



Heritage Compliance Statement

Land at Foxhole Farm, Foxhole Lane, Bolney

On behalf of:

Cala Homes (South Home Counties)

July 2026

Ref: 5258

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1 Introduction

- 1.1 This Heritage Compliance Statement (HCS) has been prepared by Smith Jenkins Planning & Heritage on behalf of Cala Homes (South Home Counties) Ltd. in support of a reserved matters planning application for the development of the Land at Foxhole, Bolney (hereafter referred to as the 'Site').
- 1.2 The Submission Draft District Plan (2021-2039) includes the Site in 'DPA14: Land at Foxhole Farm, Bolney' and allocates it for housing, education, and community use.
- 1.3 The Site currently benefits from planning permission, in the form of an outline application (Mid Sussex District Council, ref: DM/25/1129). The full description of the approved development is provided below:

'Outline application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 residential buildings, including affordable housing; a community building (use class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers.'

- 1.4 This application for Reserved Matters principally addresses the details of layout, scale, appearance, and landscaping (on-plot). Access was agreed through approval of the Outline Application. Within the allocation policy, guidance on the approach to heritage is provided, including: the requirement of a supporting Heritage Impact Assessment to inform the proposals; the provision of an appropriate layout and design to protect the setting of the close by Walnut and Well Cottage (Grade II listed) and Bolney Conservation Area; and the retention of the character of the footpath that runs to the north of the Site. These elements have been addressed within the proposed development.
- 1.5 This HCS should be read in conjunction with the Heritage Statement (Pegasus Group, April 2025) submitted as part of the approved outline planning application (DM/25/1129). It should be noted that this HCS does not intend to reproduce the detailed heritage analysis provided within the previous Heritage Statement but instead summarises this and provides updated assessment where relevant, in order to consider the potential impact of all reserved matters associated with the planning application.
- 1.6 Paragraph 207 of the National Planning Policy Framework (NPPF) 2024 sets out the information requirements for determining applications and states that:

'In determining applications, local planning authorities 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 no more than is sufficient to understand the potential impact of the proposal on their significance'.¹

- 1.7 In response to the NPPF, Section 2 of this report identifies the heritage assets which may be affected by the application proposals and Section 3 provides proportionate summary statements of significance for these heritage assets. These are relative to the scale, nature and effect of the proposals and utilise the relevant assessments of history, development and significance included

¹ NPPF 2024

within the Heritage Statement (Pegasus Group, April 2025) submitted as part of the outline planning application which received permission (DM/25/1129). Section 4 then provides a refreshed assessment of the impact of the reserved matters application proposals on the significance of the identified heritage assets. This assessment of impact is based on national, regional and local policy and guidance. Section 5 provides a conclusion.

- 1.8 The legislative, planning policy and planning guidance context for the consideration of these proposals is set out in Appendix A. This includes the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2024), and local planning policy and guidance for the historic environment.

2 The Heritage Assets

2.1 A heritage asset is defined by the NPPF as:

*‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’.*²

Designated Heritage Assets

2.2 A Designated Heritage Asset is described by the NPPF (2024) as:

*‘A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation’.*³

2.3 Such assets are statutorily identified as having a level of heritage (architectural and/or historic) interest to justify designation. There are then particular procedures in planning decisions to ensure that their special interest is preserved or enhanced.

Site

2.4 There are no designated or non-designated heritage assets within the Site itself.

Listed Buildings

2.5 The Site is located within proximity to a number of statutory listed buildings.

2.6 In line with previous scoping work undertaken by Pegasus Group in 2025, as well as comments from the LPA for the outline application, 9 listed buildings have been identified as having the potential to be affected by the Proposed Development. This has additionally been confirmed through desk-based research, a site walkover, and pre-application discussions with Mid-Sussex District Council.

2.7 The following listed buildings have therefore been scoped in for further assessment and are set out in the table below for ease of reference.

Table 2.1 – Statutory listed buildings with the potential to be affected by the proposals.				
No.	Name, Address			Grade
1	St Mary Magdalene’s Church			I
2	Walnut & Well Cottage			II
3	Daltons			II
4	Durstons			II

² NPPF (2024) Annex 2: Glossary (p.73)

³ NPPF (2024) Annex 2: Glossary (p.72)

Table 2.1 – Statutory listed buildings with the potential to be affected by the proposals.				
No.	Name, Address			Grade
5	Tanglewood			II
6	Booker's Farmhouse			II
7	Barn North East of Booker's Farmhouse			II
8	Bolney Lodge			II
9	Bolney Lodge Cottage			II

Conservation Areas

- 2.8 The Site is not located within a conservation area; however, it is adjacent to the Bolney Conservation Area, which is formed of two distinct areas to the north and south. Due to the proximity of the Site to the conservation area, it has been scoped-in for assessment.

Non-Designated Heritage Assets

- 2.9 The NPPF identifies that heritage assets not only include those which are designated (often with statutory protection), but also those assets identified by the local planning authority which could include local listing or buildings of townscape merit. Any such designation, for the purposes of the NPPF, are considered to constitute non-designated heritage assets (NDHAs).
- 2.10 There are three non-designated heritage assets identified by the local planning authority as part of the outline application within the environs of the Site. The are included within the table below for ease of reference:

Table 2.2 – Non-designated heritage assets with the potential to be affected by the proposals.	
No.	Name, Address
a	Old Post Office
b	Bolney Place
c	Providence Chapel

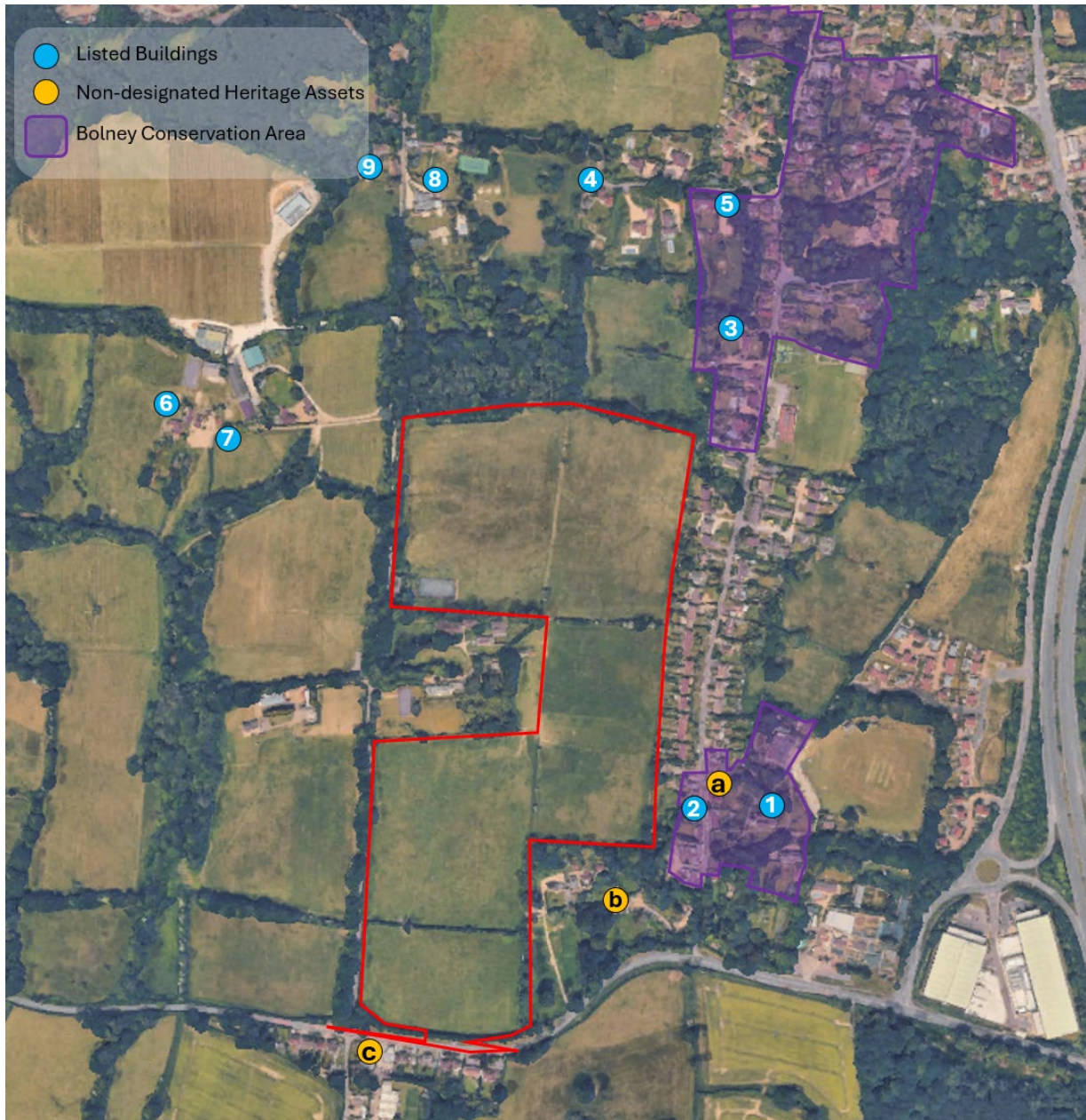


Figure 2.1 – Heritage Asset Plan, showing Site location in relation to the scoped-in heritage assets.

3 Summary Statements of Significance

- 3.1 The significance of a heritage asset is defined within the glossary of the NPPF as:

'The value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting'.⁴

- 3.2 Listed buildings are statutorily designated and, for the purposes of the NPPF, are designated heritage assets. Recognising this statutory designation, buildings must hold special architectural or historic interest. The Department of Culture, Media and Sport publish the 'Principles of Selection for Listed Buildings (2010)' which is supported by thematic papers, 'Listing Selection Guides', based on building type, which give more detailed guidance.
- 3.3 Conservation Areas are identified if they are of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. Historic England has published guidance on the designation of Conservation Areas which provides a framework for the identification of those features that form the character and appearance.
- 3.4 The identification of a site as a non-designated heritage asset does not provide any legal protection of such asset, however, for the purposes of the NPPF, they are a material consideration in the determination of applications.
- 3.5 Historic England has also published a series of Advice Notes which are relevant to assessing significance, setting and the potential impact that proposals may have on this. This includes, but is not limited to, the following relevant publications which have been utilised as part of this report:
- Historic England Good Practice Advice Note 3 (GPA3): Setting of Heritage Assets (2nd Edition, 2017) which is used to understand the surroundings of a heritage asset which may contribute to the significance of a heritage asset;
 - Historic England Advice Note 12 (HEA12): Statements of Heritage Significance (October 2019) which covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets; and

Assessment

- 3.6 The following summary statements of significance provide an overview of the identified heritage assets set out in Section 2, which may be affected by the application proposals. These are proportionate to the importance of each asset and the likely impacts of the proposals. These should be read in conjunction with the Heritage Statement (Pegasus, April 2025) submitted as part of the approved outline planning application (DM/25/1129).
- 3.7 The Site does not include any designated or non-designated heritage assets, however there are a small number of heritage assets within the vicinity of the Site which have the potential to be impacted by virtue of their setting. The land of the Site has been in arable / grazing use since at least the 19th century and likely earlier, with no major development on the land until present time.

