, which evaluates the potential effect of the proposed scheme on the significance of the heritage asset, including the contribution made by its 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.
- 1.7 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).



Location of land adjacent to Great Haywards.

2 HERITAGE ASSETS AND DESIGNATIONS

- 2.1 The proposed site is adjacent to Great Haywards, which is a statutory Listed Building designated in April 1970, under the name Great Haywards Farm. The listing reads:

GREAT HAYWARDS FARM

Location Haywards Heath, West Sussex, RH16 4AU

District Mid Sussex (District Authority)

Date Listed 11th December 1970

List Entry No 1354931

Grade II

Description House, formerly farmhouse. Late C15 or early C16 with C17 storeyed porch, refronted in C19. West elevation has red brick ground floor and 1st floor partly brick and partly timber framed with rendered infilling. North elevation is tile hung and east elevation has complete frame visible on brick plinth, square framing with some tension braces. Steeply pitched tiled roof hipped to south with off central wide stack and external stack to north with sandstone base. 2 storeys 4 windows, casements. C17 2 storeyed gabled porch having wooden bargeboards with pendants. This is timber framed on the 1st floor and the ground floor is brick with the original door of 3 planks behind. Interior contains large open fireplace and exposed beams. Roof not seen at time of survey.

CONSERVATION AREA AND ARCHAEOLOGICAL NOTIFICATION AREA (ANA)

- 2.2 The proposed site is not located within the boundaries of any Conservation Area and Archaeological Notification Area (ANA).



Grade II Listed Great Haywards Farm.

3 PROPOSALS

- 3.1 The proposal is the construction of a new residential dwelling and detached single-bay garage building, on the land adjacent to Great Haywards and to the southeast of the Grade II Listed Great Haywards.
- 3.2 The proposed development also comprises associated landscape works including the creation of vehicle access from Wealden Way.
- 3.3 Further details of the nature and extent of the proposed development are found in the accompanying plans, which should be read in conjunction with this report.
- 3.4 The works and their potential impact are discussed further in section 6 of this report.

