



Macar Homes

ST STEPHENS CHURCH, HAMSLAND, HORSTED KEYNES

Heritage Statement

Local Planning Authority: Mid Sussex District Council

Internal Project Reference: 02558

Version 1: Complete Heritage Statement

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Project Details

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Scope of Report	Heritage Statement
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Local Planning Authority	Mid Sussex District Council
Internal Project Reference	02558
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EXECUTIVE SUMMARY

Introduction

This Heritage Statement has been prepared by HEA on behalf of Macar Homes. Planning permission is being sought for the demolition of the former St Stephen's Church and replacement residential development, parking, landscaping and access at former St Stephens Church, Hamsland, Horsted Keynes.

Heritage Assets

Following a thorough review of relevant considerations, it is our view that the following heritage assets have the potential to be affected by the proposals:

Conservation Areas	
Horsted Keynes Conservation Area	
Listed buildings	
Name	Grade
Wyatts	II

Heritage assets that have been scoped out of this Heritage Statement are identified within the main text below. This includes The Church of St Stephen which is not considered to be a non-designated heritage asset.

Summary of Proposals

The application scheme comprises:

- Demolition of former St Stephens Church building
- Erection 3 new homes, landscaping and parking

Heritage Impact Assessment

In our view, the heritage impacts of the proposals would be:

Conservation Areas

Name		Nature of Impact	Magnitude
Horsted Keynes Conservation Area		Neutral through effect on setting	Nil
Listed Buildings			
Name	Grade	Nature of Impact	Magnitude
Wyatts (NHLE)	II	Neutral through effect on setting	Nil

Conclusion

In our professional opinion, the former St Stephens Church is not a non-designated heritage asset. Therefore, the proposals would not result in harm to designated heritage assets and are compliant with both local and national policy and guidance on the conservation and enhancement of the historic built environment, including the NPPF and PPG. Most importantly of all, the proposals are compliant with the statutory tests at Sections 66, and 72

1	INTRODUCTION	7
1.1	PROJECT BACKGROUND	7
1.2	AIMS AND OBJECTIVES	7
1.3	METHODOLOGY OVERVIEW	8
2	THE SUBJECT PROPERTY AND SITE	10
2.1	SITE LOCATION AND CONTEXT	10
2.2	PLANNING HISTORY	11
2.3	HISTORICAL BACKGROUND	12
2.4	MAP PROGRESSION	12
2.5	SITE CONTEXT AND DESCRIPTION	14
3	NDHA ASSESSMENT: ST STEPHENS CHURCH	16
3.2	SUMMARY:	19
4	STATEMENT OF SIGNIFICANCE OF DESIGNATED HERITAGE ASSETS	21
4.1	ASSESSING HERITAGE SIGNIFICANCE	21
4.2	SUMMARY OF HERITAGE ASSETS	22
4.3	HERITAGE ASSETS:	24
4.4	HORSTED KEYNES CONSERVATION AREA	28
5	IMPACT ASSESSMENT	32
5.1	INTRODUCTION	32
5.2	PROPOSALS	33
5.3	IMPLICATIONS	33
6	CONCLUSIONS	36
7	APPENDIX 1: METHODOLOGY	37

7.1 SOURCES	37
7.2 DEFINITION OF HARM	38
8 APPENDIX 2: RELEVANT LEGISLATIVE & POLICY CONTEXT	40
8.1 INTRODUCTION	40
8.2 THE PLANNING (LISTED BUILDING CONSENT AND CONSERVATION AREAS) ACT 1990	40
8.3 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)	41
8.4 LOCAL DEVELOPMENT STRATEGY FOR MID SUSSEX	43

1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1. HEA has been commissioned by Macar Homes to produce a Heritage Statement (HS) to accompany an application for residential development at former St Stephens Church, Hamsland, Horsted Keynes (hereafter referred to as the subject site). The subject site is located within the administrative boundary of Mid Sussex District Council.
- 1.1.2. The scheme is for the demolition of former church structure and the development of 3 new homes with associated landscaping and parking adjacent to a proposed 30-home development to the south, which has not yet been built out.
- 1.1.3. The subject site contains the building known as St Stephens Church, which has been questioned by the Conservation Officer at Mid-Sussex District Council as having the potential to be a Non-Designated Heritage Asset (NDHA) . As such, this report has been produced to provide a significance assessment of the NDHA and an assessment of the designated heritage assets that may be impacted by the development proposal, Wyatts (grade II listed) and the Horsted Keynes Conservation Area.
- 1.1.4. Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest as set out in the NPPF and expanded upon in the PPG. The report provides an assessment of the significance of St Stephens Church and a heritage impact assessment of the contribution of setting to the significance of designated assets within the study area in line with The Planning (Listed Buildings and Conservation Areas) Act 1990, The National Planning Policy Framework (2024) (NPPF) and Local Plan policies. This HS does not address buried heritage assets (archaeological remains).
- 1.1.5. For full details of the subject site and the proposed scheme, reference should be made to the plans and documents produced submitted Macar Homes (Thrive Architects February 2026).

1.2 AIMS AND OBJECTIVES

- 1.2.1. The aim of this Heritage Statement is to assess the impact of the scheme and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a planning application. The aim is achieved through six objectives:
 - identify the presence of any known or potential heritage asset that may be affected by the scheme;

- describe the significance of such assets in a proportionate manner, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised an asset's survival or significance;
- where relevant, determine the contribution to which setting makes to the significance of any sensitive (i.e. designated) heritage assets;
- assess the impacts upon the significance of the asset(s) arising from the scheme;
- assess the impact of the proposed scheme on how designated heritage assets are understood and experienced, including through changes to their setting; and
- provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing any adverse effects.