⁴ NPPF (2024) Annex 2: Glossary (p.73)

- 3.8 The following heritage assets sit within the environs of the Site and have been assessed on account of their proximity to the Site and their potential to be impacted by virtue of their setting.

St Mary Magdalene's Church (Grade I)

- 3.9 The Grade I listed St Mary Magdalene's Church (list no. 1193369) was designated on the 28th October 1957 for its architectural and historic interest. Pages 46-60 of the Pegasus Heritage Statement provide a detailed assessment of the significance and setting of the building. This has been revisited by Smith Jenkins, and a summary of the building's significance is laid out below:
- 3.10 The Church was constructed over numerous phases, with the chancel and nave having been erected c.1100, the tower by John Bolney between 1536-8, the south porch in 1718 and the north aisle in 1853. The Church is set within its own churchyard, with a cemetery to the east. The Church is set at an elevated position within the landscape, with pathways across the churchyard providing access from Church Lane and The Street. Steps set to the south of the Church from The Street lead to a timber lychgate with stone walls, steps and iron railings, providing access to the western elevation. Further entrances are available to the eastern and principal elevations of the Church.

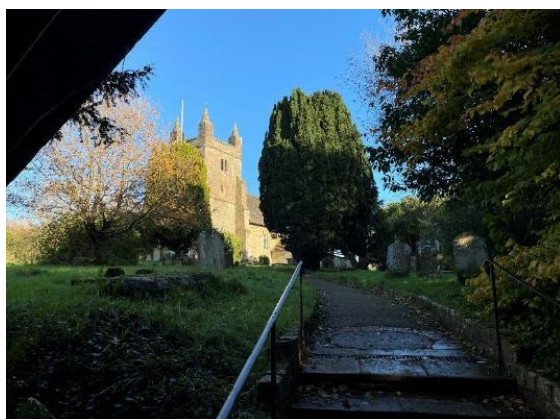


Figure 3.1 (left): Looking northeast towards the western elevation of the Church from the lychgate;

Figure 3.2 (right): The east and south elevations of the Church (Source – Pegasus Heritage Statement, 2025).

- 3.11 The building's immediate setting consists of its churchyard. As a result of heavy vegetation around the churchyard, there are only glimpsed views available of the main body of the building beyond the churchyard, from the village below, as well as from the churchyard across the rooftops of buildings along The Street and towards the fields beyond. The Church is therefore best experienced from within its plot, although the tower rises above the tree line and provides a landmark feature in views from further afield.
- 3.12 The wider setting of the Church consists of The Street, surrounding fields and development of Bolney. The field to the west of the Church (the Site) has a clear viewpoint towards the Church in the centre. Within the northern and southern parcels of the Site to either side of this vantage point, views of the Church are limited as a result of varied topography. Glimpsed views of the Church can be seen from The Street, however the views are limited by the close-knit nature of the buildings lining the road. The immediate churchyard setting contributes positively to the significance of the Church, as it maintains its experience as an intimate, leafy and enclosed space. The wider setting makes a moderate, positive contribution to the Church's significance due to the continued relationship of the Church to the buildings of The Street and retained awareness of a wider open setting, despite minimal visibility both out and into the churchyard due to the density of vegetation.



Figure 3.3: View looking west from outside the Church towards the Site (Source – Pegasus Heritage Statement).

Figure 3.4: View from the Site towards the Church.

Walnut & Well Cottage (Grade II)

- 3.13 The Grade II listed cottage (list entry no: 1025760) was added to the statutory list on the 11th May 1983. Pages 60-64 of the Pegasus Heritage Statement provide a detailed assessment of the significance and setting of the building. This has been revisited by Smith Jenkins, and a summary of the building's significance is laid out below:
- 3.14 Originally two cottages, constructed in the 17th century or earlier; the two-storey building is timber framed with plaster infilling and has rebuilt painted brick on the ground floor. The former two cottages are of different heights. The southern taller cottage has a tiled roof and the other has Horsham stone slate slabs. The windows are casements.



Figure 3.5: Principal elevation of Walnut and Well Cottage, looking north along The Street (Source – Pegasus Heritage Statement).

- 3.15 The cottage(s) hold group value in their retained connection to the other timber framed surrounding buildings as part of the early development of Bolney. The building holds historic interest in its date and use of historic local materials, and architectural interest in its timber framed form.

- 3.16 The cottage(s) immediate setting consists of its historic plot and its position on The Street alongside the neighbouring buildings. The building retains its position along The Street and its relationship to the other immediately adjacent neighbouring buildings; still experienced within its original context. The wider setting consists of the Church, surrounding buildings along The Street and the Site to the rear. Mature vegetation screening to the west side of the cottage's gardens means that longer-range views towards the Site are likely to be somewhat filtered and screened, with the central element of the Site making a limited, positive contribution to the building as part of its historic rural, open, setting
- 3.17 Dense urban development north of the cottages along The Street mean that the building is best appreciated within its immediate setting, as this allows the significance of the listed building to be experienced in its original context.

Daltons (GII)

- 3.18 The Grade II listed house (list entry: 1354847) was added to the statutory list on the 11th May 1983. Pages 31-33 of the Pegasus Heritage Statement provide a brief overview of the setting of the listed building. Due to the lack of connection with the Site, it was scoped-out of a full assessment within the initial Heritage Statement once its setting had been understood. For the sake of thoroughness, the building's significance and setting has been revisited by Smith Jenkins, and a summary of this is laid out below.
- 3.19 The house was built in the 18th century or earlier of red brick with grey decorative headers. The roof has Horsham stone slates and the windows are timber casements. It lies c.112m to the north-east of the Site boundary. The house holds historic interest in its age and former function as a farmhouse situated in the historic heart of Bolney. The house holds architectural interest in its vernacular, traditional, design and use of local materials including brick and clay tile.



Figure 3.6: Daltons (Source – Google Streetview).

- 3.20 The immediate setting of the Grade II listed Daltons consists of its historic plot and is position along The Street. The building was formerly the principal building within a wider farmstead, as is shown on the 1879 OS map, with several associated outbuildings are illustrated around the farmhouse. The building retains its set-back position along The Street. The wider setting of Daltons consists of

surrounding development along The Street and the wider landscape. The experience of the former peaceful, secluded farmstead has been lost as a result of the expansion of Bolney to the north and south of the building. Daltons is best experienced from its front garden, as it is only at close range that its built form and features of special architectural and historic interest can still be understood and appreciated.

- 3.21 The remaining historic buildings along The Street do provide a positive contribution to the building through appreciation of the historic street-scene it was experienced within, however due to infill development and modern constructions including the village hall to the east, it is now perceived as part of the central element of the village, rather than as a rural, agricultural, building. Whilst the Site forms part of the wider open setting of the building, there is no intervisibility between Daltons and the Site due to heavy vegetation within the rear gardens of intervening properties as well as along the northern boundary of the Site (Figure 3.8), and due to the changes to the setting of the former farmhouse and the altered character of the experience of the building, the Site overall provides a neutral contribution to the significance of the building, with the open field directly to the rear of the building being the principal element providing awareness of its historic agricultural use.



Figure 3.7: The 1879 OS map (left) and current aerial view (right), showing development around 'Dalton's Farm' and the loss of the associated farm buildings. Daltons indicated in blue, with Site boundary in red (Sources – National Library of Scotland [NLS] & Google Earth).



Figure 3.8: View looking northeast towards the Site from the northeast corner of Daltons rear garden (Source – Pegasus Heritage Statement).

Durstons (Grade II)

- 3.22 The Grade II listed Durstons (list entry: 1354826) was added to the statutory list on the 11th May 1983. Due to the lack of connection with the Site, it was scoped-out of a full assessment within the initial Heritage Statement once its setting had been understood. For the sake of thoroughness, the building's significance and setting has been revisited by Smith Jenkins, and a summary of this is laid out below.
- 3.23 The two-storey building was constructed in the 17th century or earlier in an L-shape, with a modern extension now sitting to the east. It lies c.232m to the north of the Site. Durstons is timber framed with painted brick infill, tile hanging on the first floor, and weatherboarding on the northern gable end. The house has casement windows and a tiled roof. The house holds historic interest in its age, and architectural interest in its traditional, vernacular design and use of local materials.



Figure 3.9: Durstons (Source – Google Streetview).

- 3.24 The immediate setting of Durstons consists of its historic plot, which is clearly defined by brick walling and fencing, and contains several outbuildings, and its position along Lodge Lane. The 'cottage and gardens' are shown on an 1842 tithe map within the same width plot that is seen today (Figure 3.10), however it appears that the extent of the plot to the south has been truncated over time. The wider setting consists of development along Lodge Lane and the wider surrounding landscape, which has undergone considerable change over time as a result of the development of housing along Lodge Lane to the east in recent decades. This has altered the former peaceful, rural, experience that the building was afforded, having previously been secluded in its historic plot away from the development of Bolney.
- 3.25 The building does retain an open wider setting to the west and south, however dense tree planting to these sides limits the appreciation of this and the connection between the building and its surroundings. Whilst part of the extended open setting of the building, there is no intervisibility between the Site and Durstons due to distance, intervening tree planting and established vegetation as well as the topography (Figure 3.11). As such, the Site currently provides a neutral contribution to the significance of the building, which is best experienced from its immediate setting, as its architectural and historic special interest are only appreciable from close range.



Figures 3.10 & 3.11: 1842 Tithe map (left) and a modern satellite photo (right), showing the retention of the Durston's historic plot (Source – Genealogist; Google Maps). Modern development is shown on the modern satellite photo to the east of the building, with dense tree planting to the south, beyond which lies the Site.



Figure 3.12: View looking north towards Durstons from the Site. Location of Durstons indicated with yellow arrow, with modern buildings along Lodge Lane just visible to the east.

Tanglewood (Grade II)

- 3.26 The Grade II listed Tanglewood (list entry: 1025756) was first added to the statutory list on the 28th October 1957. Due to the lack of connection with the Site, it was scoped-out of a full assessment within the initial Heritage Statement once its setting had been understood. For the sake of thoroughness, the building's significance and setting has been revisited by Smith Jenkins, and a summary of this is laid out below:
- 3.27 The four-storey timber framed building was erected in the 17th century, with plaster infilling and a partly rebuilt ground floor in red brick. It lies over 250m to the north of the Site. The building features

timber, led-light casement windows and clay-tile hipped roofing; holding historic and architectural interest in its age, use of local materials and in its traditional style and form.

