

Land to the west of Marwick Close, Bolney Road, Ansty

HERITAGE IMPACT ASSESSMENT

TCMS.2194

Summary

This Heritage Impact Assessment has been prepared by TCMS Heritage Ltd on behalf of Devine Homes as part of a planning application for the residential development of Land to the west of Marwick Close, Bolney Road, Ansty.

The Site lies to the south-east of Bolney Road and west of Marwick Close. It has been subject to previous heritage assessment work in relation to the promotion of the Site as part of the Mid Sussex Local Plan, with associated pre-application discussions also undertaken. This assessment work confirmed that the Site does not form part of the setting of any relevant designated or non-designated built heritage assets and that the proposed development of the Site would not result in any heritage harm.

The purpose of this report is to review the earlier assessment work and provide an update, to confirm whether that position remains valid. In accordance with paragraph 207 of the NPPF, the assessment provided within this document is proportionate to the significance of the relevant heritage assets and no more than necessary to identify any heritage impacts, with regard given to the previous assessment work and pre-application discussions.

This Heritage Impact Assessment has identified that there are four listed buildings within the search area, that could potentially be affected by the proposed development of the Site. These lie between 150 and 190 metres from the Site. However, all of the listed buildings are visually separated from the Site by intervening development and vegetation. None of them share a historic or functional relationship with the Site.

As a result, the Site does not form part of the settings of these listed buildings and the proposed development will have no impact on their significance. The special architectural and historic interest of the listed buildings, including their settings, will be preserved in accordance with section 66 of the 1990 Act, the relevant provisions of the NPPF and local plan policy DP34.

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Quality Management

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1. Introduction

- 1.1. This Heritage Impact Assessment has been prepared by TCMS Heritage Ltd on behalf of Devine Homes as part of a planning application for the residential development of Land to the west of Marwick Close, Bolney Road, Ansty (the Site).
- 1.2. The Site lies to the south-east of Bolney Road and west of Marwick Close. It has been subject to previous heritage assessment work in relation to the promotion of the Site as part of the Mid Sussex Local Plan, with associated pre-application discussions also undertaken. This assessment work confirmed that the Site does not form part of the setting of any relevant designated or non-designated built heritage assets and that the proposed development of the Site would not result in any heritage harm.
- 1.3. The purpose of this report is to review the earlier assessment work and provide an update, to confirm whether that position remains valid. In accordance with paragraph 207 of the NPPF, the assessment provided within this document is proportionate to the significance of the relevant heritage assets and no more than necessary to identify any heritage impacts, with regard given to the previous assessment work and pre-application discussions.
- 1.4. This Assessment includes an appraisal of the historic development of the Site and the local area, before identifying the relevant heritage assets and providing an overview of any related constraints and impacts.

2. Methodology and Approach

2.1. The relevant legislation, planning policy and guidance used in this assessment is set out below.

2.2. Section 66(1) of the **Planning (Listed Buildings and Conservation Areas) Act, 1990** (as amended) states that:

In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.3. The Act is supported by the **National Planning Policy Framework (NPPF)**, which states at paragraph 212 that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

2.4. Conservation is defined in the NPPF as:

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

2.5. Paragraph 213 states that:

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

2.6. Significance is defined in the NPPF as:

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

2.7. The **Planning Practice Guidance (PPG)** provides further information regarding those interests and defines them as follows:

Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.8. The PPG also provides additional information related to the meaning of less than substantial harm and the scale of harm that may be caused to the significance of a designated heritage asset.
- 2.9. The relevant local plan policies are set out in the **Mid Sussex District Plan 2014 – 2031**. Policy DP34: Listed Buildings and Other Heritage Assets is relevant to this report. It states that listed buildings and their settings will be protected and that this will be achieved by (amongst other things) ensuring a thorough understanding of the significance of the listed building and its setting.
- 2.10. The site is also allocated by policy DPA17 of the **Draft Mid Sussex District Plan 2021 – 2039** which allocates the site for residential development of up to 45 homes
- 2.11. Historic England provide guidance related to assessing change to heritage assets under **GPA2: Managing Significance in Decision-taking in the Historic Environment** and **HEAN2: Making Changes to Heritage Assets**. These documents seek to ensure that changes to heritage assets are informed by an appropriate assessment of their significance and that a staged approach is undertaken for decision making. The staged approach set out in GPA2 requires an applicant to:
- Understand the significance of the affected assets
 - Understand the impact of the proposal on that significance
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF
 - Look for opportunities to better reveal or enhance significance
 - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change
 - 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
- 2.12. Historic England provide guidance related to assessing change within the setting of heritage assets within **GPA3: The Setting of Heritage Assets**. The methodology requires the following:
- 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*
- 2.13. The settings assessment provided at Section 5 follows the 5-step process set out above. Further explanation of each of these steps is provided in GPA3.
- 2.14. For Steps 2 and 3, the document also provides a list of certain characteristics, or matters that should be considered when undertaking the assessment. This includes, for example, consideration of land-uses, historic associations, views, the orientation and aspect of the asset, noise, odours and other non-visual effects.
- 2.15. The guidance document is clear (see paragraph 9) that:
- Setting is not itself a heritage asset, nor a heritage designation [...] Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.*

- 2.16. To understand the contribution that an asset's setting makes to its significance, it is first therefore important to understand what significance the asset holds.
- 2.17. Paragraph 9 also notes that:
- Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.*
- 2.18. Paragraph 10 notes that setting is often expressed in terms of views, but that setting also incorporates additional non-visual elements of setting.