1.3 METHODOLOGY OVERVIEW

- 1.3.1. This HS has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2024) and to standards and guidance produced by Historic England (HE), the Institute of Historic Buildings Conservation (IHBC), and the Chartered Institute for Archaeologists (CIfA). The British Standard: Guide to the Conservation of Historic Buildings 7913:2013 (BS 2013) has also been used to inform this HS.
- 1.3.2. Consideration has been given to the features which contribute to the special interest of these designated and non-designated assets, including the contribution made by their settings.
- 1.3.3. In addition to the above, the scheme will be assessed in relation to its compliance with the following principal sources:
- The Planning (Listed Building and Conservation Areas) Act 1990
 - National Planning Policy Framework (NPPF), 2024
 - Planning Practice Guidance (PPG)
 - Conservation principles, policies and guidance for the sustainable management of the historic environment, Historic England, April 2008
 - Understanding Place – Historic Area Assessments guidance, Historic England, April 2017
 - Historic Environment Good Practice Advice in Planning, Historic England:
 - Planning Note 1: The Historic Environment in Local Plans (July 2015)

- Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)
- Planning Note 3: The Setting of Heritage Assets (December 2017)
- Advice Note 7: Local Heritage Listing: Identifying and conserving local heritage (January 2021)
- Advice Note 12: Statement of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)
- Local Planning Policy and Guidance including the Mid Sussex Local Plan and Horsted Keynes Neighbourhood Plan (2023)

1.3.4. A summary of key data sources can be found in Appendix 1.

2 THE SUBJECT PROPERTY AND SITE

2.1 SITE LOCATION AND CONTEXT

2.1.1. The subject site comprises the former Church of St Stephen and its associated hardscaping to the front and sides. The site is situated within a 1970s residential district that serves as a later extension to the historic settlement of Horsted Keynes. The boundary of the Conservation Area lies approximately 80m to the northeast. The land fronts onto Hamsland and backs onto a large open field (2.7 acres) which benefits from an extant planning permission for a residential development of 34 dwellings.



Figure 1: Site Context including the boundary of the Horsted Keynes Conservation Area in pink (above right)

2.1.2. The immediate context is defined by a planned residential estate arranged around a semi-circular road system. This centralised layout clearly delineates the modern district from the historic settlement. The building stock consists almost entirely of 1970s semi-detached and

detached properties; these feature generous front and rear gardens that contribute to the area's verdant character.

- 2.1.3. The wider setting connects the site to the countryside and the historic village core of Horsted Keynes. Located roughly 300m northeast, this historic core features historic buildings dating from the 17th and 18th centuries.

2.2 PLANNING HISTORY

Reference	Address	Proposal	Decision	Date
DM/24/1253	Land South of St Stephens Church Hamsland, Horsted Keynes	Discharge of Conditions (relating to DM/24/1253)	Approved	Mon 20 May 2024
DM/26/0088	Land South of St Stephens Church Hamsland, Horsted Keynes	Discharge of Conditions (relating to DM/24/1253)	Pending Consideration	Tue 16 Dec 2025
DM/25/3205	Land South of St Stephens Church Hamsland, Horsted Keynes	Discharge of Conditions (relating to DM/24/1253)	Pending Consideration	Wed 14 Jan 2026
DM/26/0113	Land South of St Stephens Church Hamsland, Horsted Keynes	Variation of Conditions (relating to DM/20/4692)	Pending Consideration	Mon 19 Jan 2026

2.3 HISTORICAL BACKGROUND

- 2.3.1. This section provides an overview of the subject site and the historical background relevant to an understanding of the property, its site and its historic context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide a proportionate assessment of the subject site and the site's historical development and heritage potential in accordance with the NPPF.

BRIEF OVERVIEW

- 2.3.2. Horsted Keynes for much of its history was a remote farming settlement; its name likely derived from the Saxon name of *Horstede* meaning 'a place of horses'. The village is mentioned in the 1086 Domesday book as part of the estate of Wulfeva (Besteslua). In the 12th century following the Norman Conquest, the manor was granted to the de Cahaigues family, who shortly after the 13th century constructed the withstanding Church of St Giles.
- 2.3.3. The survival of historic buildings is attributed to the wealth created within the 16th and 17th centuries when Horsted Keynes served a role in the trade and industrial production of iron. In 1882 a railway constructed 1.5 miles line connected the village to the south coast railway following from London to Brighton.
- 2.3.4. The land is recorded in the 1839 Tithe register as Arable land (plot 329). The owner is registered as a William Warnett who owns a significant portion of arable land surrounding the subject site. The land is well positioned to either side of the track roads leading centrally to the village to make best use of the working use of the land for cultivation of crops.
- 2.3.5. The church of St Stephen was founded in 1970, when it was opened by Bishop David Cashman. Its construction was likely funded by the rapid development of the village in the 1970's which saw the construction of large residential neighbourhoods west of the village core. The village core and its historic remnants extending from St Giles Church is contained today within Horsted Keynes Conservation Area which was designated in 1985.
- 2.3.6. Today the Church is in a state of disrepair and has been closed for worship since at least 2024.

2.4 MAP PROGRESSION

- 2.4.1. The following section will review the subject site and its evolution over time based on available map-based evidence. The approximate position of the subject site is outlined in red on the following maps.