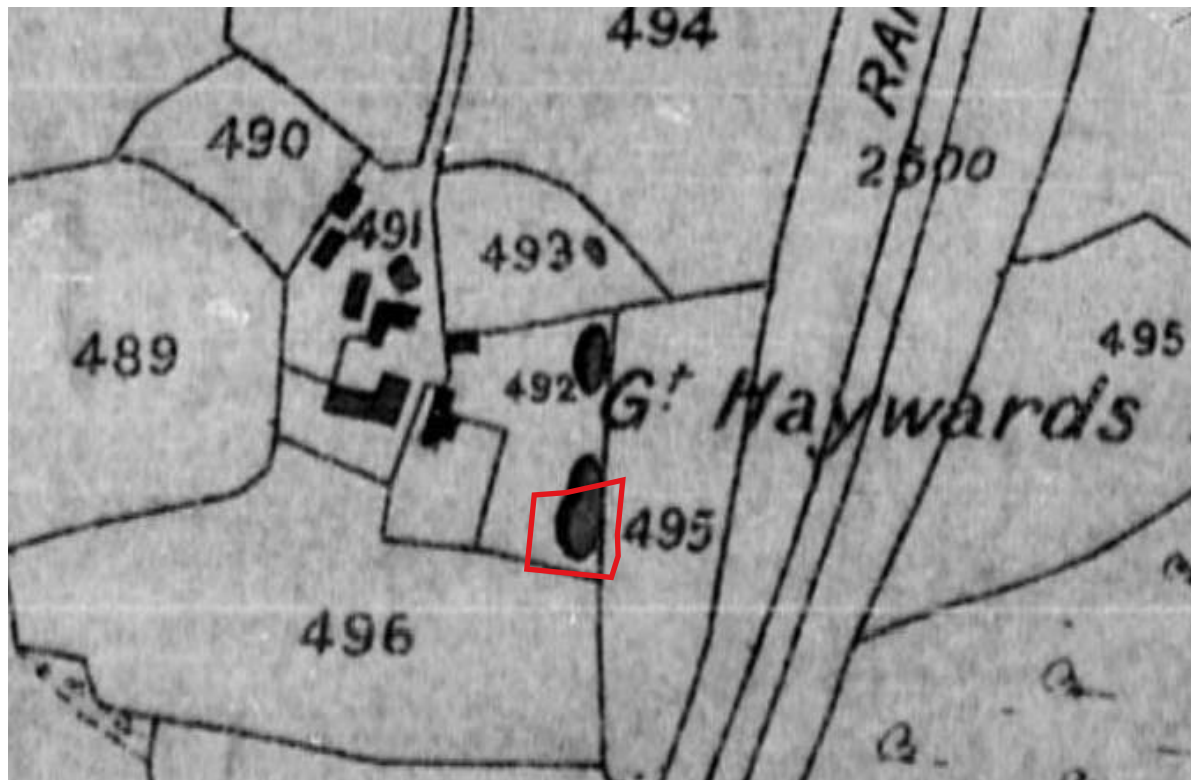
4 HISTORIC CONTEXT

- 4.1 The following section provides the historic background of Great Haywards and its setting. The information provided below has been obtained from original documents held by the West Sussex Record Office:
- 4.2 Great Haywards is a timber-framed building originating in the late 15th or early 16th century. It retains substantial fabric from this early period and underwent a number of alterations and extensions in the 17th century. Among the most significant of these was the addition of a two-storey timber-framed porch to the front elevation, indicative of the building's continued evolution and status within the local rural economy.
- 4.3 The earliest known reference to Great Haywards Farm appears in a conveyance dated 16 August 1600, in which Thomas Jenner and Nicholas Hardham, both yeomen of Cuckfield, are named as parties. Although limited in detail, the document confirms the ownership of the farm by Nicholas Hardham at this date (WSRO Sergison/1/2/5/2/367).
- 4.4 By 1651, the property remained in the ownership of Hardham and was in the occupation of Abraham Pelland, a fellow yeoman of Cuckfield. A mortgage of that year describes the property as “a capital messuage called Great Haywards, with gardens, orchards, barns, edifices, buildings, lands, and tenements” comprising 114 acres (WSRO Sergison/1/2/5/2/368). A subsequent mortgage dated 3 February 1658 again confirms Hardham as owner and occupant, with the farm recorded as extending to 50 acres (WSRO Sergison/1/2/5/2/371).
- 4.5 Following the death of Nicholas Hardham, his will—dated 6 October 1661 and confirmed by Letters Patent on 12 May 1662—stipulated that the house, buildings and lands known as Great Heward were to be placed in trust for sale by John Burt, his brother-in-law, and Lyonell Gatford, a saddler of Cuckfield, in order to settle his debts, legacies, and funeral expenses (WSRO Sergison/1/2/5/2/374). Despite a legal objection from Hardham's son John (WSRO Sergison/1/2/5/2/373), the will was upheld.
- 4.6 On 27 June 1662, a conveyance (by bargain and sale with feoffment) transferred the estate to John Warden of Cuckfield, gentleman, for a total consideration of £915. The estate at this point consisted of the capital messuage or mansion house called Great Heward and 74 acres of associated land, then in Warden's occupation (WSRO Sergison/1/2/5/2/375).
- 4.7 A further deed of 20 January 1676 records the release of any remaining interest in the property by William and Edward Hardham, sons of the deceased Nicholas Hardham, to John Warden the elder. The release included the capital messuage and its associated barns, stables, lands, tenements, hereditaments, and tithes of corn and grain (WSRO Sergison/1/2/5/2/383).
- 4.8 The Warden family retained ownership into the eighteenth century. On 30 July 1708, John Warden mortgaged the property—then extending to 80 acres and in the occupation of Francis Lucas—to Richard Sheppard of Henfield (WSRO Sergison/1/2/5/2/387). This mortgage was later assigned in 1714 by Thomas Sheppard, as executor of the deceased Richard Sheppard, to John Crawley, gentleman of London, in trust for Charles Sergison of Cuckfield, esquire (WSRO Sergison/1/2/5/2/387). The estate remained in the hands of the Sergison family for much of the 18th and 19th centuries.

- 4.9 Parish poor relief records from 1769 list John Ashfold as contributing £3 6s 0d for Great Haywards. By 1780, a land tax assessment names Michael Sergison as both owner and occupant. The Tithe Apportionment of 1843 records the estate as owned by the devisees of Warden Sergison and occupied by Thomas Broomfield.
- 4.10 Cartographic evidence assists in tracing the development of the farmstead. The earliest representation appears in a 1638 manorial map of the Great Hayward Demesne, which clearly shows both the farmhouse and a substantial barn, with the surrounding land comprising arable fields and copse. The clearest and most complete representation is found on the Tithe Map of 1843, which depicts the farmhouse, barn, and a number of smaller outbuildings to the north-west of the main farmstead. Plot 492, corresponding to the site of the proposed development, is described as an orchard.
- 4.11 By the late 19th century, the extent of the farmstead had been significantly reduced. Only the farmhouse, the barn, and a group of open-fronted structures forming a yard appear to have survived. This arrangement persisted into the second half of the 20th century, when the barn was converted into a dwelling and further development took place to the south of the farmstead, including the construction of The Shippen and The Byre.



