



Historic England

Mr Stuart Malcolm
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Direct Dial: 0207 973 3627

Our ref: PL00801894

13 May 2026

Dear Mr Malcolm

**Land to the South of Reeds Lane, Sayers Common, West Sussex
EIA Scoping Opinion**

Thank you for consulting Historic England on an EIA Scoping Opinion for the development of up to 2,000 homes, community uses, employment, public open space and infrastructure including primary and secondary schools.

Heritage Assets and their Setting

We recommend the staged approach set out in our guidance: *The Setting of Heritage Assets; Historic Environment Good Practice Planning Note 3*. is adopted to ensure setting impacts are consistently assessed and understood.

Setting encompasses more than views and inter-visibility, so assessment should also include consideration of noise, lighting and pollution, as well as contextual relationships between assets or landscape features.

We note that the scoping opinion states that there are several grade II listed buildings located adjacent to the site's boundary and several other grade II listed buildings within 250metres of the site and further scattered within the study area.

A 1km radius study area has been set around the site with regards assessment of impacts to the setting of designated heritage assets. We advise that the scope of the assessment should include assessment of all designated assets within this study area, not just the initial sift of those adjacent or within 250metres, as well as explanation of any conclusions about how the development site contributes to their significance.

On the scarp slope of the South Downs there are several Scheduled Monuments that could be affected, including Wolstonbury Hill, Devils Dyke and Edburton Hill which are identified as important receptors in the Landscape and Visual Chapter. These monuments are important landmarks, viewpoints and visitor attractions within the



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.



South Downs National Park so assessment of the proposed development on their heritage significance and their contribution to Natural Beauty should be assessed. We support a 6km ZTV to be used to select sites on the scarp of the South Downs, as set out in the Landscape and Visual chapter.

In the wider setting of the site, we also think that the Langton Conservation Area should be included to be assessed for likely significant effects along with the Albourne Conservation Area, as it has been included for assessment within the Landscape and Visual chapter.

Historic Landscape Character

We also recommend that the Cultural Heritage chapter of the EIA includes assessment of the scheme's effect upon Historic Landscape Character.

The proposed development site has a strong historic landscape character that includes a settlement pattern of dispersed farmsteads, a patchwork of medieval assart fields, small woodlands and hedgerow boundaries. How this landscape contributes to the appreciation and understanding of the significance of the designated heritage assets should also be identified.

We recommend close collaboration of cultural heritage and landscape/visual impact assessment, in order to adequately address issues in relation to setting of designated heritage assets. Techniques such as photomontages, computer generated views analysis imagery, and verified views with wireframes are a useful part of understanding visual impacts.

Analysis of key views from within the site boundaries, out of, and across the key site areas in relation to designated heritage sites will be important. Impacts on views of the site from heritage receptors on the South Downs should also be included.

Further Heritage Advice

We recommend that the Local Planning Authority's conservation and archaeology advisers should be closely involved during the preparation of the Environmental Statement. They are best placed to advise on local historic environment issues and priorities, including accessing data held in the Historic Environment Record, minimising adverse impacts, designing mitigation measures, and identifying opportunities for securing public (heritage) benefits.

If you would like further advice from Historic England, please let us know and we will consider your request.



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk



Historic England

Yours sincerely,

Alma Howell

Alma Howell
Inspector of Historic Buildings and Areas
Alma.Howell@HistoricEngland.org.uk



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.