
Heritage Statement

'Kingscote': Land east of Imberhorne Farm, East Grinstead

August 2026

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CONTENTS

- 1.0 Introduction
- 2.0 Built Heritage Constraints
- 3.0 Heritage Decision-Making Framework
- 4.0 Heritage Significance
- 5.0 Heritage Impact Assessment
- 6.0 Conclusions

Appendices

A: List entries

B: Pre-application advice (6 January 2026)

1.0 Introduction

- 1.1. This Heritage Statement has been prepared to support a reserved matters application for the detailed design elements pertaining to the approved consent ref. DM/23/2699.
- 1.2. The reserved matters application relates to the delivery of the care village element of application ref. DM/23/2699. This comprises the south-eastern land parcel situated east of Imberhorne Farm and west of Imberhorne Lane. Imberhorne Farm is a historic farmstead containing Grade II and Grade II* listed buildings; the site forms part of its setting.

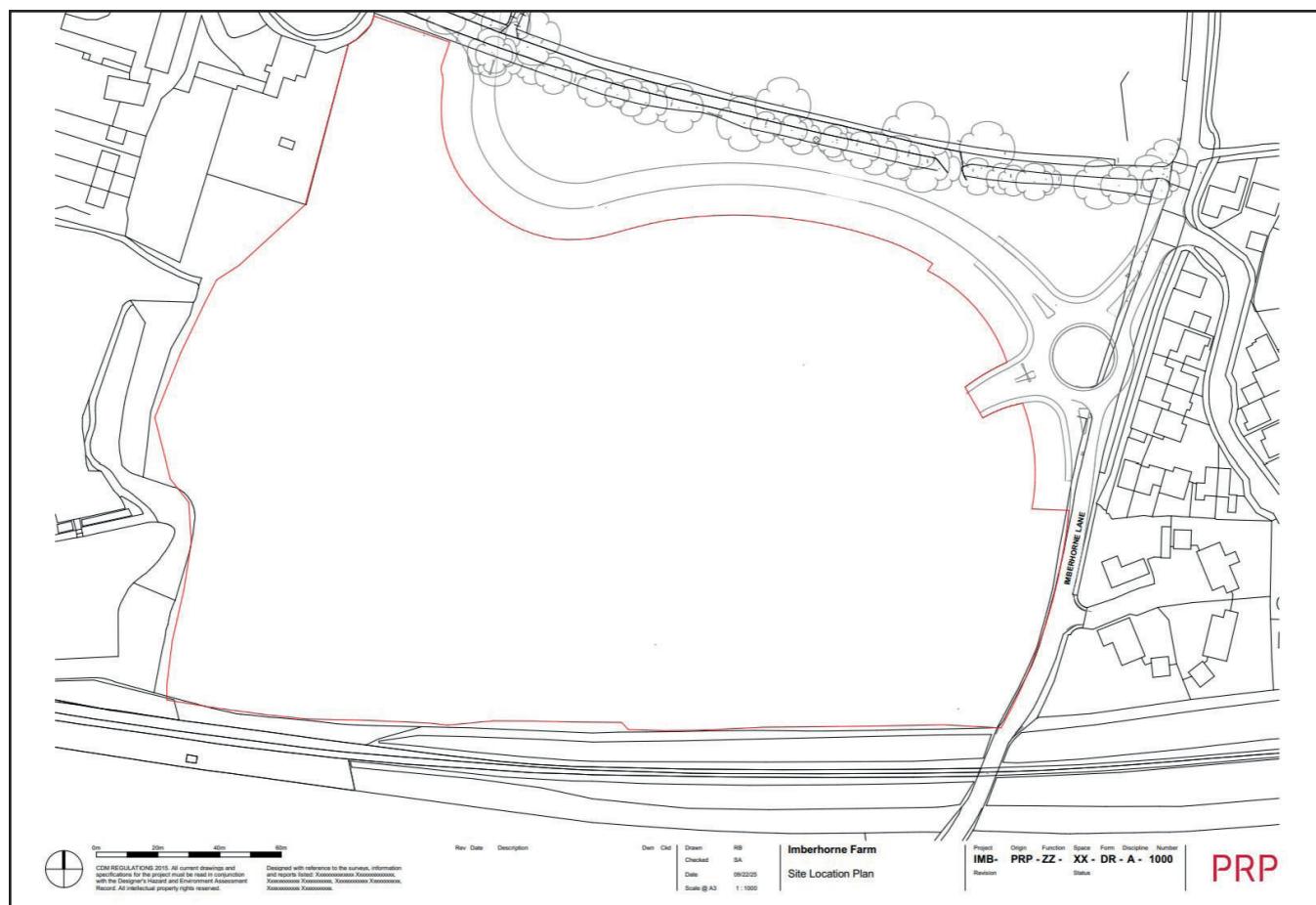


Fig. 1. Location Plan

- 1.3. The application has been the subject of pre-application consultation with Mid Sussex District Council (MSDC), including the Conservation Officer (ref DM/25/2417). This has advised that the likely degree of 'less than substantial harm' will need to be weighed against the public benefits with the anticipation that this will weigh in favour of the proposed development (letter dated 6 January 2026, Appendix B).
- 1.4. Notwithstanding that the principle of development is established on the site through the outline consent, it remains the policy position that any harm requires clear and convincing justification. In practice, any harm should be minimised through good design, and any residual harm requires sound justification. The purpose of this Heritage Statement is to appraise the likely heritage impacts of the detailed design subject to the reserved matters application. It has been informed by a desk-top review of the built heritage assessments submitted with the application and assessments made by MSDC officers in the determination of the outline application including the Committee Report. Site visits have also been undertaken in September 2025 and August 2026 along with desk-top research. The scope

of this report does not consider the archaeological potential of the site.