Figure 2: Historic Progression

- 2.4.2. The subject site is first shown to be part of arable land (plot 329, occupying the northern edge of the field. The road (now known as Hamsland road) is laid out by this time, which was probably no more than a track road or drove road.
- 2.4.3. The 1899 shows the bisection of the road north of the land to create a long strip of field occupied by a small L shaped building. This coincides with a similar development north-east and is likely to show an agricultural/lodge development linked to the still then functioning arable land.
- 2.4.4. The 1961 OS map shows the retention of the arable land as vacant. The above slither of bisected land is shown to be present but the building then occupying it is shown to have been demolished.
- 2.4.5. Current aerial imagery captures the land following its development and likewise residential development of the surrounding housing estate.

2.5 SITE CONTEXT AND DESCRIPTION

- 2.5.1. The subject site presents as a typical mid-late 20th century purpose-built church, adopting a familiar modernist/minimalist appearance which was common for the time. The shift in style is marked by use of raw materials such as concrete and brick. This style of church building is popularised through the use of steeply pitched roofs known as 'hyperboloid roofs', elongated stain glass windows, and internal reshuffle to create a simple 'T' shaped order.
- 2.5.2. The need to break away from traditional church architecture was promoted in large by the Liturgical Movement. This reform of traditional Christian worship placed emphasis on lay participation, reordering the structure and language of worship by incorporating early Christian liturgy. In turn this had an outward effect on the internal and external presentation of Church architecture.
- 2.5.3. This coincided at a time of renewed social reform, and outward thinking about the needs and use of architecture. The subject property fits comfortably within its context of 1970's residential development, which can be read as a clear departure from the pre-war historic styles.
- 2.5.4. The subject property itself, whilst incorporating the principle elements of the modernist/minimalist style, is not an exemplary example of this style, or religious reform

movement. It is in state of disrepair and openings are boarded, having been disused since at least 2024.

- 2.5.5. The site is bounded by a low brick wall with security fencing to the north, a timber post and rail fence to the east and south and vegetation/fencing to the west.

3 NDHA ASSESSMENT: ST STEPHENS CHURCH

- 3.1.1. No criteria has been adopted by Mid-Sussex council to determine what constitutes an NDHA. As such, this report refers to Historic England Guidance¹ to determine criteria for NDHA/Local listing designation.
- 3.1.2. The potential significance of the subject property brought to light during the pre-app feedback, however there is no local list.
- 3.1.3. The red/brown brick building is of simple construction with a steeply pitched triangular gable and timber barge boards. Light is gained by the tall openings, which provide vertical emphasis, visual interest to an otherwise stark exterior and natural light. There are two stained glassed windows at the southern (Altar) end, reflecting the vertical slender proportions of other openings. A simple cross on the primary façade is representative of the former function of the building.



Figure 3: Exterior of the standing building

¹ Local Heritage Listing: Identifying and Conserving Local Heritage. Historic England Advice Note 7 (Second Edition).



Figure 4: Interior of the standing building

- 3.1.4. A single storey flat roof entrance porch fronts the building, a transition area to the main church. There are flat roof accretions to the west and east at the southern end, resulting in a t-plan. Overall, the church is of minimalist functional appearance, which is mirrored internally by the curved A frame with timber supports spanning the vaulted roof. There are two small office/meeting/multi-use rooms. Internally the building is in a state of disrepair but maintains overall form and evidence of some fittings, for example lighting, pews. There is a foundation stone plaque on the front elevation, dated 1969.
- 3.1.5. **Asset type:**
- 3.1.6. The building was constructed as a Christian Place of Worship for the Roman Catholic Church. It is in disuse and has been since at least 2024.
- 3.1.7. **Age:**
- Post-war Bomb damage saw the need for new churches, with exemplary examples of innovative design dating more commonly to the 1960's, such as Coventry Cathedral designed

by Sir Basil Spence (grade I listed) and Liverpool Cathedral (grade II* listed). The 1970s saw a boom in church congregations in the 1970s. The building of the Church of St Stephen may have been in response to this, after which there was a downturn in worship, seeing the closure of many churches (which has continued). The building has little age value, being a product of 1970's development. This likely followed the development of the surrounding housing estate area. The building as a product of this development does not borrow its distinctive characteristics or building tradition established in the historic quarter of Horsted Keynes, nor does it specifically inspire or draw from the established stock residential architecture of the nearby housing estate.

Overall, the building has **little to no** age value.

3.1.8. Rarity

The subject property constitutes a standard 1970s church design, expressing functional simplicity, with slight variations from its common counterparts. There are no standout features which credit the building worth special preservation or consideration. There are no special or local characteristics identified as owing to the buildings' rarity. The interior is designed with functionality in mind, with the main vaulted area of worship and small multipurpose spaces likely accommodating community uses, as well as religious worship. As far as we are aware there are no features of particular merit internally. The A frame construction is typical of church buildings of the 1960's/1970's and not unusual.

Overall, the building has **little to no** rarity.

3.1.9. Aesthetic Merit:

Post-war churches, and modernist church architecture derive their aesthetic principles from use of raw materials to create elongated and elaborated plan forms breaking away from the traditional church plan form.

This particular example appears to be a variant of an adopted functional style in the 1970s. Similar examples feature the same deeply pitched roofs, A-frame open vaulted ceilings, front and rear vertical stained-glass window, and stock brick massing. These are not particularly celebrated style of minimalist church architecture and were often constructed to a typical non-specific design. There is no specific architect or planner associated with the construction of the church.

Overall, the building has **no notable** aesthetic merit

3.1.10. Group Value:

The church was built to serve the surrounding residential community, which is an extension to the historic core of Horsted Keynes.