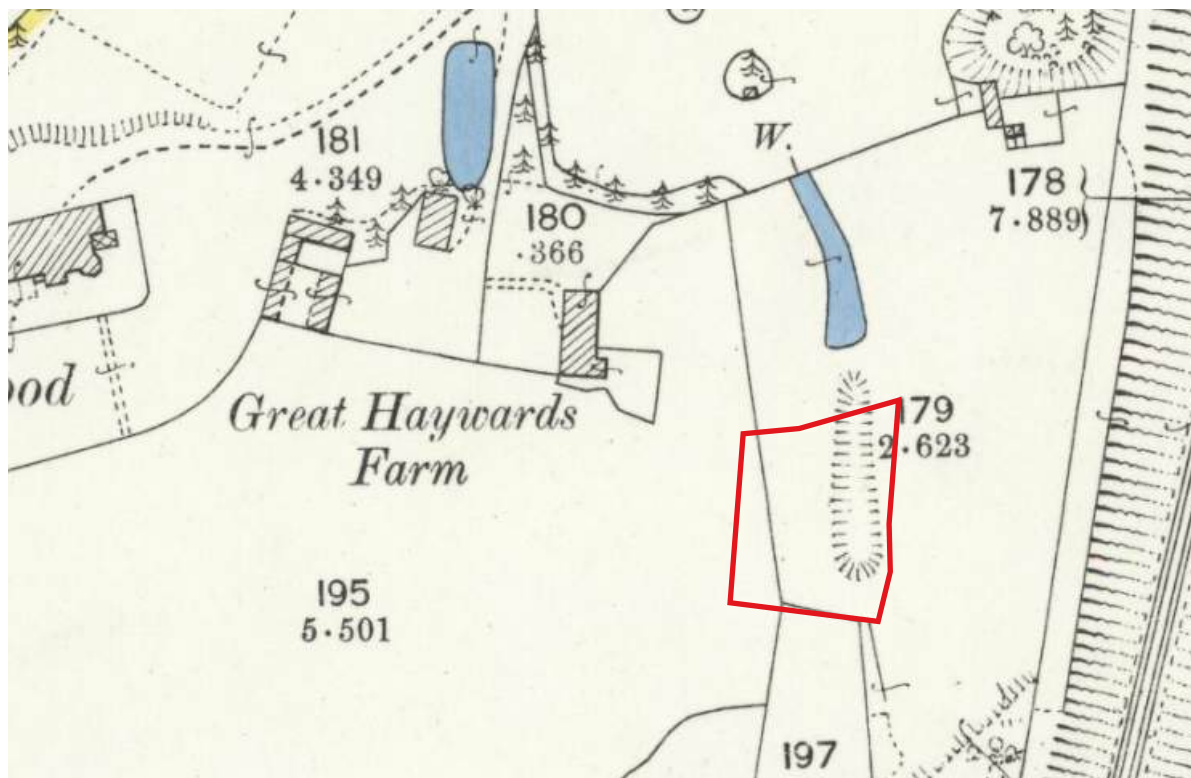
Detail of the manorial map of the Great Haywards Demesne showing Great Haywards, 1638 (West Sussex Record Office).