- 3.28 The immediate setting of Tanglewood consists of its historic plot and position along Lodge Lane. Dense hedging defines the boundary of the building's plot and also serves to block visibility of the property from the road. When comparing the 1842 tithe map and the existing aerial at figures 3.13 and 3.14, it appears that the building's plot has slightly expanded to incorporate parts of previously separate plots to the east and south over time. As also indicated when comparing the figures below, there has been a lot of new residential development to the east of the building and at the corner between Lodge Lane and The Street, as well as the detached dwellings along Lodge Lane that have been constructed in recent years. Views from the wider setting of the building are extremely limited due to the heavy vegetation surrounding the plot, which has resulted in an insular experience within which the historic and architectural interest of the listed building is best appreciated. Whilst part of the extended open setting of the building, there is no intervisibility between the Site and Tanglewood due to distance, intervening tree planting and established vegetation as well as the topography (Figure 3.15), and there is no historic connection between the two. As with Durstons discussed above, the Site currently provides a neutral contribution to the significance of the building, which is best experienced from its immediate setting, as its architectural and historic special interest are only appreciable from close range.



Figures 3.13 & 3.14: 1842 OS map (left) and modern satellite photo (right), showing Tanglewood within its historic plot and the condensed modern development to the east, as well as the dense tree planting to the south (Source – Pegasus Heritage Statement; Google Maps).



Figure 3.15: View north towards Tanglewood from the Site. Location of Tanglewood indicated with yellow arrow, with modern buildings along Lodge Lane just visible to the east.

Booker's Farmhouse and Barn to the North-East of Booker's Farmhouse (Grade II)

- 3.29 The Grade II listed Booker's Farmhouse and the Barn to the north-east of Booker's Farmhouse (list entry: 1354825) were added to the statutory list on the 11th May 1983. Due to the lack of connection with the Site, the two farm buildings were scoped-out of a full assessment within the initial Heritage Statement once their setting had been understood. For the sake of thoroughness, the buildings' significance and setting have been revisited by Smith Jenkins, and they have been grouped for assessment due to their connection and shared location. A summary of this is laid out below:



Figure 3.16: Booker's Farmhouse (Source – Pegasus Heritage Statement). **Figure 3.17:** Barn to the north-east of Booker's Farmhouse (Source – Pegasus Heritage Statement).

- 3.30 The buildings lie around 230m to the west of the Site. The two-storey 17th century timber-framed farmhouse has been re-fronted at some point, with red brick on the ground floor and tile-hung above. The roof is also tiled and the windows are timber casements. The timber-framed barn was erected in the 15th century to serve an earlier farmstead, and features weatherboarding and a hipped, clay-tile roof. The barn was originally built for agricultural purposes associated with Booker's Farm, however planning permission was granted in 1995 for conversion to residential.

- 3.31 The immediate setting of the two buildings consists of their farmstead, which is accessed along a lane past a number of later ancillary buildings, and is significantly set back from Foxhole Lane. The relationship between the farmhouse, the barn and the rest of the surrounding farm buildings has been retained, as has the experience of the plot as an historic farmstead, although later development has lessened the overall intactness. The wider setting consists of the wider rural landscape surrounding the farmstead, which retains its historic rural character. The relationship between Westlands Farm to the south and Oldmill Farm to the north have been maintained, as has the tranquil experience of the plot within its wider setting. Overall, the setting of the farm buildings makes a positive contribution to their significance, to a moderate level. There is limited intervisibility between the Site and this farmstead due to intervening vegetation and built form, with some awareness of the Site area as one approaches the track to the farm along Foxhole Lane, and as such the Site overall makes a very low, positive, contribution to the setting of the listed farm buildings.



Figures 3.18 & 3.19: 1842 tithe mapping (left) and current aerial photo (right), showing Booker's Farm and its surroundings (Source: Genealogist & Google Earth). Booker's Farm has been marked in blue with the Site boundary (approximated on the 1842 map) in red.



Figures 3.20 & 3.21: View looking east towards the Site from within the driveway of Booker's Farmhouse and Barn; View looking west from the Site towards Booker's Farmhouse and Barn (Source – Pegasus Heritage Statement).

Bolney Lodge (GII)

- 3.32 The Grade II listed Bolney Lodge (list entry: 1025754) was added to the statutory list on the 11th May 1983. Due to the lack of connection with the Site, it was scoped-out of a full assessment within the initial Heritage Statement once its setting had been understood. For the sake of thoroughness, the building's significance and setting has been revisited by Smith Jenkins, and a summary of this is laid out below:
- 3.33 Bolney Lodge is a two-storey residential country villa faced with Roman cement and topped with a tiled roof. It lies c.237m to the north of the Site. The house was built in two phases, the first in the 18th century and the second in the 19th century. The house is enclosed by a sandstone boundary wall which encloses its associated buildings.



Figure 3.22: *Bolney Lodge from Foxhole Lane (Source – Pegasus Heritage Statement).*

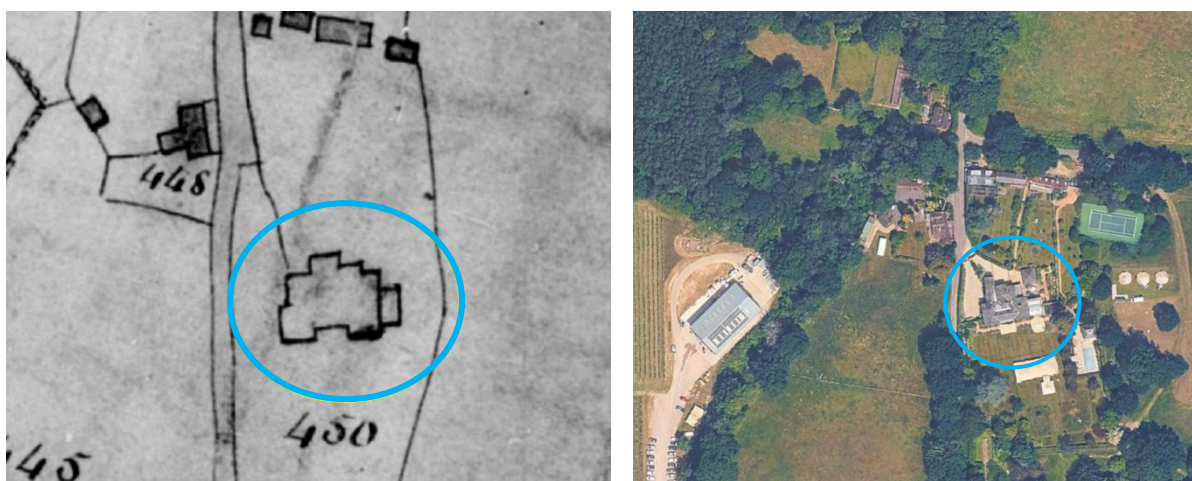


Figure 3.23: *1841 Tithe Map (left) and current aerial view (right) of Bolney Lodge, showing the retained relationship between the house and its neighbouring buildings along Foxhole Lane and Lodge Lane (Source: The Genealogist; Google Maps).*

- 3.34 The immediate setting of Bolney Lodge consists of its historic plot and connection to Foxhole Lane to the west. The grounds of the building have evolved over time and now comprise modern landscaping and ancillary features including a swimming pool. A group of former outbuildings to the lodge (some have been replaced over time) also remain to the north and provide awareness of the extent of the grounds of the building.

- 3.35 There is group value between Bolney Lodge and Bolney Lodge Cottage across the road (discussed below), as historic built form along this stretch of Foxhole Lane. A large brick wall lines Foxhole Lane to the north and south of the house, opening up to allow for visibility of the building from the entrance gates and from directly to the west, where a lower wall runs. The building retains a relatively rural, green setting directly surrounding its plot, however there has been notable development within the extended setting through the development of Bolney to the east, and there is now awareness of a large, modern, agricultural building to the west which has altered the experience of the building.
- 3.36 To the south of the lodge's plot, dense woodland limits any awareness of the wider area to this side. The immediate setting of the building overall makes a positive contribution to its significance, as does the area directly surrounding it along Foxhole Lane and Lodge Lane, as these spaces allow the aspects of interest to be experienced in their original setting. The extended setting makes a neutral contribution to the significance of the building, as tree coverage and topography limits awareness of the building from beyond close proximity, and there have been alterations over time.



Figure 3.24: View looking south towards the entrance gates of Bolney Lodge (left), and view looking north up Foxhole Lane where the high brick wall obstructs views of the building (Source – Google Maps).

- 3.37 Whilst forming part of its extended, rural setting, there is no intervisibility between the Site and Bolney Lodge due to the dense woodland restricting views beyond its grounds to the south. The Site therefore makes a neutral contribution to the significance of the listed building.



Figure 3.25: View looking north from the Site towards Bolney Lodge, where woodland restricts any views (Source – Pegasus Heritage Statement).

Bolney Lodge Cottage (Grade II)

- 3.38 The Grade II listed Bolney Lodge Cottage (list entry: 1193259) was added to the statutory list on the 11th May 1983. Due to the lack of connection with the Site, it was scoped-out of a full assessment within the initial Heritage Statement once its setting had been understood. For the sake of thoroughness, the building's significance and setting has been revisited by Smith Jenkins, and a summary of this is laid out below:
- 3.39 The building was formerly two 18th century cottages of red brick construction with tiled, gabled roofing and casement windows. It lies around 270m to the north of the Site. The northern cottage is a later addition (in place by the mid-19th century), and stands slightly taller than the southern element, with evenly-spaced sash windows typical of a Georgian construction. There are two doorways with pedimented hoods and doors with four fielded panels each, sat within a later stone and timber porch. The building holds historic and architectural interest in its date, use of local materials and design.



Figure 3.26: *Bolney Lodge Cottage – the taller element to the right side is the later cottage (Source – Google Maps).*

- 3.40 The immediate setting of the building consists of its own plot, which is defined to the east along Foxhole Lane by low walling and hedging. The building is set slightly back from the road, and has a grassed garden to the rear, the boundary of which appears to have slightly changed over time as the cottages have been combined into one property. The 1841 Tithe Map in figure 3.27 shows the retained position of the building across the road to the west from Bolney Lodge and within close proximity to the four buildings at the junction between Foxhole Lane and Lodge Lane to the north, and the relationship between this group of buildings still remains evident. As was noted above, there is therefore group value between Bolney Lodge and Bolney Lodge Cottage due to their historic connection and retained visual relationship. The large agricultural modern shed that sits as part of Booker's Farm, just south of the listed building, alters the formerly open landscape to this side, although it is partially screened by tree planting. The maintained woodland to the north, west and south appears to have formed part of the building's setting since at least the mid-19th century, with expansion over time, and serves to provide an enclosed experience of the building, which as such is best experienced from along Foxhole Road directly adjacent.