This relationship is non-historic and it holds **no** group value.

3.1.11. Archaeological Value:

The church was constructed on top of Arable land which served agricultural use. The chance therefore to reveal below ground archaeological evidence is minimal.

Built archaeological features which constitute the elements that create a recognisable church building do provide insight into the substance and evolution of Horsted Keynes, including the people and cultures that constructed them, but is not a rare example of this in itself.

The building as such holds **little to no** archaeological value.

3.1.12. Historic Interest:

The buildings historic interest derives purely from its construction in the 1970's when it opened as part of the new urban infill to the historic village of Horsted Keynes. The buildings 'collective memory' of place is eroded by its disuse and lack of significant sense of identity or unity with the immediate and wider area of Horsted Keynes. Whilst it as such holds some historical value, it is of very little significance.

Overall, the building has **no notable** historic interest.

3.1.13. Landmark Status:

The church has no historical associations with the village of Horsted Keynes. Its communal value, attributed to the churches topographical relationship to surrounding residential estate, is largely eroded through its disuse and lack of striking architectural presence.

3.2 SUMMARY:

3.2.1. In summary it is our professional view that St Stephens Church does not qualify for status as a NDHA/locally listed building, as the building does not meet the requirements outlined by Historic England in Local Heritage Listing Note 7 (2021).

3.2.2. The little value it does hold derives from limited communal interest as a building representing the expansion of Horsted Keynes, its social and religious values as an ex-place of worship. It is also noted that the building was not flagged by officers as being of any heritage value

during the assessment (and approval) of the 2023 application for the land to the immediate south. There is no justification for identification of its potential as an NDHD and our assessment against the Historic England Local listing criteria substantiates its lack of heritage interest.

4 STATEMENT OF SIGNIFICANCE OF DESIGNATED HERITAGE ASSETS

4.1 ASSESSING HERITAGE SIGNIFICANCE

- 4.1.1. Significance is a concept that forms the foundation of conservation philosophy. The NPPF states that heritage *'assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'*
- 4.1.2. A heritage asset is defined in the NPPF (Annex 2) 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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including through local listing).'*
- 4.1.3. The Framework (NPPF Annex 2) goes onto define significance as, *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 4.1.4. The PPG expands upon the component interests that can contribute to significance:
- *'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’.

(Paragraph: 006 Reference ID: 18a-006-20190723)

- 4.1.5. In addition, the setting of a heritage asset is defined in the NPPF as ‘*the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*’ Crucially, setting is not an asset in itself but rather, ‘*Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance*’ (Historic England, Planning Note 3: The Setting of Heritage Assets (December 2017) p.4).

4.2 SUMMARY OF HERITAGE ASSETS

- 4.2.1. The following section is intended to identify any heritage assets (within a given area) that have a potential to be affected by the proposed scheme – either directly through a material change to the asset(s) or through a change to the contribution of setting to an asset(s) significance or the character of an area.
- 4.2.2. The size of the search area has been determined based on the prevailing circumstances within the adjacent area, the nature of the proposed scheme and professional judgment, as suitable for determining the potential impact of the proposed scheme on designated heritage assets. It is therefore consistent with paragraph 207 of the NPPF, in providing a level of detail proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.2.3. The following heritage assets have been identified as having the potential to be affected by the proposed scheme:

Conservation Areas	
Horsted Keynes Conservation Area	
Listed buildings	
Name	Grade
Wyatts	II