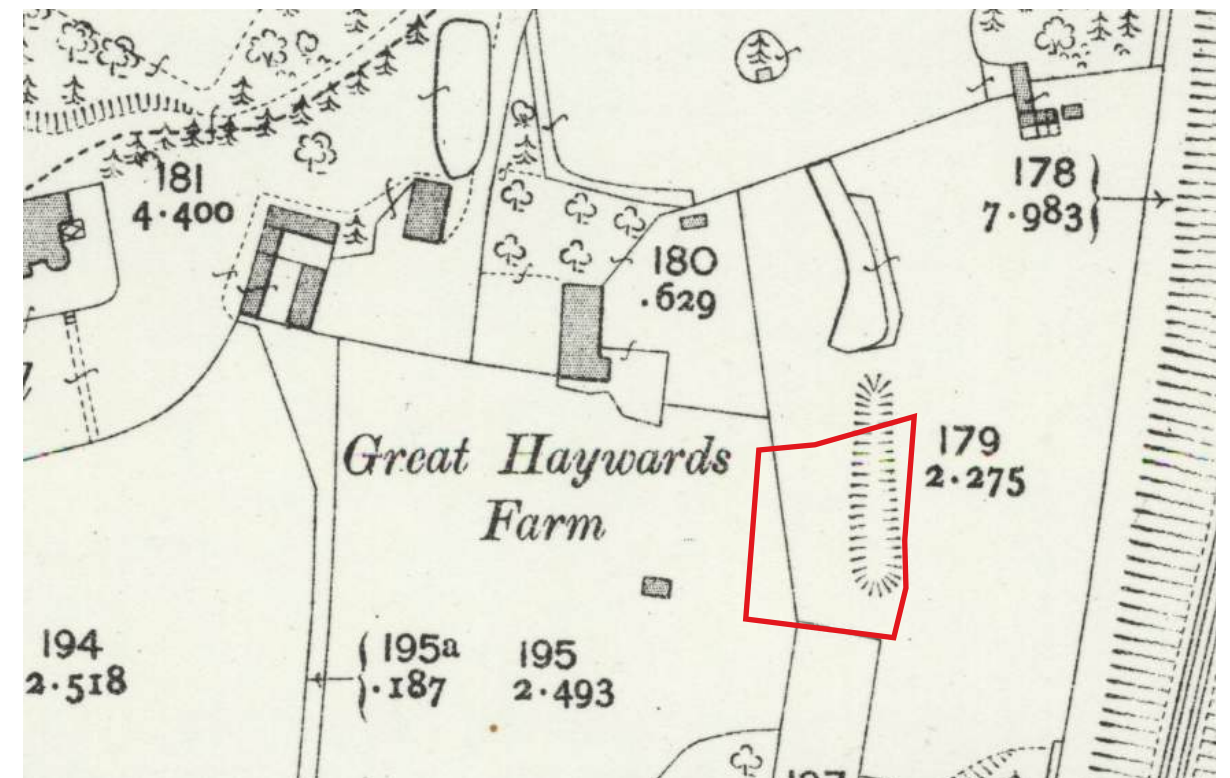
Detail of Cuckfield Tithe Map showing Great Haywards and the site, 1843 (TheGenealogist).



Detail of Ordnance Survey showing Great Haywards and the site, 1874 (National Library of Scotland).



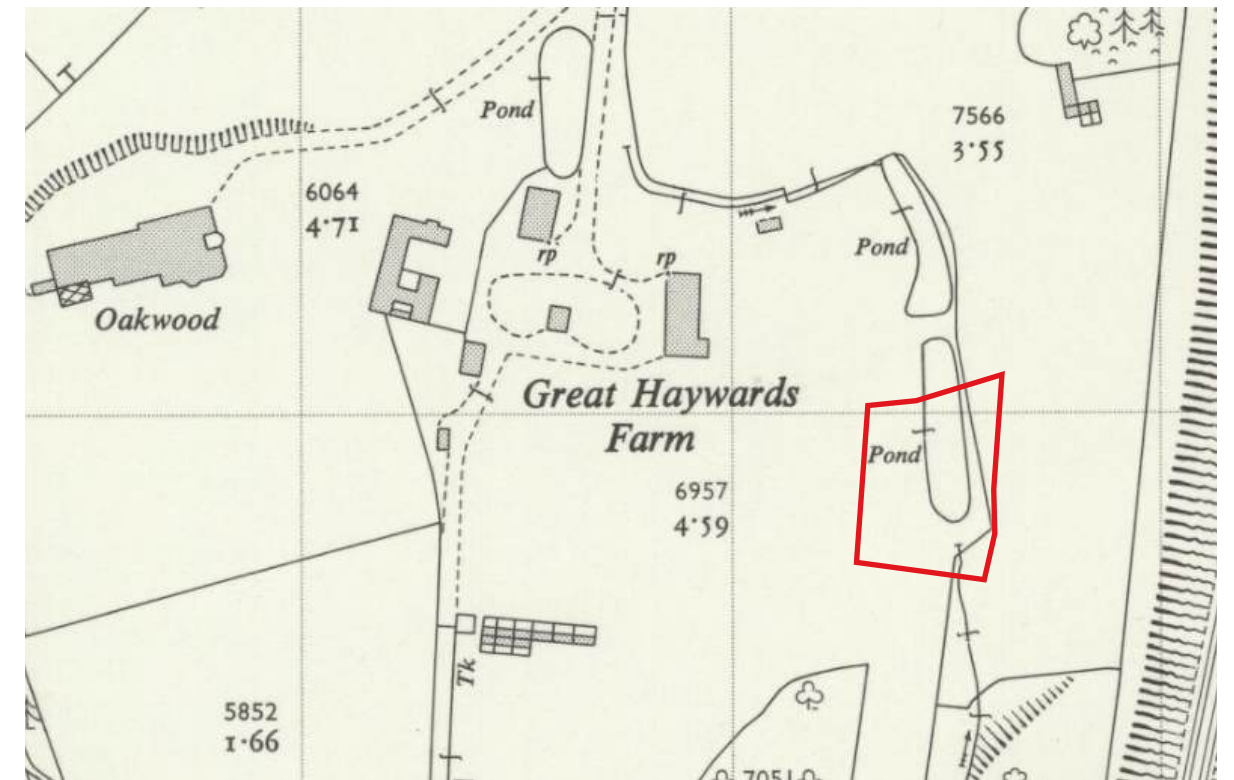
Detail of Ordnance Survey showing Great Haywards and the site, 1896 (National Library of Scotland).