Figure 3.27 & 3.28: 1841 Tithe Map (left) and current aerial view (right), showing the retained connection between Bolney Cottage and Bolney Lodge and density of woodland around the building (Site boundary indicated in red on aerial image) (Source – National Library of Scotland; Google Maps).

- 3.41 There is no historic connection between the listed building and the Site, nor are there any views between the two due to changes in topography and the density of the intervening woodland planting. As such, it makes a neutral contribution to the significance of the listed building. Bolney Lodge is best experienced from its immediate setting, as it is only at close range that the form and features of interest can be best appreciated. The wider setting makes an overall neutral contribution to the building's significance due to limited appreciation of the building being possible as well as changes over time.

Bolney Conservation Area

- 3.42 The Bolney Conservation Area (BCA) was designated by Mid Sussex District Council in two parts in January 1989. In the place of a full Conservation Area Appraisal there is a document titled 'Conservation Areas in Mid Sussex', which provides information regarding the designation and features of the area. This document was prepared by Mid Sussex District Council in August 2018.
- 3.43 The BCA is divided into two sections encompassing two clusters of historic settlement, one at the northern end of The Street and the other at the southern end (Figure 3.29). The character of the BCA is defined by a variety in the age of built form and style of materials; the use of natural and traditional materiality; attractive walling; countryside views; and the lack of a uniform building line. These features reflect the gradual growth of the semi-rural village. The area between the two parcels of the BCA is comprised of 20th-century housing of no particular merit.
- 3.44 Bolney was historically a small settlement with a concentration of development around the Parish Church of St Mary Magdelene and a smaller hamlet further north around Lodge Lane. By the mid-20th century, modern residential development had begun in-filling the gap between the two parcels of the conservation area.

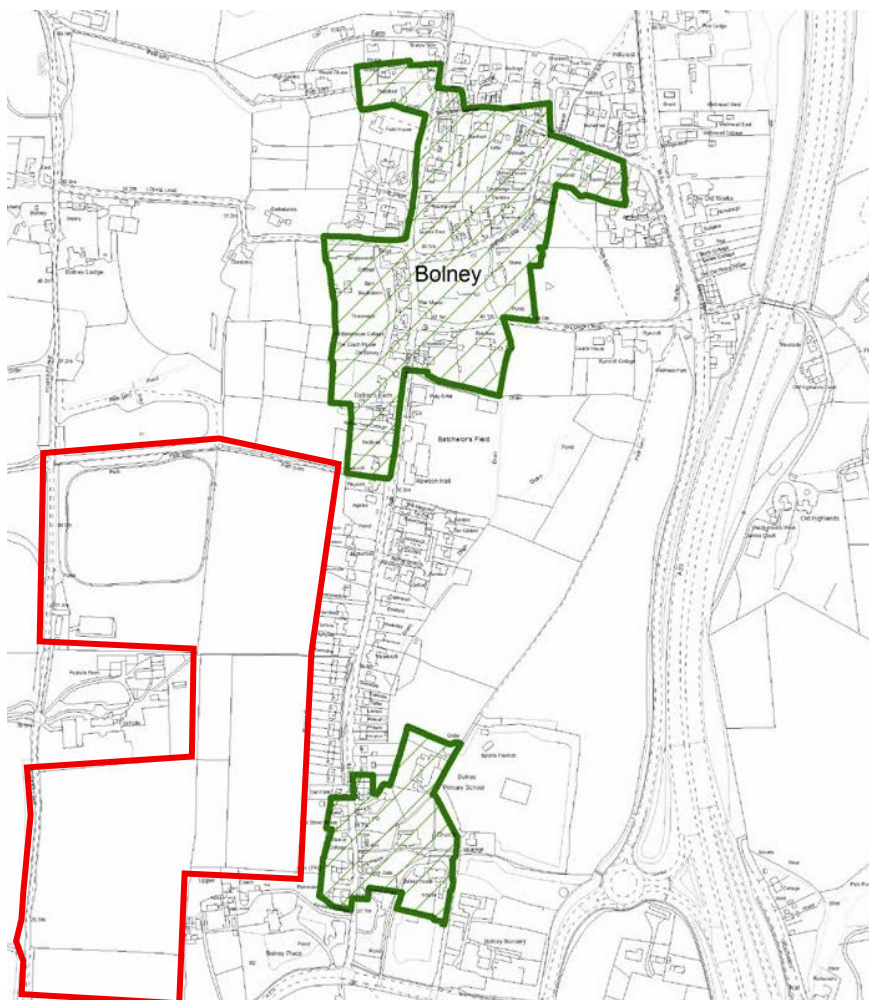


Figure 3.29: Map showing the Bolney Conservation Area highlighted in green (Source – Mid Sussex District Council). The Site boundary is indicated in red.

- 3.45 The majority of buildings within the conservation area are of two storeys with varying pitch heights, and make use of gabled, clay-tiled roofs. There are a variety of timber-framed buildings with plaster infilling, and red-brick buildings, with some built form featuring render and pebble-dash. Low brick or stone walls and hedgerows commonly define the boundaries of residential dwellings, which generally sit slightly set-back from the road, with some fronting onto The Street and some sitting further back within their plots.
- 3.46 The 'Conservation Areas in Mid-Sussex' document references attractive countryside views and views in and out of the conservation area as being noteworthy. Glimpses from the Church over agricultural land are possible looking west, and these include the middle portion of the Site. There is no visibility between the conservation area or the northern and southern areas of the Site, where the land gradually lowers and tree planting and built form additionally obscure any intervisibility.



Figure 3.30 (left): Properties within the southern parcel of the conservation area; **Figure 3.31** (right): A property within the northern parcel of the conservation area. Displaying the typical form, style and materials of the buildings in the area.



Figure 3.32: View looking north from the southern end of the conservation area (Source – Google Maps).



Figure 3.33: View looking east from a key viewpoint at the central raised point of the Site towards the southern end of the conservation area. The Church is visible, as are the roofs of the buildings along The Street, those to the left being outside of the conservation area.

- 3.47 The Bolney Conservation Area holds significance in its historic built form of varying heights and styles, and in its historic clustered layout. The two clusters of historic development remain appreciable, with the character defined by traditional architecture and non-uniform building line, particularly to the south, running close to the road, compared to the set-back modern infill that lies between the two sections in a relatively straight line. The rural area surrounding the two parcels of the conservation area makes a contribution to its significance where it is appreciated in glimpses between the buildings and tree planting; allowing for an understanding of the historic experience of the settlement. However, the modern in-fill between the two, which is deliberately excluded from the BCA boundary, is very present when experiencing the parts of the conservation area leading towards it. This has altered the appreciation of the small enclaves of historic development, as they are now experienced as part of a larger village settlement.
- 3.48 As illustrated in figure 3.29 above, the Site is located 25 metres west of the BCA's southern section and 10 metres southwest of the northern section; making up part of the conservation area's wider rural setting. Glimpsed views are available to the raised central area of the Site from the Churchyard and from certain spaces between buildings when looking west from The Street within the southern parcel. There may also be glimpsed visibility of this area of the Site, closest to the BCA, within private views from the rear gardens of buildings in the area. The Site cannot be seen from the southern entrance to the northern parcel, and there is no visibility of the Site from Lodge Lane in the northern section of Bolney Conservation Area. The footpath at the northern boundary of the Site is accessed from The Street, and forms part of the entrance experience to this portion of the BCA, with glimpsed awareness of the open space to either side of the footpath appreciable through mature trees and vegetation as one moves towards the conservation area. However, this is experienced alongside the back gardens of the modern housing along the western side of The Street, and the historic nature of the BCA and its buildings is not immediately understood until one reaches the end of the footpath and turns left up The Street.

- 3.49 Overall, the Site makes a positive contribution to the significance of the conservation area as part of its wider rural setting; however, the enclosed nature of the two BCA parcels means that it is only the central portion of the Site that has intervisibility in glimpsed views from the churchyard, between buildings, and in dynamic views moving west along the footpath north of the Site.



Figure 3.34: View looking west from The Street, opposite the Old Post Office, towards the raised Site (beyond the hedging in the background) (Source – Pegasus Heritage Statement).



Figure 3.35: View looking south towards the Site from the footpath at the Site's northern boundary.

The Old Post Office (NDHA)

- 3.50 The Old Post Office is not listed and has not been recorded on the West Sussex County Council Historic Environment Record; however, the building has been identified by the Conservation Officer as being of local interest.
- 3.51 The L-shaped 19th century brick building lies to the east of the Site along The Street. It has a one storey projection to the rear that is raised up in line with the first storey of the main building. This projection is thought to be older, possibly of a 17th century date. The building is set very slightly back from the road behind a low brick wall. The principal elevation has a gable front with a late-19th to early-20th century traditional shopfront bay window on the ground floor, with a blank wooden signage panel above. There is also a timber framed window at first floor level. The main entrance sits south of the gable end, with a tiled canopy. The windows on the ground floor are modern uPVC. Scalloped and straight tile hanging can be seen along the first storey and at ground floor level in red brick. The roof is pitched and tiled with a brick chimney at the southern end.



Figure 3.36: *The Old Post Office (right), looking north along The Street.*

- 3.52 The immediate setting consists of The Street and immediate neighbouring buildings, including Walnut and Wells Cottage. The land to the rear of the building comprises its stepped rear garden which bounds the churchyard above. Its wider setting is relatively limited due to the enclosed nature of The Street, and consists of the rest of the southern parcel of the BCA, as well as the modern development to the north along The Street, with some awareness of the open central area of the Site visible in the gap between the buildings along the other side of the road. Due to the form of The Street limiting extended views of the building, it is best appreciated within its immediate setting.

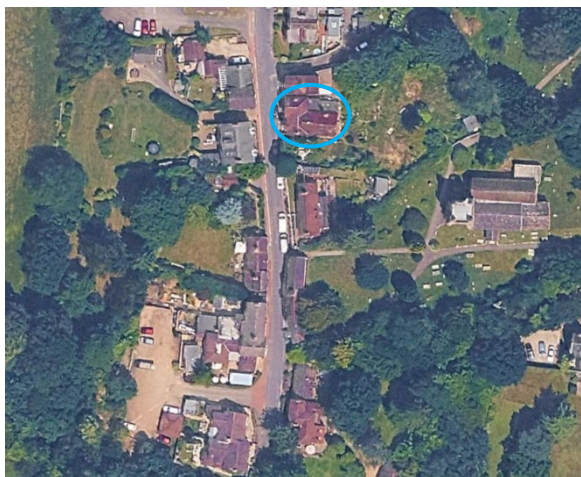


Figure 3.37 (left): Aerial view showing Bolney and the location of the Old Post Office (in blue) in relation to the church.