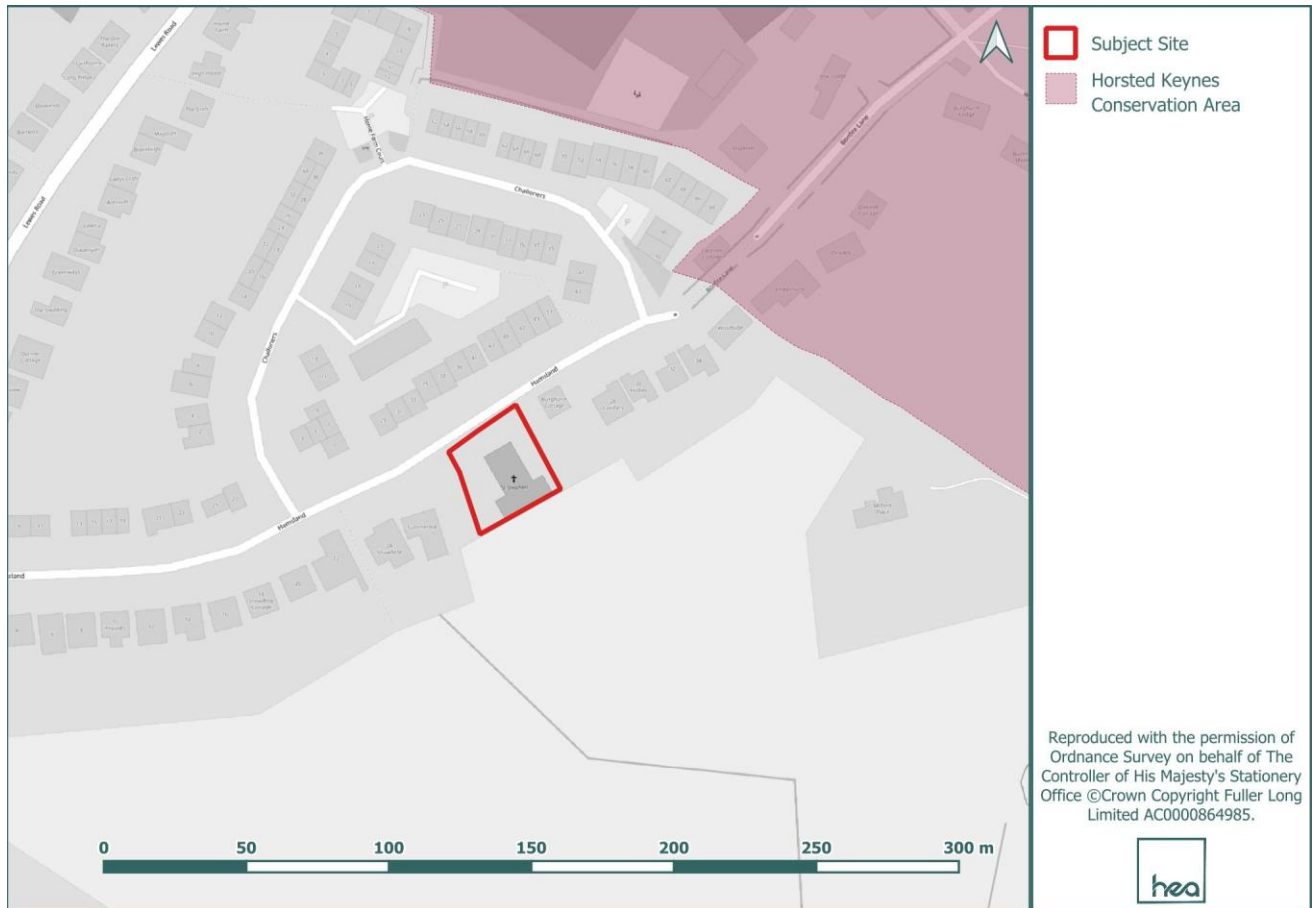


Figure 5: Site Historic Context

- 4.2.4. Those assets that have potential to be subject to change resulting from the proposed scheme will be considered in more detail below.

4.3 HERITAGE ASSETS:



Figure 6: Wyatts

Listing Entry: Wyatts

Heritage Category: Listed Building Grade: II

List Entry Number: 1194379

Date first listed: 11-May-1983

Listed Building Description:

Restored C17 or earlier T-shaped building with plaster infilling. Tiled roof. Casement windows. Two storeys and attic. Four windows.

ARCHAEOLOGICAL INTEREST

'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' (PPG Paragraph: 006 Reference ID: 18a-006-20190723).

- 4.3.1. The property was established as a remote satellite farmstead, making use of the surrounding arable fields and land. Its use is as such limited to agricultural use, and residential use. As a C17 structure the property offers some insight into rural building practise through its retention of built historic features.
- 4.3.2. Overall the building has a **low** archaeological interest.

ARCHITECTURAL & 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' (PPG Paragraph: 006 Reference ID: 18a-006-20190723).

- 4.3.3. The aesthetic and architectural interest is derived from the buildings' representation of rural vernacular architecture. Although altered in C17 the building retains its outward appearance and planform consisting of close stud infill, and brick massing. The buildings sharp pitched roof, with sloping sides, creates a distinctive silhouette and noticeable mass as a remote countryside house.
- 4.3.4. Overall, the building has a **medium** architectural interest.

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' (PPG Paragraph: 006 Reference ID: 18a-006-20190723).

- 4.3.5. The historic interest of the property is derived from its representation of rural and agricultural practises. The buildings evolution and sitting is representative of a well-to-do remote farmstead making use of the surrounding fields. Its relationship to the nearby historic Horsted

Keynes is indicative of the growth of this village; and that relationship to the wider agricultural area.

4.3.6. There are no significant people or events associated with the building.

4.3.7. Overall, the building has a **medium** historic interest.

CONTRIBUTION MADE BY SETTING TO ITS SIGNIFICANCE

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (NPPF).

4.3.8. The subject site is located some 300m away to the north-east of Wyatts. Due to the topography of the land to the south of the subject site, Wyatts is set within lower ground to the south-east and is well-screened from the immediate field system and road by intervening shrubbery, hedgerows, and treelines. This mature vegetation establishes a private, inward-looking space around the listed building, an effect that is further reinforced by the site's associated outbuildings and hardscaping. As a result, cross range views of the site from the village and wider agricultural centre are not very limited. Glimpsed views towards the subject site may be possible from the upper floor windows of Wyatts (we have not accessed the property internally). However any views would be very limited.



Figure 7: View from outside Wyatts looking north-east with the top section of 1970s housing on Hamsland barely visible through the trees

- 4.3.9. The wider setting reinforces the rural, architectural, and historic significance of the property. This significance is derived principally from the domestic curtilage and its transitional and permanent relationship to the wider, unfolding landscape of agricultural field system.
- 4.3.10. The site is linked to the historic village of Horsted Keynes via its principal access route, Wyatt's Lane. This lane marks the entrance into the Horsted Keynes Conservation Area, allowing the property to be read primarily as a remote satellite settlement of the main village.
- 4.3.11. The attributes that contribute to the setting of Wyatts are, primarily, its expansive garden, the lane on which it sits and its isolated location flanked by fields. The subject site would have once been agricultural land and part of the network of fields that surround Wyatts. However, the subject site is remote from Wyatts and separated by several fields and associated vegetation. The asset is not visible from the site towards Wyatts and there is no direct intervisibility. Glimpsed views towards the roofline of the existing 1970's dwellings on Hamsland are filtered views through existing vegetation, when standing on Wyatts Lane.
- 4.3.12. Overall setting makes a **medium** contribution to the buildings' significance

The building has little to no intervisibility with the subject site, due to intervening hedgerows, tree lines, and the general distance between the two assets. More to the point the land to the south of the subject site, which benefits from existing planning permission, will result in the erection of buildings which will restrict any intervisibility from the subject site to the listed building (see figure 4).