Detail of Ordnance Survey showing Great Haywards and the site, 1909 (National Library of Scotland).



Detail of Ordnance Survey showing Great Haywards and the site, 1938 (National Library of Scotland).



Detail of Ordnance Survey showing Great Haywards and the site, 1954 (National Library of Scotland).



Detail of Ordnance Survey showing Great Haywards and the site, 1968 (National Library of Scotland).



Satellite View of Great Haywards and the site, 2022 (© Google Earth).

- 5.1 The following is an assessment of the significance of Great Haywards according to the range of heritage values as outlined in Conservation Principles, Policies and Guidance published by Historic England in 2008. These values are distilled under the following headings: evidential value, historical value, aesthetic value and communal value.
- 5.2 This assessment of significance has been used to inform the proposals in order to minimise the impact on the special interest of the Listed Building and its setting, and where possible, to take opportunities to enhance their special interest.

EVIDENTIAL VALUE

- 5.3 Evidential value is described by Historic England as “physical remains” and “evidence of past human activity” and is derived from one’s ability to interpret the history and historic evolution of a building through visible and tangible features.
- 5.4 Great Haywards possesses high evidential value as a well-preserved example of a late medieval farmstead. The farmhouse’s surviving fabric offers important insights into vernacular construction techniques of the late 15th or early 16th century, including its substantial timber frame, roof structure, and subsequent 17th century alterations, such as the distinctive two-storey porch. These features provide direct evidence of historic craftsmanship, materials, and spatial arrangements, which contribute to the understanding of rural domestic architecture in Sussex.
- 5.5 The survival of the associated barn, later converted, and the legible historic layout of the farmstead as shown on early maps and tithe documentation further enhance the site’s evidential value.

HISTORICAL VALUE

- 5.6 Historic England considers that historic value “derives from the ways in which past people, events and aspects of life can be connected through a place to the present”. This is generally regarded as either illustrative value whereby the site can be perceived to represent a period in history, or associative value, where a connection with an event or person can contribute to the historic significance of a site.
- 5.7 Great Haywards has strong illustrative and associative historical value. It has a well-documented chain of ownership extending from the early 17th century through to the 20th century, providing a continuous narrative of occupancy and landholding in the Cuckfield area.
- 5.8 The farmstead is associated with several locally significant individuals and families, including Nicholas Hardham, the Warden family, and the Sergisons, all of whom played a role in shaping the agricultural and social fabric of the parish. The farmhouse’s designation in deeds as a “capital messuage” or “mansion house” attests to its local prominence, and the property’s presence on maps from as early as 1638 reflects its sustained importance within the local landscape.

AESTHETIC VALUE

- 5.9 Aesthetic value according to Historic England “derives from the ways in which people draw sensory and intellectual stimulation from a place”. This value can be attributed to conscious design whether it be predetermined by an architect or the work of a craftsman and can also encompass historic and evolutionary changes to a building.
- 5.10 The aesthetic value of Great Haywards lies in its vernacular character, architectural form, and historic setting. The farmhouse’s traditional timber-framed construction, surviving porch illustrate the architectural qualities of a substantial historic building.
- 5.11 Despite later changes to the surrounding site, the immediate setting retains a semi-rural character which continues to communicate the historic identity of the site.
- 5.12 Historic mapping reveals how the farmstead evolved from a more extensive agricultural complex to a more compact grouping in the 19th and 20th centuries. The integration of the farmhouse with its associated barn and former farm land allows for an appreciation of its original functional and aesthetic coherence.