Figure 3.38 (right): Glimpsed view looking east of the Old Post Office from the eastern edge of the middle area of the Site.

Bolney Place (NDHA)

- 3.53 Bolney Place is not listed and has not been recorded on the West Sussex County Council Historic Environment Record. The building has been identified however as being of local interest, and constituting a non-designated heritage asset.
- 3.54 Bolney Place is a large Victorian house with grounds formerly including landscaped gardens, a pond and pathways. The grounds are bound by mature vegetation and hedgerows to the north and west, filtering views out to the rural landscape beyond. By the mid-20th century, the buildings to the west have been mainly demolished with a few outbuildings retained. The building itself was altered during the 1990s and early 2000s, changing from residential use to office space.



Figure 3.39: Bolney Place (Source – WHD Consulting).

- 3.55 Its immediate setting consists of its plot, and the building retains its historic original position, set well back to the west of The Street and accessed via a curving driveway from the A272, with dense tree planting and hedging lining the boundaries. The building also maintains its relationship with the neighbouring 19th century building at Upper Garstons to the west. The main road of the A272 to the south of Bolney Place, is much busier than it would have been when the building was constructed, which has altered the way in which the building is experienced (Figure 3.40). The wider setting consists of open land to the north and south (the Site), which is partially obscured by the dense tree planting bounding the plot of Upper Garstons. The development of Bolney to the east also forms part of the wider setting of the building, however there is limited awareness of the village from within the plot of Bolney Place, and vice versa, due to the mature vegetation enclosing its grounds, which means that Bolney Place is best appreciated from within its own plot.



Figure 3.40 (left): 1897 OS Map; Figure 3.41 (right): Current aerial view (right), showing the maintained relationship between Bolney Place, its neighbouring building, and the historic field boundaries (Source – The Genealogist; Google Maps).



Figure 3.42: View from the main road looking north towards the entrance to Bolney Place (Source – Google Maps).



Figure 3.43 (left): View from The Street looking southwest towards Bolney Place (left);

Figure 3.44 (right): View from the main road looking northwest towards the Bolney Place (Source – Google Maps). Both images show the heavy vegetation enclosing the building and its grounds.

- 3.56 From the southern part of the Site, there are glimpses of some Upper Garstons and some of its associated outbuildings when looking to the west, however there is no visibility towards Bolney Place itself, as Upper Garstons and tree coverage lie between (Figure 3.45).



Figure 3.45: View looking east from the southern boundary of the Site, where the neighbouring building to Bolney Place is slightly visible.

Providence Chapel (NDHA)

- 3.57 Providence Chapel is not listed and has not been recorded on the West Sussex County Council Historic Environment Record. The 19th century building has been identified, however, as being of local interest.

- 3.58 The Providence Chapel is located south of the A272 (Cowfold Road) and faces north. The building is of red brick construction with a pitched roof. There is a bullseye window with arched moulding above, and three arched windows with arched moulding above that are present along the north gable end. There is a small projection with the main entrance on the western elevation, with decorative brickwork, arched windows and moulding. There are also black painted sash windows along the west elevation. The Chapel was out of use by the late-20th century and was converted into a private dwellinghouse in the 1980s.



Figure 3.46: *The Providence Chapel, viewed from Bolney Chapel Road (left) and from the main road (right) (Source – Pegasus Heritage Statement).*

- 3.59 The immediate setting of Providence Chapel consists of its associated burial ground, which lies to the west of the building. Its plot is enclosed by hedging, fencing and tree planting. The chapel is positioned at the junction between the main A272 Cowfold Road and Bolney Chapel Road. The building has always sat at the junction, however the main road is much busier than it used to be and so the experience of the Chapel is now negatively impacted by noise and vehicle congestion. In addition, modern development now sits in close proximity to the Chapel on either side along the A272 as well as down Bolney Chapel Road, including housing as well as a petrol station. This has altered the experience of the Chapel which was historically set within an open landscape with limited surrounding built form (Figures 3.48 & 3.49). The wider setting consists of some open spaces including the Site to the north and other fields to the north-west and south west, however these are set behind dense boundary hedging with awareness of any openness much-reduced and only partially appreciable in winter months. As a result of the changes within its close context resulting from urban development along Cowfold Road and Bolney Chapel Lane, the building is best appreciated from close proximity, specifically from within its surviving burial ground.



Figure 3.47: View looking southeast from the junction between Foxhole Lane and Cowfold Road towards the Providence Chapel (Source – Google Maps). The view shows modern development to the east.



Figures 3.48 & 3.49: 1879 OS Map (left) and current aerial view (right), showing the urban development on all sides of the Providence Chapel (Source – NLS; Google Maps).



Figure 3.50: View looking northeast from the Chapel towards the Site in winter months (left) and view looking south from the Site towards the Chapel (right) (Source – Google Maps). The Chapel is not visible from the Site in summer months.

4 Heritage Impact Assessment

- 4.1 The heritage legal and planning policy relevant to the consideration of the application proposals set out in Appendix A of this report. This legal and policy context includes the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF as well as regional and local policy for the historic environment.
- 4.2 In accordance with paragraph 207 of the NPPF, the significance of the designated and non-designated heritage assets that may be affected by the application proposals have been set out in Section 4 of this report.
- 4.3 The NPPF requires local planning authorities to identify and assess significance of a heritage asset that may be affected by the proposals (paragraph 208). They should take the assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.
- 4.4 Account should be taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability, and the desirability of the new development making a positive contribution to local character and distinctiveness (paragraph 210).
- 4.5 When considering the impact of proposals on the significance of designated heritage assets, the NPPF requires (paragraph 212) that great weight should be given to their conservation and the more important the asset, the greater the weight should be. This is consistent with recent high court judgements (Barnwell Manor, Forge Fields) where great weight should be attached to the statutory duty.
- 4.6 Where a development proposal causes harm to the significance of designated heritage assets, this should either be treated as less than substantial (paragraph 215), or substantial (paragraph 214). In determining the level of harm, the relative significance of the element affected should be taken into account. Furthermore, local planning authorities are also encouraged to look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. According to paragraph 219, proposals that preserve those elements of setting the make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.
- 4.7 Paragraph 216 of the NPPF concerns the effect of an application on the significance of a non-designated heritage asset and should be taken into account when considering development proposals with a balanced judgement being required to have regard to the scale of any harm or loss against the significance of the asset.

The Proposals

- 4.8 This reserved matters (RM) planning application is for the development of land for residential development on the Land at Foxhole Farm, Bolney (the 'Site').
- 4.9 The RM application is in line with the outline planning application (DM/25/1129), introducing residential development on the Site. The outline permission set certain parameters for the development of the site which included the height of buildings, and these are approved plans. An illustrative masterplan was also produced, however this is not an approved document. These provide a helpful framework to guide the Reserved Matters application, and the submitted details within this application are consistent with these parameters and have further developed some of those original design concepts, including the creation of a parkland within the central area of the Site with an access road, to reduce potential visibility from the southern parcel of the Bolney Conservation Area.
- 4.10 The proposals follow the height, general form, use and extent of development to those approved as part of outline planning permission (DM/25/1129), and therefore this HCS does not intend to reproduce the detailed heritage analysis provided within the previous Heritage Statement submitted as part of that outline planning application, but instead summarises this in order to consider the potential impact of all reserved matters associated with this planning application.
- 4.11 The proposals have been designed to broadly follow the parameters set out in the outline planning permission. To the north and west of the northern parcel of development, as well as the south of the southern parcel, the overall line of built form has been moved away from the edge of the Site, providing additional buffer between the proposals and their surroundings. To all edges of the development, in particular the south, north and north-west, meadow land and tree planting will be introduced to continue a green character and enforce this buffering.
- 4.12 Built form to the north of the southern plot remains broadly in line with the parameters set within the outline permission, with the exception of the proposed play area in this part of the Site, which has been moved eastwards. Pre-application feedback from officers raised concerns with the potential visibility of the play area from the conservation area to the east, and therefore tree planting has been introduced to provide a green physical and visual buffer where any glimpsed views may be possible.
- 4.13 There has additionally been an increase in planting within the middle, 'parkland' area of the Site, to aid with screening in wider views, including where glimpsed views are possible from the conservation area to the east. This includes additional tree planting along the eastern side of the access road between the two parcels, which will obscure visibility of traffic and lighting, as well as reduce noise, with public viewpoints still being created between the trees from the access road and pathways of St Mary Magdalene's Church. There will be many retained areas of grassed space alongside the tree planting to ensure that the parkland character is realised.
- 4.14 Consequently, the proposals respond to their sensitive surroundings, forming a well-designed masterplan which has been laid out to respond to pre-application comments and to also respond to the local context.
- 4.15 The potential effects (where any arise) of the RM proposals on each of the identified heritage assets is laid out below:

St Mary Magdalene's Church

- 4.16 The Heritage Statement for the outline permission (Pegasus, 2025) concluded that the development of the application Site would cause an element of harm to the significance of the church through the change in the character of the central space of the Site from a rural space to a parkland providing access between the two development parcels. Any harm arising from the proposed development would be 'less than substantial' and, as the submitted Heritage Statement concluded, at the lower end of the spectrum, due to the retained green character of the central space of the Site and the buffering provided by new tree planting, as well as the creation of public viewpoints of the church from the access road and pathways. There will be no awareness of the development parcels from the context of the church, which has historically witnessed the residential expansion of Bolney within its wider setting. Overall, this statement concludes that a low level of 'less than substantial' harm will result to the significance of the listed Church.

Walnut & Well Cottage

- 4.17 As per the assessment of the Church, the Heritage Statement for the outline permission (Pegasus, 2025) also concluded that the development of the application Site would cause an element of harm to the significance of the pair of cottages through the change in the character of the central space of the Site from a rural space to a parkland providing access between the two development parcels. Any harm arising from the proposed development would be 'less than substantial' and, as the submitted Heritage Statement concluded, at the lower end of the spectrum, due to the retained green character of the central space of the Site. There will be no awareness of the development parcels from the context of the cottages due to topography and intervening development, and the listed buildings will remain best appreciated from close proximity along The Street within their historic context. Overall, this statement concludes, in line with the outline proposals, that a low level of 'less than substantial' harm will result to the significance of the listed cottages.

