

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 01 July 2026 09:12:59 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Subject: RE: DM/26/0454 Land Parcel at Bolney Road, Ansty

Hi Steve

Further comments on the above planning application following the receipt of a 'Heritage Addendum', which primarily considers the historical ownership of the site.

The submitted further information confirms that the site had a historical relationship of ownership and of function with the Ancient Farm (Grade II listed) and with Barn Cottage, which is regarded as a possible NDHA. No relationship of this type was found with any of the other listed buildings considered. On this basis, the addendum statement considers in more detail only the impact of the development only on Ancient Farm and Barn Cottage, and dismisses all the other assets previously identified by the Council as being affected by the proposal.

- Whilst I do not agree with the assessment of impact on Ancient Farm and Barn Cottage, which is overly narrow in its definition of setting, I accept that some attempt has been made to consider these assets.
- The statement however remains inadequate with respect to the other assets identified. This is again because the statement is too narrow in its definition of setting, placing undue emphasis on intervisibility, and does not consider other factors which might define the context within which an asset is appreciated.

The heritage impact assessment therefore in my opinion remains flawed, and as a result no attempt has been made in the layout or design of the proposed development to mitigate for potential harm arising to the settings of the identified assets, as would be required both by the NPPF (para. 208) and the relevant Historic England guidance.

I have previously provided a list of assets the settings of which are in my opinion affected by the proposal. In the absence of an appropriately detailed heritage statement, and on the basis of the information in front of us, I would make the following assessment of the impact of the proposal on the significances of these assets:

- The Ancient Farm, Bolney Road

This is a Grade II listed 17th century or earlier building, previously known as Crouchfields Farm. It is likely to possess architectural value based on its construction and craftsmanship, historical illustrative value as a good example of a rural Sussex farmhouse, and aesthetic value based in part on the use of vernacular materials. It also has group value with Barn Cottage (see below).

As a former farmhouse, the surviving rural aspects of its wider setting will be considered to contribute positively to its special interest, in particular those parts of that interest which are drawn from historical illustrative and aesthetic values. The house is now separated from the site by the modern housing development at Marwick Close, but the site continues to form part of the wider context within

which the listed building is appreciated, and is the closest surviving element of its originally rural setting. In particular, it influences the character of the approach to the building along Bolney Road. This positive contribution to the special interest of the listed building is enhanced by the historical relationship of function which has been identified in the heritage addendum; the site is part of the former farmlands of the Ancient Farm.

The proposed development on the site will have a fundamental impact on its character, which will change from that of an agricultural field to a suburban enclave. This will remove and reverse the positive contribution which the site currently makes, through setting, to the significance of Ancient Farm. This impact will be cumulative with the existing recent development at Marwick Close, and will be particularly noticeable in terms of the character of the approach to the listed building along Bolney Road, and in the degree of separation between the former farmhouse and any surviving aspect of the surrounding historically rural landscape.

I would place the harm caused as less than substantial, at the low-mid end of that scale.

- Barn Cottage, Cuckfield Road.

The submitted heritage addendum contains little in the way of additional information regarding this building but confirms it was formerly part of the Crouchfields/Ancient Farm farmstead. Without further information, it is difficult to assess its degree of significance as an NDHA, but as part of that historic farmstead it will enjoy the same historical relationship of function with the site as the listed farmhouse, and it also has a broadly similar physical relationship in terms of the contribution of the site to the character of the approach to the building along Cuckfield Road.

Based on the limited information available, I would place the harm caused by the proposal to Barn Cottage as low-mid, to an asset of possibly a mid-level of interest within the local context.

- 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 submitted heritage addendum suggests however that this was not part of the Ancient Farm grouping, at least by the 19th century.

I would consider it likely that the Cottage will possess architectural interest based on its construction and craftsmanship, historical illustrative value as a good example of a modest, rural Sussex cottage, and aesthetic value which may be based in part on the use of vernacular materials. As such, the surviving rural character of the wider rural setting of the listed building will be considered to contribute positively to its special interest, in particular those parts of that interest which are drawn from historical illustrative and aesthetic values.

The site is a short distance to the west of the Old Cottage along Bolney Road. Although it is highly unlikely that there will be intervisibility between the site and this listed building, as with The Ancient Farm it contributes positively to the rural character of the wider setting of the building, in particular the character of the approach to it along Bolney Road.

The proposed development will remove and reverse that contribution, resulting in a low level of less than substantial harm.

- 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.

Butlers Farm is likely to possess architectural value based on its construction and craftsmanship, historical illustrative value as a good example of a rural Sussex farmhouse of the 15th century, and aesthetic value based in part on the use of vernacular materials. As such, the surviving rural setting of the farmstead, which lies directly to the east, south and west of the farmstead will make a strong positive contribution to the special interest of the farmhouse and any curtilage listed former farm buildings, in particular those parts of those interests which are drawn from historical illustrative and aesthetic values.

The proposed development site lies a short distance to the east of the farmstead, and forms a significant part of the surviving rural setting to this side of the farm buildings. Although separated by a further field and tree and hedgerow planting, it is possible there may be some intervisibility between the two, particularly in winter. The site also contributes strongly to the character of the approach to the farmstead from the east along Bolney Road, and to the sense of separation of the former farm from the spread of Ansty village. The site therefore contributes positively to the setting and special interest of Butler's Farm.

The proposed development on the site will remove and reverse this positive contribution, resulting in a low-mid level of less than substantial harm, through impact on setting, to the special interest of the listed farmhouse and any surviving curtilage listed farm buildings.

- 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. The building will be considered to possess architectural interest based on its construction and craftsmanship, historical illustrative value as a good example of

a modest rural Sussex cottage of its period, and aesthetic value based in part on the use of vernacular materials viewed from within the landscape from which they were drawn.

The surviving rural setting of the building, which is to the east, south, and west of the cottage, makes a strong positive contribution to its special interest and the manner in which this is appreciated, in particular those parts of that interest which are drawn from historical illustrative and aesthetic values. The application site is part of the wider rural setting of the cottage to the east, and in particular has an influence on the character of the approach to the listed building along a public right of way which runs between Bolney Road and Cuckfield Road, emerging opposite the cottage. This path skirts along the southern edge of the site.

The proposed development will remove and reverse the positive contribution currently made by the site, through setting, to the special interest of Mount Noddy, resulting in a low level of less than substantial harm.

In terms of potential mitigation of the harms identified, although screening is unlikely to be entirely successful, I would suggest that strengthening of the planting along the northwestern and southern sides of the site, including the southwestern corner, would be potentially beneficial and should be given greater consideration than appears to have been the case, in order to meet the requirements of the NPPF and relevant HE guidance.

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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From: Emily Wade
Sent: 13 April 2026 15:28
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.

- 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.

- 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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