

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 13 April 2026 15:28:17 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Subject: DM/26/0454 Land Parcel at Bolney Road, Ansty

Hi Steve

Comments on the above planning application. My apologies for the delay in getting these to you which has been caused by pressure of other work and a period of leave.

The application site is an agricultural field and an adjacent small patch of woodland located to the southern side of Bolney Road, on the edge of the hamlet of Ansty. There are a number of listed buildings in the vicinity of the site:

- The Ancient Farm, Bolney Road

This is a Grade II listed 17th century or earlier building, previously known as Crouchfields Farm. Although it is not entirely clear from the historical maps available and there is no discussion of the nature of the building in the submitted HIA, it would appear that the listed building was formerly farmhouse to the farmstead, which is recorded in the West Sussex Historic Farmstead and Landscape Character Assessment as a historic farmstead of the Medieval period.

- 2 Old Cottage, Cuckfield Road

A Grade II listed 17th century or earlier timber framed cottage located just to the east of the Ancient Farm. The relationship of this building with the adjacent farmstead is not entirely clear, in that it may or may not have been historically part of the farm grouping.

- Butlers Farm, Bolney Road

Butlers Farm is Grade II listed former farmhouse, which dates from the list description from the 15th century. A brief historical map regression exercise suggests that there may be at least one former farm building surviving around the house which would be regarded as curtilage listed. The farmstead is recorded in the West Sussex Historic Farmstead and Landscape Character Assessment as a historic farmstead of the Medieval period.

- Mount Noddy, Cuckfield Road

Mount Noddy is a Grade II listed 18th century or earlier cottage located to the eastern side of Cuckfield Road, a short distance to the east of the site.

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In addition to the above, Barn Cottage, Cuckfield Road would appear to be a conversion of a 19th century or earlier farm building associated with Ancient Farm/Crouchfields Farm. Although it is perhaps unlikely that this building would be regarded as curtilage listed, it may be considered a non-designated heritage asset (NDHA) which has group value with the farmhouse.

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A public right of way (PROW) runs east-west from Cuckfield Road opposite Mount Noddy through the fields to Bolney Road, passing along the southern edge of the site and emerging just to the northeast of Butlers Farm.

Although a Heritage Impact Assessment has been submitted with the application it is not in my opinion adequate in that it dismisses the potential impacts of the proposal without full or proper consideration. For example, it appears to assume that intervisibility is the only factor determining the effects that development can have, through setting, on the significance of a heritage asset. This is not correct, as reference to the relevant Historic England guidance GPA Note 3 '*The Setting of Heritage Assets*' will confirm. In addition, the Assessment states that the site has no historical relationship of function with either of the adjacent historic farmsteads (Crouchfields Farm or Butlers Farm)- given the site's nature, and the absence of any other farms in the immediate vicinity, this seems unlikely, and is not corroborated in the Assessment by evidence or discussion of who did then own or manage the land. In my opinion the Assessment requires revision and expansion to give proper consideration to the impact of the proposal based on more extensive research and the implementation of the staged approach to such an assessment set out in the Historic England guidance mentioned above. The revised Assessment should include further information on the nature of the assets listed above, including in relation to Ancient Farm and Old Cottage whether or not the latter was part of the farmstead grouping.

This further information will be required to allow a fully informed assessment of the nature of the significances of heritage assets, the contribution made by setting to these significances (including the contribution made by the site). Based on this assessment it will then be possible to make a judgement as to the impact of the proposed development on the special interests of the affected assets.

I can provide further, more detailed comments when the fully detailed HIA is received.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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