Daltons

- 4.18 The Heritage Statement for the outline permission (Pegasus, 2025) concluded that there would be no harm to the Grade II listed Daltons as a result of the proposed development. This Heritage Compliance Statement has undertaken further assessment of the setting of the building and the contribution of the application Site, as part of a thorough assessment, and concurs with the conclusions of the Pegasus Heritage Statement. The Site shares no physical, visual or functional relationship with the listed building, which is now experienced as part of a village context rather than its historic rural, agricultural environment, and is enclosed by dense vegetation to its rear. There will be no awareness of the proposed development from the context of the listed former farmhouse, and the building will retain the one remaining appreciable element of open rural space directly to its rear. The significance of Dalstons will as such be preserved.

Durstons

- 4.19 The Heritage Statement for the outline permission (Pegasus, 2025) concluded that there would be no harm to the Grade II listed Durstons as a result of the proposed development. This Heritage Compliance Statement has undertaken further assessment of the setting of the building and the contribution of the application Site, as part of a thorough assessment, and concurs with the

conclusions of the Pegasus Heritage Statement. The Site shares no physical, visual or functional relationship with the listed building, which is now best appreciated along Lodge Lane from the north, due to dense vegetation to the south and west, and the modern built form now spreading across Lodge Lane to the east. There will be no awareness of the proposed development from the context of the listed former farmhouse due to the density of the intervening tree planting. The significance of Durstons will as such be preserved.

Tanglewood

- 4.20 The Heritage Statement for the outline permission (Pegasus, 2025) concluded that there would be no harm to the Grade II listed Tanglewood as a result of the proposed development. This Heritage Compliance Statement has undertaken further assessment of the setting of the building and the contribution of the application Site, as part of a thorough assessment, and concurs with the conclusions of the Pegasus Heritage Statement. The Site shares no physical, visual or functional relationship with the listed building, which is now experienced as part of a developed, residential context along Lodge Lane rather than its historic rural, agricultural environment, and is enclosed by dense vegetation to its rear. There will be no awareness of the proposed development from the context of the listed building. The significance of Tanglewood will as such be preserved.

Booker's Farmhouse & Barn North East of Booker's Farmhouse

- 4.21 The Heritage Statement for the outline permission (Pegasus, 2025) concluded that there would be no harm to the Grade II listed Booker's Farmhouse and the Grade II Barn North East of Booker's Farmhouse as a result of the proposed development. This Heritage Compliance Statement has undertaken further assessment of the setting of the building and the contribution of the application Site, as part of a thorough assessment, and concurs with the conclusions of the Pegasus Heritage Statement. The Site shares no physical, visual or functional relationship with the listed buildings, which remain appreciated as part of an historic farmstead, with dense vegetation to the east limiting awareness of the settlement of Bolney beyond. The farmstead context of the listed buildings will be unchanged, and they will continue to be experienced alongside the adjacent open countryside. The significance of Booker's Farmhouse and the Barn will as such be preserved.

Bolney Lodge

- 4.22 The Heritage Statement for the outline permission (Pegasus, 2025) concluded that there would be no harm to the Grade II listed Bolney Lodge as a result of the proposed development. This Heritage Compliance Statement has undertaken further assessment of the setting of the building and the contribution of the application Site, as part of a thorough assessment, and concurs with the conclusions of the Pegasus Heritage Statement. The Site shares no physical, visual or functional relationship with the listed building, which is best appreciated along Foxhole Lane from the north-west and within its immediate plot, with dense vegetation removing any connection with the land to the south. There will be no awareness of the proposed development from the context of the listed lodge, and the building will retain its prominence along Foxhole Lane and its context along Lodge Lane. The significance of Bolney Lodge will as such be preserved.

Bolney Lodge Cottage

- 4.23 The Heritage Statement for the outline permission (Pegasus, 2025) concluded that there would be no harm to the Grade II listed Bolney Lodge Cottage as a result of the proposed development. This Heritage Compliance Statement has undertaken further assessment of the setting of the building and the contribution of the application Site, as part of a thorough assessment, and concurs with the conclusions of the Pegasus Heritage Statement. The Site shares no physical, visual or functional relationship with the listed building, which is best appreciated along Foxhole Lane from the east, with dense vegetation along Foxhole Lane to the north and south, as well as surrounding the adjacent field to the west limiting any extended awareness of the building from further afield, and vice versa. There will be no awareness of the proposed development from the context of the listed building, and the building will retain its prominence along Foxhole Lane and its context alongside Bolney Lodge. The significance of Bolney Lodge Cottage will as such be preserved.

Bolney Conservation Area

- 4.24 The Heritage Statement for the outline permission (Pegasus, 2025) concluded that the development of the application Site would cause an element of harm to the significance of the conservation area through the change in the character of the central space of the Site from a rural space to a parkland providing access between the two development parcels. The central space of the Site is the area appreciable in glimpses within views from the southern part of the conservation area when looking west from The Street. There may be some awareness of the movement of vehicles or lighting along the access road within these views, as well as from private gardens, however this has been mitigated through the considered approach to planting and screening to minimise impact.
- 4.25 Any harm arising from the proposed development would be 'less than substantial' and, as the submitted Heritage Statement concluded, at the lower end of the spectrum, due to the retained green character of the central space of the Site and mitigation through considered planting and screening of development. There will be no awareness of the development from the northern part of the conservation area, with vegetation planting and attenuation along the northern boundary obscuring views of the new development from the adjacent footpath. Overall, this statement concludes that, in line with the outline permission, a low level of less than substantial harm will result to the significance of the conservation area.

The Old Post Office

- 4.26 The Heritage Statement for the outline permission (Pegasus, 2025) concluded that the development of the application Site would cause an element of harm to the significance of the former post office through the change in the character of the central space of the Site from a rural space to a parkland providing access between the two development parcels. As per the assessment of the nearby listed Walnut & Well Cottage, any harm arising from the proposed development would be very low, due to the retained green character of the central space of the Site and the introduction of planting to screen visibility of the new road. There will be no awareness of the development parcels from the context of the NDHA due to topography and intervening development, and it will remain best appreciated from close proximity along The Street.

Bolney Place

- 4.27 The Heritage Statement for the outline permission (Pegasus, 2025) concluded that the development of the application Site would cause an element of harm to the significance of Bolney Place through the change in the character of the central space of the Site from a rural space to a parkland providing access between the two development parcels. Any harm arising from the proposed development would be very low, due to the retained green character of the central space of the Site and the introduction of planting to screen visibility of the new road and the southern parcel of development to the west of the NDHA. There will be no awareness of the northern development parcel from the context of the building due to topography and intervening tree lines, and it will remain best appreciated from close proximity.

Providence Chapel

- 4.28 The Heritage Statement for the outline permission (Pegasus, 2025) concluded that the development of the application Site would cause an element of harm to the significance of the former chapel through the change in the character of the current open space to the north of the building to a built context and the introduction of a new access road. Any harm arising from the proposed development would be low, due to mitigation including the setting back of built form from the southern edge of the Site and the introduction of additional planting to screen visibility of the new development. There will be no awareness of the northern development parcel from the context of the building due to topography and intervening tree lines, and the chapel will remain best appreciated from close proximity due to its already much-altered setting.

Concluding harm

- 4.29 It must be noted that the engagement of the paragraphs of the NPPF requires different approaches. Paragraph 215 (applicable to designated heritage assets) requires a balance of harm against benefits, whereas paragraph 216 (applicable to non-designated heritage assets) is concerned with a balanced judgement having regard to the scale of any harm and the significance of the asset. In respect of the latter, this reflects the lower level of significance for non-designated heritage assets.
- 4.30 Concluding that the proposals cause an element of harm to significance (in this case by virtue of change to setting) does not automatically equate to refusal. Instead, as the NPPF advocates, any harm should be balanced against the wider public benefits of the scheme. Public benefits are defined in paragraph 8 of the NPPF and are defined as anything that meets environmental, economic and social objectives. This can include, but is not limited to, heritage benefits. The Site is additionally subject to a forthcoming allocation within the Regulation 19 Mid Sussex District Plan 2021-2039 (Policy DPA14), and the achievement of the requirements for the Site Allocation forms part of the benefits package.
- 4.31 In considering 'less than substantial' harm to designated heritage assets: as defined by high court judgements and appeal decisions, great weight should be given to the statutory duty, and particularly special consideration should be given to preservation of the asset. It has also been established through these means that consideration should be given to the means through which that harm can be minimised and mitigated. In this case, mitigation is built into the design. That is, that during design development, when an adverse impact has been identified, consideration is given as to how that impact can be reduced and whether it is absolutely necessary to deliver the scheme and the identified public benefits.

- 4.32 It is noted that within the delegated report for the outline application, the conservation officer concluded a level of harm to not only St Mary Magdalene's Church, Walnut & Well Cottage, Bolney Conservation Area, and the identified non-designated heritage assets, but to all of the other assets that have been scoped-in for assessment also. Whilst this assessment has concluded that the significance of the remaining assets will be preserved as a result of the application proposals, if officers were minded to conclude a level of harm to any additional assets than those identified within this statement, the same application of the relevant paragraphs of the NPPF would apply as above. It should also be noted that within the delegated report, harm to the non-designated heritage assets was given a level of 'less than substantial harm', which, in line with the NPPF, should only be applied to designated heritage assets.