Figure 8: Subject site distance from listed building

4.4 HORSTED KEYNES CONSERVATION AREA

- 4.4.1. Horsted Keynes Conservation Area was designated in January 1985. There is currently no Conservation Area Management Plan.
- 4.4.2. The conservation area is described below by Horsted Keynes Parish Council as:

It includes the two oldest parts of the village. The first is centred on Church Lane and contains a number of historic buildings dating back to the 17th and 18th centuries, and the 11th century church. The second is centred on The Green, and includes parts of Station Road, Lewes Road and the southern end of Church Lane. The Green is a spacious open area lined by two storey buildings of predominantly brick construction with those on the southern side well set back from the road. Many of the properties around The Green and along Church Lane, including The Crown Public House and The Forge, are listed as being of architectural or historical importance. Trees and hedgerows are particularly important features within the village, as are the Recreation Ground and Cricket Ground which provide a spacious setting for development to the south of The Green.

- 4.4.3. The Horsted Keynes Conservation Area is designated to preserve the historic core of the village. Its boundary is defined by the transition between the settlement and the surrounding rural landscape, maintaining a clear separation between the historic village layout and the modern residential developments bounding it to the east and west. To the north, the area is anchored by the Grade I listed Parish Church of St Giles, which marks the historic extent of the village, and marks a vital geographic nucleus as the oldest part of the village.
- 4.4.4. The conservation area contains 19 listed buildings of special architectural and historic merit, with much of this historic character centred around Station Road. The built environment is characterised by detached and semi-detached cottages alongside modest residential dwellings. These buildings utilise traditional brickwork, white weatherboarding, pitched gable roofs, and mock-Tudor elements, collectively establishing a distinctive local vernacular. Furthermore, mature trees and hedgerows are integral to the area's character, serving as natural boundary treatments and reinforcing its verdant appearance.
- 4.4.5. The village largely retains its historic urban form, characterised by an organic and spacious arrangement of dwellings within the core. This central area also features several large green spaces that further enhance the open and verdant character of the settlement. The character of the conservation area is therefore defined by a range of retained historic buildings, spaces in between buildings including the Green, verdant quality and its wider landscape setting.



Figure 9: The core of the Conservation Area

Relationship and Contribution to the Subject Site:

- 4.4.6. The subject site is located approximately 91 metres southeast of the conservation area boundary. There is little to no intervisibility between the site and the heritage asset due to the intervening massing of residential buildings and natural screening from mature trees. The site does not form part of the approach to the conservation area and is not a recognisable feature from within it. Furthermore, the property is situated in an area with limited direct connectivity or accessibility from the conservation area; Bonfire Lane, the closest route, does not afford clear views of the subject site.

- 4.4.7. The subject site is currently brownfield land and does not form part of the landscape setting of the conservation area, therefore the contribution it makes to the setting of the Conservation area is nil.

5 IMPACT ASSESSMENT

5.1 INTRODUCTION

- 5.1.1. This section will consider the impact of the proposals on the significance of the heritage assets identified in the Statement of Significance above, providing a clear assessment of the heritage impact of the scheme.
- 5.1.2. The following proposals will be assessed in line with the relevant statutory duties and the national and local heritage policy context (Appendix 2). It is recommended that the following be read alongside the supporting documentation and drawings provided in the supporting submission.
- 5.1.3. We consider the key issues for consideration to be:
- The impact of the proposed development on the contribution made by its setting to the significance of Wyatts (grade II listed)
 - The impact on the character and appearance of the Horsted Keynes Conservation Area
- 5.1.4. The proposals will be assessed based on the guidance set out in the NPPF and its accompanying PPG, informed by Historic England's Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015) and Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets.
- 5.1.5. The overall impact of proposals can be neutral, beneficial or adverse. The magnitude of change will be categorised as:
- None: no material change.
 - Negligible: apparent change and change with a negligible effect on the ability to understand and appreciate the significance of heritage assets.
 - Low: changes that only make a small difference to the ability to understand and appreciate the significance of heritage assets.
 - Moderate: a change that makes an appreciable difference to the ability to understand and appreciate the significance of heritage assets.
 - High: a fundamental change in the ability to understand and appreciate the significance of heritage assets.

- 5.1.6. In terms of the NPPF, harmful impacts are either 'less than substantial' or 'substantial'. Less than substantial harm represents a wide spectrum, ranging from a negligible impact to one that comes close to substantial harm, which is a high test that will not arise in many circumstances. In terms of the magnitude criteria above, harm within the less than substantial category may range from negligible to high. Substantial harm will always be at the top of 'high' level.

5.2 PROPOSALS

- 5.2.1. The proposed scheme is for the development of 3 no. 3 bed single dwellings (one detached and two semi-detached), with parking on the Hamsland frontage, access from Hamsland and associated landscaping.
- 5.2.2. For full details of the proposals, please refer to the drawings and documentation prepared by Thrive Architects (dated February 2026)

5.3 IMPLICATIONS

IMPACT OF THE PROPOSALS ON WYATTS AND THE HORSTED KEYNES CONSERVATION AREA

- 5.3.1. The key features that contribute to the significance of these assets have been assessed above in the significance assessment chapter.