COMMUNAL VALUE

- 5.13 Communal value “derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”. This can be divided into commemorative and symbolic values, where the place may invoke emotion or contribute to an individual’s or community’s sense of place or social values, where a place can be a form of catalyst for memories associated with it.
- 5.14 Great Haywards does not appear to possess evident communal value beyond the personal memories and experiences of those who lived and worked in the farmstead and their relationships with the local community.

- 6.1 This section appraises the impact of the proposed development on the setting of Great Haywards:
- 6.2 The proposed development comprises the construction of a one and a half storey residential dwelling and single-bay garage building on the land adjacent to Great Haywards and to the southeast of the Grade II Listed Great Haywards Farm. For clarity, both the listed building and its associated plot will be referred as Great Haywards.

IMPACT OF THE DEVELOPMENT ON THE SETTING OF GREAT HAYWARDS

- 6.3 The proposed construction of a new residential dwelling and associated garage building on the land adjacent to Great Haywards has been carefully conceived to follow national policy and best practice guidance for the historic environment, as outlined in Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).
- 6.4 This 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.

STEP 1: Identify which heritage assets and their settings are affected.

- 6.5 The primary heritage asset potentially affected by the proposal is the Grade II Listed Great Haywards, a historic timber-framed building of late medieval origin displaying significant alterations carried out during the 17th century.
- 6.6 The immediate setting of the listed Great Haywards does not includes any outbuildings or structures that can be deemed as curtilage listed. To the northwest of Great Haywards is the Grade II Listed Great Haywards Barn. This designated heritage asset, however, is too farm away and too well screened from the proposed site to be affected by the proposed development.
- 6.6 The immediate area to the southwest, west and north of Great Haywards has suburban residential character as a result of late 20th century development in the form of detached dwellings and residential institutional buildings. The areas to the southeast and east, which include the proposed site, have a well defined semi-rural character with undeveloped areas surrounded by dense vegetation and mature trees, which separately from Wealden Way. To the northeast of the proposed site there is also a pond, historically associated to Great Haywards.

STEP 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

- 6.7 The areas around Great Haywards, including the proposed site, are historically associated to Great Haywards as former farmlands since, at least, the early 17th century. The proposed site has been historically associated with the farmhouse's domestic curtilage -as an orchard, since, at least, the early 19th century until the 20th century when it was removed.
- 6.8 It is currently an undeveloped overgrowth area which does not contain buildings or features that are essential to the architectural or historic interest of Great Haywards. Rather, it offers contextual value as part of the wider domestic plot and the original openness from the building's surrounding landscape, which has been eroded by modern development.
- 6.9 The listed building sits at a 90 degree angle to the northwest corner of the development site, which is, in turn, visually separated from the immediate setting of Great Haywards by dense mature trees. In this case, the wider setting does not offer significant or designed views of architectural importance since the building is only noticeable from the driveway off Amberley Close, which runs alongside the building's front elevation.
- 6.10 The building is, therefore, only fully appreciated from its immediate setting, which forms part of the property's private garden and is purely domestic. For this reason, the wider setting of the building, where the new dwelling is proposed, it is not considered to be a principal contributor to the building's evidential or aesthetic significance. Instead, these values are chiefly embodied in the surviving built fabric of Great Haywards and its characteristic architectural features.
- 6.11 The site's location within a suburban residential area and its proximity to Wealden Way means that both Great Haywards and the proposed site are subject to moderate to significance traffic noise and activity during peak hours.

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

- 6.12 The proposed development has been deliberately sited at the furthest end of the site to ensure physical and visual separation from the listed building. It has also been deliberately located in a way that it will not be seen in the context of the listed building, nor it will interrupt key views of the listed building or its architectural features. Moreover, is not positioned within the most sensitive parts of the setting, such as the area of the site immediately to the south of the listed building.
- 6.13 The proposed area has a well defined semi-rural character, despite the existing late 20th century development around it. In response to this, the proposed design adopts a broadly traditional approach to ensure the new buildings sit comfortable within the semi-rural and traditional character of the site and the wider setting of Great Haywards.
- 6.14 The proposed development is of modest scale and domestic form, designed in a vernacular idiom incorporating traditional materials and forms, ensuring compatibility with the character of the neighbouring historic site.