Table 4.1 – Summary of Conclusions of Impact on Heritage Assets			
Asset	Pegasus Heritage Statement (2025)	Delegated Report (DM/25/1129)	Heritage Compliance Statement
St Mary Magdalene's Church (GI)	Very low level of less than substantial harm	Less than substantial harm at low-mid range	Low level of less than substantial harm
Walnut & Well Cottage (GII)	Low level of less than substantial harm	Less than substantial harm at low-mid range	Low level of less than substantial harm
Dalstons (GII)	No harm	Less than substantial harm at a low level	Significance preserved – no harm
Durstons (GII)	No harm	Less than substantial harm at a low level	Significance preserved – no harm
Tanglewood (GII)	No harm	Less than substantial harm at a low level	Significance preserved – no harm
Booker's Farmhouse (GII)	No harm	Less than substantial harm at low-mid range	Significance preserved – no harm
Barn at Booker's Farm (GII)	No harm	Less than substantial harm at low-mid range	Significance preserved – no harm
Bolney Lodge (GII)	No harm	Less than substantial harm at low-mid range	Significance preserved – no harm
Bolney Lodge Cottage (GII)	No harm	Less than substantial harm at low-mid range	Significance preserved – no harm
Bolney Conservation Area	Low level of less than substantial harm	Less than substantial harm at mid-high range, reduced due to mitigation	Low level of less than substantial harm

Table 4.1 – Summary of Conclusions of Impact on Heritage Assets			
Asset	Pegasus Heritage Statement (2025)	Delegated Report (DM/25/1129)	Heritage Compliance Statement
The Old Post Office	Very minor harm	Low level of harm in terms of less than substantial harm to an asset of a high level of interest in the local context	Very low harm
Bolney Place	Very low harm	Mid-level of harm in terms of less than substantial harm to an asset of a mid-level of interest	Very low harm
Providence Chapel	Low harm	Mid-level harm in terms of less than substantial harm to the asset of a mid-level of interest	Low harm

Legislation and Policy Considerations

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.33 Legislation regarding buildings of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.34 The relevant legislation in this case extends from Section 16 of the 1990 Act which states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.
- 4.35 The impact of the proposals on the special architectural and historic interest (significance) of the listed buildings has, in line with the 1990 Act, been detailed within this Heritage Compliance Statement. This section confirms that the proposals preserve the special architectural and historic interest (significance) of the majority of the surrounding heritage assets, and has identified the design and mitigation measures taken to reduce any potential impact on St Mary Magdalene Church, Walnut and Well Cottage and Bolney Conservation Area. The resulting impact should be dealt with in line with the requirements of the NPPF as laid out below.
- 4.36 As a result, the proposals pay special regard and attention to the desirability of preserving the setting and character and appearance of heritage assets and are in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Policy - National Planning Policy Framework (December 2024)

- 4.37 The significance of the heritage assets (both designated and non-designated), as required by paragraph 207 of the NPPF, has been set out in Section 3 of this Heritage Compliance Statement. The proposals will preserve the significance of the majority of the heritage assets within the surrounding area, and will result in a low level of less than substantial harm to the significance of the Grade II listed Walnut and Well Cottage and the character and appearance of the Holy Trinity Conservation Area, with a very low level of harm resulting to the non-designated heritage asset of the Old Post Office.
- 4.38 The conservation of heritage assets has, in line with paragraph 212 of the NPPF, been given great weight, and the proposals will preserve the special interest of the listed building and locally listed building. The low level of less than substantial harm to Walnut & Well Cottage and the Bolney Conservation Area should be weighed against the public benefits of the proposals, as per paragraph 215, and the very low harm identified to the Old Post Office and Providence Chapel, and the low harm to Bolney Place, should be considered as part of the balanced judgement required within paragraph 216.

Local Policy

Mid-Sussex District Plan 2014-2031

- 4.39 The Mid-Sussex District plan provides the local planning policy context for the consideration of development within the Borough. The proposals are considered against policy DP34: Listed Buildings and Other Heritage Assets, and DP35: Conservation Areas. These policies require the protection of the significance of heritage assets, and this is achieved for the vast majority of the assets within the area surrounding the Site. Where an element of harm has been concluded, being to the Grade I St Mary Magdalene's Church, the Grade II Walnut & Well Cottage, the Bolney Conservation Area, the Old Post Office, Providence Chapel and Bolney Place, it should be noted that the requirement within the District Plan for the protection of significance is not wholly aligned with the NPPF, and the policy tests within paragraphs 215 and 216 should still be applied. This conclusion is consistent with the impacts identified within the Pegasus Heritage Statement as part of the outline planning process.

Regulation 19 Mid-Sussex District Plan 2021-2039

- 4.40 The Regulation 19 Mid-Sussex District plan will supersede the current plan when adopted. Within this plan, as discussed above, the application Site is allocated within policy DPA14, to provide 200 homes alongside other amenities and infrastructure, including community facilities and a country park. The policy requires the provision of a Heritage Impact Assessment to inform the proposals, which has been provided in the form of the Pegasus Heritage Statement (2025) and this Heritage Compliance Statement. An appropriate design and layout for the scheme in relation to the protection of the Grade II Walnut & Well Cottage and Bolney Conservation Area has also been utilised, with the country park being provided in the area of the Site that shares a level of inter-visibility with these assets to allow for a green character to be retained, with the considered use of planting to screen the new access road and mitigate impacts as far as possible.

5 Conclusion

- 5.1 This Heritage Compliance Statement (HCS) has been prepared by Smith Jenkins Planning & Heritage on behalf of Cala Homes in support of a Reserved Matters (RM) planning application for land at Foxhole Farm, Bolney (the 'Site'). The RM planning application is for residential development and community facilities.
- 5.2 This HCS should be read in conjunction with the Heritage Statement (Pegasus, April 2025) submitted as part of the approved outline planning application (DM/25/1129). It should be noted that this HCS does not intend to reproduce the detailed heritage analysis provided within the previous Heritage Statement, but instead summarises this in order to consider the potential impact of all reserved matters associated with the planning application.
- 5.3 There are no designated or non-designated heritage assets within the Site itself, although the Site is located close to Bolney Conservation Area, as well as a number of listed buildings and non-designated heritage assets.
- 5.4 The Heritage Compliance Statement has presented a summary of the relevant national and local policy regarding developments which might impact on heritage assets (see Appendix A). Particular consideration has been paid to identifying policy and guidance which concerns development which might have an impact on the significance of designated heritage assets by virtue of adapting their settings, features, character and appearance.
- 5.5 In summary, the proposals will introduce two parcels of residential development, connected by an access road through a central country park. The approach to scale, landscape and planting buffers follows the underlying design ethos and mitigation measures included in the approved outline application (DM/25/1129). There will be an element of harm arising from the proposed development on the significance of the listed St Mary Magdalene's Church and Well and Walnut Cottage, as well as the Bolney Conservation Area and the non-designated heritage assets of the Old Post Office, Bolney Place and Providence Chapel. This is the result of the change in character of the site from an open, rural space to a built one, as well as the introduction of the new access road along the highest point of the Site adjacent to the southern part of the historic settlement of Bolney. This has been mitigated through planting and detailed design.

Appendix A: Legislation, Policy and Guidance Context

Legislation

Planning (Listed Building and Conservation Areas) Act 1990

Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the local planning authority shall have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.

According to Section 69 of the Act a Conservation Area is an “area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance”. It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled and positive management of change.

Section 69 further states that it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly. Adding, The Secretary of State may from time to time determine that any part of a local planning authority’s area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.

Further to this Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Further provisions are detailed in Section 74 of the Act.

Recent case law⁵ has confirmed that Parliament’s intention in enacting Section 66 (1) was that decision makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means “to do no harm”. This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. This can also logically be applied to the statutory tests in respect of conservation areas.

National Planning Policy

National Planning Policy Framework (NPPF) December 2024

The National Planning Policy Framework (NPPF) was published on the 12th December 2024, with updates on the 7th of February 2025, and sets out the Government’s planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people

⁵ Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) Historic England (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014

and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities.

When determining Planning Applications, the NPPF directs LPAs to apply the approach of presumption in favour of sustainable development; the 'golden thread' which is expected to run through the plan-making and decision-taking activities. It should be noted however, that this is expected to apply except where this conflicts with other policies combined within the NPPF, inclusive of those covering the protection of designated heritage assets, as set out in paragraph 11 of the NPPF. Within section 12 of the NPPF, 'Achieving well-designed and beautiful places', Paragraphs 131 to 141, reinforce the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high-quality places. This section of the NPPF affirms the need for new design to function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

Section 16, 'Conserving and Enhancing the Historic Environment', Paragraphs 202-221, relate to developments that have an effect upon the historic environment. These paragraphs provide the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. This should be a positive strategy for the conservation and enjoyment of the historic environment and should include heritage assets which are most at risk through neglect, decay or other threats. It is also noted that heritage assets should be conserved in a manner appropriate to their significance.

The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. These considerations should be taken into account when determining planning applications:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 204 of the NPPF states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

In order to determine applications for development, Paragraph 207 of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

According to Paragraph 208, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraph 209 adds that where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Paragraphs 210 to 221 consider the impact of a proposed development upon the significance of a heritage asset. Paragraph 212 emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting.

Paragraph 215 advises that where a development will cause 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 securing its optimum viable use.

Paragraph 216 notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. Adding, that in weighing applications that affect directly or indirectly 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.

Paragraph 217 stipulates that local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

In addition, Paragraph 219 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Adding, proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Paragraph 220 importantly clarifies that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Adding, loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The NPPF therefore continues the philosophy of that upheld in PPS5 in moving away from narrow or prescriptive attitudes towards development within the historic environment, towards intelligent, imaginative and sustainable approaches to managing change. English Heritage (now Historic England) defined this new approach, now reflected in the NPPF, as 'constructive conservation'. This is defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.' (Constructive Conservation in Practice, English Heritage, 2009).

National Guidance

Planning Practice Guidance (PPG) 2019

Planning Practice Guidance (PPG) was introduced by the Government as a web-based resource on 6th March 2014 and is updated regularly, with the most recent update on 23rd July 2019. The PPG is intended

to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF.

It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It also states, conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation.

Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available.

Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Adding, it is the degree of harm, rather than the scale of development that is to be assessed. The level of 'substantial harm' is stated to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

The PPG makes clear that the delivery of development within the setting of heritage assets has the potential to make a positive contribution to, or better reveal, the significance of that asset.

Finally, the PPG provides in depth guidance on the importance of World Heritage Sites, why they are important and the contribution setting makes to their Outstanding Universal Value. The PPG also provides guidance on the approaches that should be taken to assess the impact of development on the Outstanding Universal Value of World Heritage Sites.

Historic England Guidance – Overview

On the 25th March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide. This document has been replaced with three Good Practice Advice in Planning Notes (GPAs), 'GPA1: Local Plan Making' (Published 25th March 2015), 'GPA2: Managing significance in Decision-Taking in the historic Environment' (Published 27th March 2015) and 'GPA3: The Setting of Heritage Assets (December 2017). A further document entitled 'GPA4: Enabling Development' is yet to be adopted.

The GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on the how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

In addition to these documents Historic England has published three core Advice Notes (HEAs) which provide detailed and practical advice on how national policy and guidance is implemented. These

documents include; 'HEA1: Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)', 'HEA2: Making Changes to Heritage Assets' (25th February 2016) and 'HEA3: The Historic Environment and Site Allocations in Local Plans' (30th October 2015). In addition to these 'HEA4: Tall Buildings' (10th December 2005), 'Managing Local Authority Heritage (2nd June 2003)', 'HEA7: Local Heritage Listing' (May 2016), 'HEA10: Listed Buildings and Curtilage (21st February 2018) and, 'HE12: Statements of Heritage Significance (October 2019) provide further information and guidance in respect of managing the historic environment.

Historic England Good Practice Advice Note 1 (GPA1): The Historic Environment in Local Plans (March 2015)

This document stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence in relation to the economic, social and environmental characteristics and prospects of an area, including the historic environment, as set out by the NPPF. The document provides advice on how information in respect of the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development, including within their setting, that will afford appropriate protection for the asset(s) and make a positive contribution to local character and distinctiveness.