Wyatts (grade II listed)

- 5.3.2. The asset is located approximately 280m south-east of the site, with the lay of the land along Wyatts Lane sloping downwards. The subject site sits in an elevated position when standing on Wyatts Lane. The asset is not visible from the site and there are only very limited, filtered views towards the site from Wyatts. There is some very limited historical connection by virtue of the fact that the subject site was once agricultural land, forming part of the network of fields to the south and surrounding Wyatts. This connection has now been lost by the development of the standing building on the subject site.
- 5.3.3. The subject site now contains a 1970's former Church and is flanked by contemporary and later housing along Hamsland. As such, its relationship to the village is more readily defined by the streetscape on which it sits, rather than the surrounding landscape or the historic care of the village. Conversely, Wyatts retains a strong association with the Wyatts Lane and the fields surrounding it, which does not extend to the subject site, which is now developed. Moreover, there is an extent planning permission for the land to the south between the subject

site and the asset, when developed any very limited visibility would be completely severed. As it stands, views towards parts of the subject site from the upper floor windows of the listed building may be possible. However, fundamentally the setting of Wyatts will not alter either as a cumulative addition to the extant development proposals or as a stand-alone development. Any views from upper floor windows would be oblique and Wyatts would retain the fundamental contributors to its setting, which are its garden, Wyatts Lane and the immediate fields surrounding it.

- 5.3.4. The asset is not visible from the site towards Wyatts and there is no direct intervisibility. Glimpsed views towards the roofline of new dwellings may be possible when standing on Wyatts Lane and within its garden, however these would be heavily filtered intervening vegetation and the lay of the land is also prohibitive in this regard.
- 5.3.5. In the context of the land to the south being developed, there would be no meaningful cumulative impact. If the land to the south was not developed for any reason, there would still be no impact on the setting (and therefore significance) of Wyatts as any visibility would be extremely limited.

The Horsted Keynes Conservation Area

- 5.3.6. The subject site is located approximately 91 metres southeast of the conservation area boundary. There is little to no intervisibility between the site and the heritage asset due to the intervening massing of residential buildings and natural screening from mature trees. The site does not form part of the approach to the conservation area and is not a recognisable feature from within it. Furthermore, the property is situated in an area with limited direct connectivity or accessibility from the conservation area; Bonfire Lane, the closest route, does not afford clear views of the subject site.
- 5.3.7. The subject site is currently brownfield land and does not form part of the landscape setting of the conservation area and it is therefore considered the contribution it makes to the setting of the Conservation area is nil.
- 5.3.8. It is noted that the Conservation Officer, when advising on the heritage impacts of the extant permission (DM/20/4692 'Land to the South of St Stephens Church'), stated that there would be no adverse impact on the setting of the Conservation Area. Given the proximity of the subject site to the land to the south and location of the boundary of the conservation area, the same conclusion applies. The site has little to nil intervisibility with the subject site, any historic connection with agricultural land that forms the setting of the conservation areas has

long since been severed and a network of fields would be retained on its boundaries. There would be no impact on its setting and therefore the character and appearance of the conservation area would be preserved.

5.3.9. The table below summarises the impact on heritage assets.

Conservation Areas			
Name		Nature of Impact	Magnitude
Horsted Keynes Conservation Area		Neutral through effect on setting	Nil
Listed Buildings			
Name	Grade	Nature of Impact	Magnitude
Wyatts (NHLE)	II	Neutral through effect on setting	Nil

6 CONCLUSIONS

- 6.1.1. Paragraph 207 of the NPPF 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. This HS has identified the heritage assets with a potential to be sensitive to the proposed works. It has considered their significance and assessed the impacts of the proposed works on their significance.
- 6.1.2. Paragraph 216 of the NPPF states that the effect of an application on the significance of non-designated heritage assets, should be taken into account the application and a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset. In this instance, The Church of Stephen is not considered to be a NDHA, therefore paragraph 216 is not engaged.
- 6.1.3. Following the process set out in paragraph 207 (and as set out in more detail in the main body of this report above) it is our view that the proposals would not result in harm to designated assets and are therefore compliant with both local and national policy and guidance on the conservation and enhancement of the historic built environment, including the NPPF and PPG. Most importantly, the proposals are compliant with the statutory tests at Sections 66, and 72.

7 APPENDIX 1: METHODOLOGY

7.1 SOURCES

7.1.1. The table below provides a summary of the key data sources used to inform the production of this HS. Occasionally there may be reference to assets beyond the study site or surrounding study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Local Planning Authority	Conservation area supporting documents	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
Ordnance Survey mapping	Ordnance Survey maps from the 1st edition (1860–70s) to present day.	Provides an indication of the development of settlements/ landscape through time as well as the possible date of any buildings on the site. Provides a good indication of past land use, the potential for archaeology and impacts which may have compromised archaeological survival.
Internet	Web-published local history; Archaeological Data Service	Many key documentary sources, such as the Victoria County History, the Survey of London, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork

		reports. Local History Societies online published material.
The client	Planning data	Drawings and photos of the existing and proposed building(s)

7.2 DEFINITION OF HARM

7.2.1. Conservation is the process of managing change and the current guidance by Historic England is that 'change' does not equate to 'harm'. This is consistent with the 1992 'South Lakeland' House of Lord's judgement, which states that in the context of heritage planning to 'preserve' means to 'do no harm'. The NPPF and its accompanying PPG distinguish between two degrees of harm to designated heritage assets – substantial and less than substantial. Paragraph 214 of the NPPF states that:

'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...'

7.2.2. Paragraph 215 of the NPPF states that:

'Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals...'

7.2.3. The NPPF does not provide guidance on the classification of harm to non-designated heritage assets but paragraph 216 states that:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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'.