- 6.15 The construction of the proposed residential dwelling and associated garage building will also involve landscaping works, including small areas of hardstanding immediately to the west and north of the new dwelling and the creation of vehicle access from Wealden Way.
- 6.16 The small areas of hardstanding adjacent to the new dwelling will be traditional (shingle or similar) with soft edging to preserve the semi-rural character of the site. The will also ensure that any potential domestic paraphernalia associated to the new dwelling remains within its immediate setting and curtilage.
- 6.17 The new vehicle access from Wealden Way will provide direct access to the property and associated garage building, ensuring the existing traffic running through Amberley Close and alongside the listed Great Haywards Barn and Great Haywards is not increased.
- 6.18 The new dwelling will result in an increase of domestic lighting and noise, as well as traffic activity in Wealden Way. Given this is a single residential dwelling which will sit within an already urbanised area of Haywards Heath, such increase will be minimal and barely noticeable.
- 6.19 The proposed development is considered to erode part of the remaining openness around Great Haywards, albeit a large area of the existing plot (the closest to the listed building) will remain undeveloped. As such, the proposed development is considered to result in less than substantial harm, but at the lower end of the spectrum.

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

- 6.20 The proposed dwelling and garage building will be located at the southeast end of the land adjacent to Great Haywards and immediately to the south and southwest of the existing pond, which is the furthest point from the listed building. This area also benefits from the presence of a group of dense mature trees which will provide natural screening.
- 6.21 Currently, the proposed site is not visible from any advantageous points due to the heavy vegetation around and within the ground. Whilst the overgrowth within the proposed site will be cleared, the existing dense vegetation around the plot will remain preventing views from Wealden Way and reducing the visual impact of the new development within the broader garden context of Great Haywards
- 6.22 When visible (if any at all), the traditional form of the roofs and the use of traditional clay tiles will ensure the new buildings are perceived as part of the surviving historic buildings within the area.
- 6.23 Based on this, the proposed development will cause very limited visual impact on the setting of Great Haywards, as it will be barely noticeable from any public vantage points.
- 6.24 The layout and massing of the proposed dwelling and garage building have been sensitively designed to ensure that it remains clearly subservient to the neighbouring heritage asset.
- 6.25 The chosen materials have been carefully selected to reflect the traditional materials found in the neighbouring listed building and the local vernacular, allowing the new buildings to sit harmoniously within its setting.

- 6.26 The new residential dwelling will feature traditional red brick walls in combination with a timber-framed glazed section in the form of a rear extension. The pitched roof will be covered with traditional tiles and the gables finished with painted bargeboards. Fenestration will consist of painted timber-framed casements of Victorian style and Crittall style doors, which will contribute to the new building's traditional appearance.
- 6.27 The same approach has been followed for the design of the new garage building, which will be single-storey and will comprise only one bay. It will feature brick walls without fenestration to ensure the utilitarian appearance of the building, as well as a traditional gabled, tiled roof.
- 6.28 By ensuring that the proposal responds appropriately to the established scale and materiality of its surroundings, the development safeguards the ability to appreciate the architectural and historic interest of Great Haywards, which is only appreciated from the driveway off Amberley Close and will not be seen in context with the new dwelling.
- 6.29 In order to provide adequate privacy for the new dwelling, boundary treatments will be soft and will consist of native hedging to preserve the semi-rural character of the site and the visual openness of the plot.
- 6.30 The existing vehicle access and driveway will provide direct access to the proposed dwelling and associated garage building, resulting in minimal landscaping works and ensuring that the majority of the plot and, particularly, the area directly adjacent to the listed building remains undeveloped.

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

- 6.31 In line with Step 5, the design process has been informed by thorough historical research and an understanding of the heritage values of the site, including evidential, historical, aesthetic, and communal significance.
- 6.32 The proposal ensures that any impact on the setting of the identified heritage asset (Great Haywards) is minimised as far as possible, resulting in less than substantial harm but at the lower end of the spectrum.

7.1 This section provide a visual assessment of the identified heritage asset (Great Haywards) and the proposed development site.



View 1



View 1 (Proposed Block Plan)



View 1: Grade II Listed Great Haywards



View 2



View 2 (Proposed Block Plan)



View 2: View of The Shippen and The Byre.



View 3



View 3 (Proposed Block Plan)



View 3: View towards the land adjacent to Great Haywards (from the driveway off Amberley Close).



View 4



View 4 (Proposed Block Plan)



View 4: View of The Shippen and The Byre from land adjacent to Great Haywards.



View 5



View 5 (Proposed Block Plan)



View 5: View of Great Haywards from adjacent land.



View 6



View 6 (Proposed Block Plan)



View 6: View of southeast corner of the proposed site (from Wealden Way).