Furthermore, the Local Plan can assist in ensuring that site allocations avoid harming the significance of heritage assets and their settings, whilst providing the opportunity to 'inform the nature of allocations so development responds and reflects local character'.

Further information is given relating to cumulative impact, 106 agreements, stating 'to support the delivery of the Plan's heritage strategy it may be considered appropriate to include reference to the role of Section 106 agreements in relation to heritage assets, particularly those at risk.' It also advises on how the heritage policies within Local Plans should identify areas that are appropriate for development as well as defining specific Development Management Policies for the historic environment. It also suggests that a heritage Supplementary Planning Document (SPD) can be a useful tool to amplify and elaborate on the delivery of the positive heritage strategy in the Local Plan.

Historic England Good Practice Advice Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on the numerous ways in which decision-taking in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that 'development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.'

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

1. Understand the significance of the affected assets;

2. Understand the impact of the proposal on that significance; Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

This document sets out the recommended steps for assessing significance and the impact of development proposals upon a heritage asset, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change.

Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary. This document also provides guidance in respect of neglect and unauthorised works.

Historic England Good Practice Advice Note (GPA3): The Setting of Heritage Assets (December 2017)

This is used to understand the surroundings of a heritage asset which may contribute to its significance. It aids practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG, once again advocating a stepped approach to assessment.

It amalgamates 'Seeing the History in the View' (2011) and 'Setting of Heritage Assets' (2015) forming one succinct document which focuses on the management of change within the setting of heritage assets.

The guidance is largely a continuation of the philosophy and approach of the previous documents, albeit now with a greater emphasis on the contribution that views to and from heritage assets make to their significance. It reaffirms that setting should be understood as the way in which an asset is experienced.

The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise,

vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It identifies that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, as well as further weighing up the potential public benefits associated with the proposals. It clarifies that changes within the setting of a heritage asset may have positive or neutral effects.

It highlights that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using a '5-step process' in order to assess the potential impact of a proposed development on the setting and significance of a heritage asset, with this 5-step process similar to that utilised in earlier guidance:

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

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

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

Step 4: Explore ways to maximise enhancement and avoid or minimise harm Step 5: Make and document the decision and monitor outcomes

Historic England Advice Note 3 (HEA3): The Historic Environment and Site Allocations in Local Plans (October 2015)

This document provides information for those involved in the site allocation process, particularly when implementing historic environment legislation, relevant policy within the NPPF and related guidance found within the Planning Practice Guidance (PPG).

The inclusion of sites within a Local Plan can provide the opportunity to ensure that new development will avoid harming the significance of both designated and non-designated heritage assets, including effects on their setting. Furthermore, this document highlights the ways in which the process of site allocation may present opportunities to better reveal the historic environment. It sets out a five-step methodology which can assist in appropriate site selection:

Step 1: Identify which heritage assets are affected by the potential site allocation;

Step 2: Understand what contribution the site (in its current form) makes to the significance of heritage asset(s); Step 3: Identify what impacts the allocation might have on that significance;

Step 4: Consider maximising enhancements and avoiding harm; and

Step 5: Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness.

Historic England Advice Note 12 (HEA12): Statements of Heritage Significance (October 2019)

HEA12: Statements of Heritage Significance covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

The document states that understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions. It explores the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Conservation Principles, Policies and Guidance (English Heritage, 2008)

Conservation Principles outlines English Heritage's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in English Heritage's own advice and guidance through the planning process, the document is commended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

This document was published in line with the philosophy of PPS5 and is currently in the process of being updated. Nevertheless, it remains relevant to the current policy regime in that emphasis is placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential, historical, aesthetic and communal. The Principles emphasise that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (paragraph 25).

Local Policy

Mid Sussex District Plan 2014-2031

The Mid Sussex District Plan 2014-2031 was adopted in March 2018, replacing the previous Mid Sussex Local Plan 2004. The District Plan provides a framework for new development in the District to 2031, and guides neighbourhood plans and other supplementary planning documents adopted by the council.

The District Plan Policies concerning heritage are as follows:

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.

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.

Mid Sussex District Plan 2021-2039 (Regulation 19)

The Regulation 19 Plan was submitted in July 2024. Once adopted, it will supersede the existing, adopted District Plan 2014-2031. Due to the status of the Plan, it holds a limited weight. The policies concerning heritage follow the same approach as the adopted policies, with some embellishment and additional detail. The relevant forthcoming policies to do with the historic environment are laid out below:

DPB2: Listed Buildings and Other Heritage Assets

Listed Buildings

Development will be required to preserve or enhance listed buildings and the contribution made by their settings. This will be achieved by ensuring that:

1. A thorough understanding of the significance of the listed building and its setting, and the potential to better reveal it, has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal.
2. 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.
3. Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable.
4. 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.
5. Special regard is given to protecting the contribution made by the setting of a listed building.
6. 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 preserve and enhance heritage assets and their settings 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, and will look at opportunities to enhance or better reveal their significance.

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

Proposed development must undertake pre-determination evaluation of potential archaeological features on the site prior to any planning applications being submitted, unless it can be demonstrated that such evaluation is not appropriate for the site. Appropriate mitigation may be required depending on the outcome of that evaluation.

Where appropriate, a Heritage Impact Assessment must be provided to establish the significance of heritage assets and their settings, the impact of development on this significance, and if appropriate, mitigation strategies.

DPB3: Conservation Areas

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

1. New buildings and extensions are sensitively designed to reflect the special characteristics and appearance of the area in terms of their scale, density, design and through the use of complementary materials.
2. Open spaces, gardens, trees and landscaping and boundary features that contribute to the special character and appearance of the area are protected, and any new landscaping or boundary features are designed to reflect that character.
3. 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.
4. Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings must be of a design that reflects the special characteristics and appearance of the area.
5. Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported.
6. 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.

DPA14: Land at Foxhole Farm, Bolney

The boundary... represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

Allocation: Housing | SHELAA: 1120 | Settlement: Bolney | Gross Site Area (ha): 18.4 | Number of dwellings: 200

Infrastructure On-site:

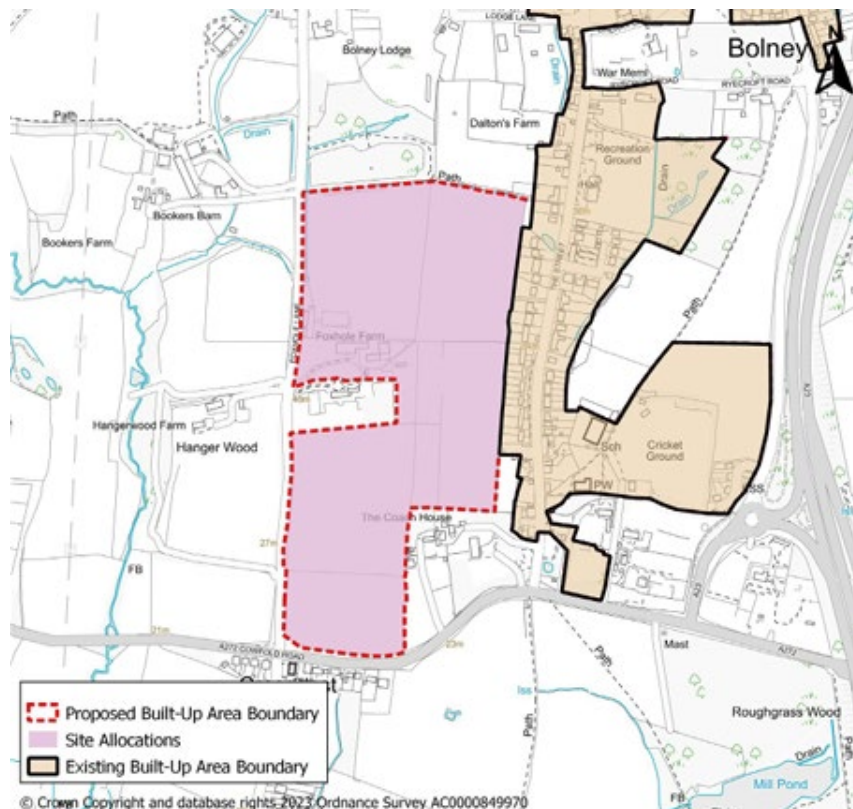
- Land for education provision
- Community facility
- Community working hub
- Allotments
- Informal outdoor space including community orchard and country park

Financial contributions towards the provision of:

- Sustainable Transport
- Education
- Library
- Local Community Infrastructure
- Emergency Services
- Play area
- Health
- Other outdoor provision
- Outdoor sports

Provision of:

- Sustainable transport measures
- Highway works
- Sewerage network upgrades



Policy Requirements:

1. Informed by a Heritage Impact Assessment, provide an appropriate layout and design which protects the setting of nearby Grade II listed building, 'Walnut and Well Cottage', and Bolney Conservation Areas (North and South).
2. Follow a sequential approach by directing development away from areas of flood risk associated with surface water flooding in lowest areas of the site.
3. Retain the character of footpath 44Bo which runs along the site's northern boundary and create a pedestrian link from the site.
4. Provide suitable vehicular, pedestrian and cycle access from Cowfold Road (A272).
5. Provide pedestrian and cycle access to The Street into the north part of the site between the properties of Westmeadow and Downland. In addition, explore potential for additional pedestrian and cycle access to The Street into the south-central part of the site.
6. Provide a country park between the north and south development parcels.
7. Explore opportunities on-site to enhance education provision in the village that meets an identified local need.
8. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.
9. The site lies within the brick clay (Weald) Mineral Safeguarding Area, therefore the potential for mineral sterilisation should be considered in accordance with the requirements of the West Sussex Joint Minerals Local Plan and associated Safeguarding Guidance 10. Meet the requirements of other relevant development plan policies.

Bolney Neighbourhood Plan 2015-2031

The Bolney Neighbourhood Plan was Made in 2016. The relevant policies in relation to heritage are as follows:

Policy BOLD1 - Design of New Development and Conservation

Planning permission for new development will ordinarily be permitted subject to the following criteria:

It is designed to a high quality which reflects 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
- the scale, design and materials of the public realm (highways, footways, open space and landscape); and
- It does not have an unacceptable impact on the setting of any heritage asset; and
- It respects the natural contours of a site and protects and sensitively incorporates well-established natural features of the landscape including trees, species-rich hedgerows and ponds within the site; and
- It creates a safe, accessible and well-connected environment that meets the needs of its users; and
- It will not result in unacceptable levels of light, noise, air or water pollution; and
- Where possible, it provides lock-up facilities for storage of bicycles, children's pushchairs and mobility vehicles to encourage walking and cycling and to assist accessibility.