3. Site Description and Identification of Heritage Assets

Site Description and Historic Development

- 3.1. The majority of the Site is formed of a field parcel, which is mainly grassland with some planting. It appears to have served as agricultural land throughout its recorded history, with the 1838 Cuckfield Tithe map (Figure 1) recording it as a combination of woodland and arable land.



Figure 1: Extract from 1838 tithe map showing the Site and surrounding area. Approximate Site location shown by red area.

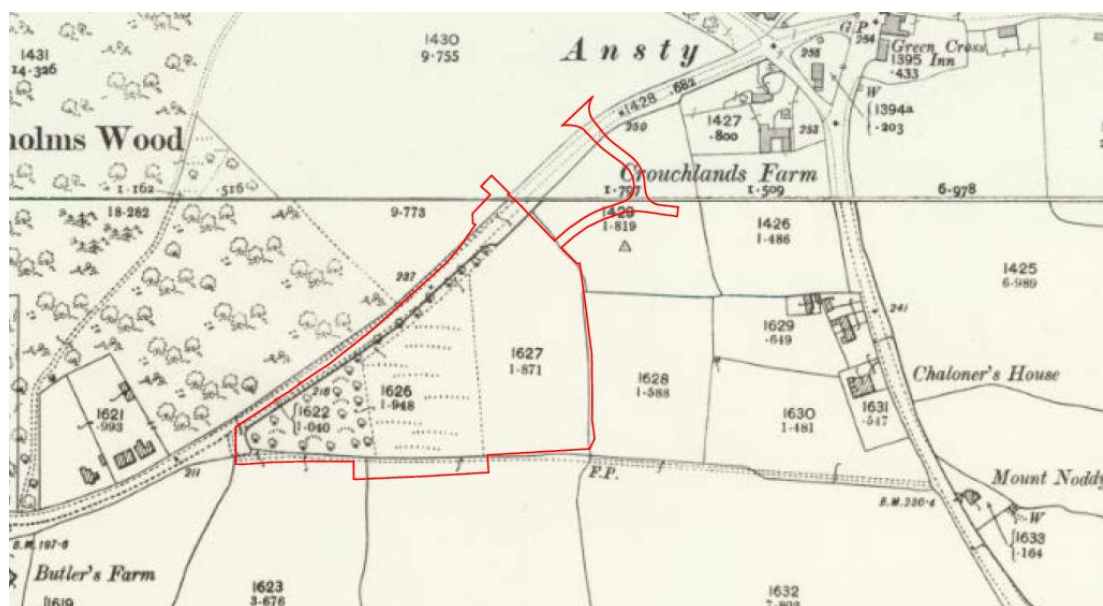


Figure 2: 1897 OS (large scale). Site area shown indicatively.

- 3.2. The 1874 OS (Figure 2) shows a similar arrangement, with 20th century mapping subsequently charting the gradual development of the local area. This has included ribbon development along Bolney Road (which commenced in the early 20th century) and the more recent development of Marwick Close to the east.



Figure 3: Extract from 2022 Google Earth aerial photograph.

Relevant Heritage Assets

- 3.3. Previous assessment work included a search of all relevant built heritage assets within a 1km radius of the Site. This identified the following listed buildings within the local area that may have the potential to be affected by the proposed development:
- Butler's Farmhouse (approximately 150 metres to the south-west of the Site)
 - The Ancient Farm (approximately 160 metres to the north-east)
 - The Old Cottage (approximately 190 metres to the north-east)
 - Mount Noddy Cottage (approximately 190 metres to the east)
- 3.4. These assets are shown on Figure 4 below. The assessment confirmed, however, that the Site did not form part of the settings of these heritage assets and that the proposed development of the Site would result in no impact to their significance. No heritage concerns were raised by the Council at pre-application stage. These heritage assets are briefly considered below to confirm whether the findings of the previous assessment remain accurate.



Figure 4: Designated Heritage Assets Plan.

4. Heritage Assessment

- 4.1. The listed buildings located to the north-east and east of the Site, which comprise The Ancient Farm, The Old Cottage and Mount Noddy Cottage, are now visually separated from the Site by the recently constructed residential developments at Marwick Close, Upton Drive and Crouch Fields, as well as a row of mature trees and hedges around the Site. The proposed development would not alter the experience of these listed buildings.



Figure 5: View east across the Site towards the neighbouring development.

- 4.2. Butler's Farm lies to the south-west and is separated from the Site by a belt of trees and grazing land to the immediate east of the farm building. The wooded area within the western part of the Site would remain as part of the proposed development and continue to provide visual screening. This wooded section and the belt of trees that currently surrounds the Site would prevent any intervisibility between the proposed development and Butler's Farm. There is also no historic or functional relationship between the listed building and the Site. The proposals would not therefore affect the significance of this listed building.
- 4.3. The proposed development, comprising residential development with a proposed access from Marwick Close and associated landscaping, including the retention and management of the existing woodland, would not affect the setting of the surrounding heritage assets. The proposals would be in-keeping with the established character of their settings and would not affect any views from or towards these listed buildings.
- 4.4. The development would have no impact on their significance, with the special architectural and historic interest of the listed buildings, including their settings, preserved.

5. Conclusions

- 5.1. This Heritage Impact Assessment has identified that there are four listed buildings within the search area, that could potentially be affected by the proposed development of the Site. These lie between 150 and 190 metres from the Site. However, all of the listed buildings are visually separated from the Site by intervening development and vegetation. None of them share a historic or functional relationship with the Site.
- 5.2. As a result, the Site does not form part of the settings of these listed buildings and the proposed development will have no impact on their significance. The special architectural and historic interest of the listed buildings, including their settings, will be preserved in accordance with section 66 of the 1990 Act, the relevant provisions of the NPPF and local plan policy DP34.

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