View 7



View 7 (Proposed Block Plan)



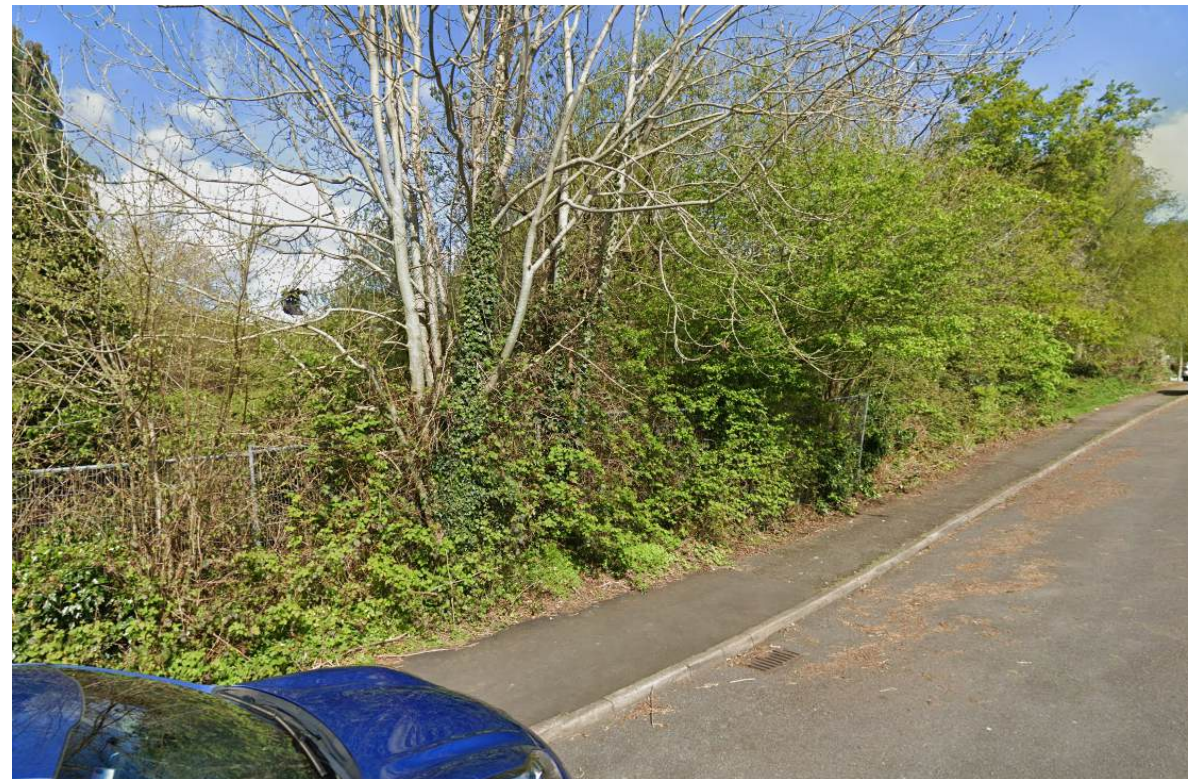
View 7: View of proposed vehicle access from Wealden Way.



View 8



View 8 (Proposed Block Plan)



View 8: View of the development site from Wealden Way.

8 CONCLUSION

- 8.1 The proposed scheme of works is based on a thorough understanding of the character of the proposed development site and the listed Great Haywards, its historic development and significance and has been informed by site visits and desk-based research.
- 8.2 The design of the proposed development adopts a traditional approach incorporating local vernacular materials and forms to ensure the new development sits comfortably within the semi-rural wider setting of Great Haywards.
- 8.3 The proposed development by virtue of its good design and location is considered to have limited impact setting of the listed building.
- 8.4 Such impact has been minimised as far as possible, resulting in less than substantial harm but at the lower end of the spectrum.
- 8.5 The proposal is, therefore, compliant with respect to the Planning (Listed Buildings and Conservation Area) Act 1990, the National Planning Policy Framework (NPPF) and the Mid Sussex Local Plan.

APPENDIX: 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 the Mid Sussex District Plan 2014 – 2031

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.

LOCAL POLICY – MID SUSSEX DISTRICT COUNCIL

The site lies within the boundary of the Mid Sussex District Council Authority. Mid Sussex District Council adopted the Mid Sussex District Plan 2014 – 2031 as a Development Plan Document at its meeting on 28th March 2018. It replaces the Mid Sussex Local Plan 2004.

Policies PD34 and PD35 of the Mid Sussex District Plan relate to listed buildings and heritage assets, and Conservation Areas. They are, therefore, considered relevant to this proposal:

Policy DP34: Listed Buildings and Other Heritage Assets

Strategic Objectives: 2) To promote well located and designed development that reflects the District’s distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.

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.

APPENDIX: LEGISLATION AND POLICY CONTEXT

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.



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