7.2.4. For the purposes of this test, the scale of any harm to non-designated heritage assets is identified as negligible/low/medium/high in this report.

7.2.5. In determining the effects of the Proposed Scheme this heritage statement is cognisant of case law. Including the below:

- Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688

7.2.6. This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to 'have special regard to the desirability of preserving the [listed] building or its setting'. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:

'It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.'

■ PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No:
C1/2015/3383

7.2.7. The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

'It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.'

7.2.8. In line with the above, this HS will make an assessment of the significance of the heritage asset(s) subject to a potential effect due to the proposed scheme. This assessment will identify and set out the principal heritage values that contribute to the significance of the subject property/site, and, where relevant, heritage assets beyond the subject property/site.

7.2.9. The relative contribution of the heritage values to the significance of the asset(s) are graded as either high, medium, low, neutral or detrimental.

8 APPENDIX 2: RELEVANT LEGISLATIVE & POLICY CONTEXT

8.1 INTRODUCTION

- 8.1.1. In determining any planning application for development, the local planning authority will be guided by current legislation, government planning policy, and the policy and guidance set by the relevant Local Planning Authority (LPA).
- 8.1.2. The following section sets out the legislative and planning policy context for the proposed scheme, including national and local planning guidance.
- 8.1.3. The applicable legislative and policy framework to this assessment includes the following:
- The Town and Country Planning Act 1990;
 - The Planning and Compulsory Purchase Act 2004;
 - The Planning (Listed Buildings and Conservation Areas) Act 1990, and
 - Planning Act 2008.
 - Section 16 of The National Planning Policy Framework (NPPF) 2024
 - Local Planning Policy
- 8.1.4. In addition to the above the following guidance is also applicable:
- National Planning Policy Guidance (NPPG)

8.2 THE PLANNING (LISTED BUILDING CONSENT AND CONSERVATION AREAS) ACT 1990

- 8.2.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 (P(LBCA) Act) sets out the legal requirements for the control of development and alterations which affect heritage assets.
- 8.2.2. Any decisions relating to conservation areas must address the statutory considerations of the P(LBCA) Act 1990. The key elements of this Act relevant to this heritage statement are outlined below:
- 8.2.3. Section 66 of the Act places a duty upon the decision maker in determining applications for planning permission affecting listed buildings to pay special attention to the desirability of preserving or enhancing the character or the listed building.

- 8.2.4. Section 72 of the Act places a duty upon the decision maker in determining applications for planning permission within conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

8.3 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 8.3.1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The framework recognises the need for the planning system is to contribute to the achievement of 'sustainable development', through achieving three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- 8.3.2. a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- 8.3.3. b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- 8.3.4. c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 8.3.5. Paragraph 11 of the framework states that '*plans and decisions should apply a presumption in favour of sustainable development*'.
- 8.3.6. Section 16, paragraphs 202 to 221, of the framework sets out the national planning policy basis for conserving and enhancing the historic environment.
- 8.3.7. Paragraph 202 recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not.

- 8.3.8. Paragraph 207 places a duty on local planning authorities to 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.
- 8.3.9. Paragraphs 212 to 221 of the framework address the impact of a proposed development on the significance of designated and non-designated heritage assets.
- 8.3.10. Paragraph 212 of the framework states 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.'*
- 8.3.11. Paragraph 213 of the framework 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. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*
- 8.3.12. Paragraph 214 of the framework states that, *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.'*
- 8.3.13. Paragraph 215 of the framework states that, *'Where a development proposal will lead to 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, where appropriate, securing its optimum viable use.'*

8.3.14. Paragraph 216 of the framework states that, *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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.'*

8.3.15. Paragraph 220 of the framework states that, *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. 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.'*

8.4 LOCAL DEVELOPMENT STRATEGY FOR MID SUSSEX

8.4.1. DP34: Listed Buildings and Other Heritage Assets

- Development is 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, proportionate to the importance of the building and the 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 it remains in a viable use.
- Traditional building materials and construction techniques are normally used, and 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, are placed 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, the applicant is expected to fund the recording or exploratory opening up of historic fabric.
- For Other Heritage Assets, development that retains buildings of architectural or historic merit, or those making a significant 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 (which may be archaeological, architectural, artistic, or historic).

8.4.2. DP35: Conservation Areas

- Development in a conservation area is required to conserve or enhance its special character, appearance, and the activities that contribute to it. This includes ensuring that:
- New buildings and extensions are sensitively designed to reflect the area's special characteristics in terms of scale, density, design, and complementary materials.
- Open spaces, gardens, landscaping, and boundary features contributing to the special character are protected, and new landscaping reflects that character.
- Traditional shop fronts are protected, and alterations are only permitted if they do not result in the loss of a traditional shopfront and are sympathetic to the building and street scene.
- Existing buildings contributing to the character are protected, and where demolition is permitted, replacement buildings reflect the area's special characteristics.
- Activities like markets and crafts that contribute to the special character are supported.
- New pavements, roads, and other surfaces reflect the materials and scale of the existing streets.
- Development protects the setting of the conservation area, particularly views into and out of the area.
- New buildings of outstanding or innovative design may be acceptable provided their impact does not cause material harm to the area.

8.4.3. DP36: Historic Parks and Gardens

- The character, appearance, and setting of a registered park, or a park/garden of special local historic interest, will be protected.
- Any development within or adjacent to these parks or gardens will only be permitted where it protects and enhances its special features, setting, and views into and out of the area.

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If you have any queries or would like to discuss anything further with us, please don't hesitate to get in contact: hello@hea-llp.com