Planning Background

- 1.5. In brief, the site forms part of a larger allocation under Policy SA20 of the Site Allocations Development Plan Document (SADPD) for a high quality and sustainable extension to East Grinstead which is required to be, inter alia, sensitive to the rural setting of the nearby heritage assets, and include generous green infrastructure corridors to contain the built form. The policy includes a criterion to protect the rural setting of the Grade II* listed Gullege, Grade II* listed Imberhorne Cottages and Grade II listed Imberhorne Farm by masterplanning the layout, design and landscape structure to ensure the development is not dominant in views from these listed buildings.
- 1.6. Consent has been granted in outline for a mixed use development comprising up to 550 dwellings, a care village of up to 150 dwellings, land for a two-form entry primary school, a mixed use neighbourhood centre, allotments, landscaping and sustainable urban drainage, with other elements including access secured in full (ref. DM/23/2699). The hybrid red line boundary takes in a large land parcel extending to the west of East Grinstead. The approved Land Use Parameter Plan establishes the location of the care village to be contained within the discrete parcel immediately to the west of Imberhorne Lane. This forms the subject of this reserved matters application.
- 1.7. The approved parameter plans secure a landscape offset of over 50m at its closest to the developable area from the eastern boundary of Imberhorne Farm, with the individually listed heritage assets set at greater distance within the farmstead curtilage. Maximum heights of two storeys (approximately 11m) are set across the land parcel, with heights to be read in conjunction with the cut and fill exercise. The finished site levels are subject to a condition (condition 35); this will be addressed through this reserved matters application.

2.0 Built Heritage Constraints

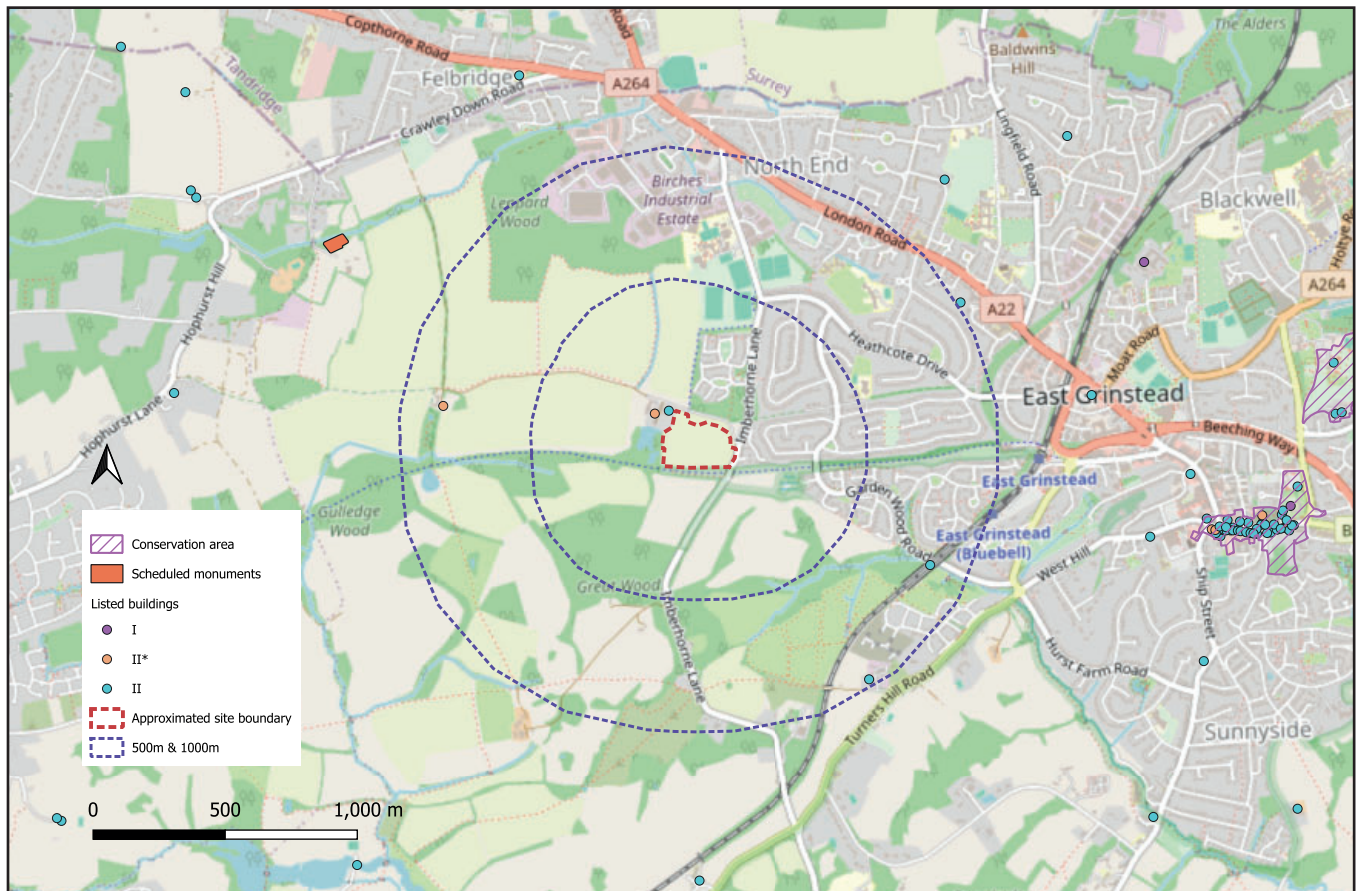


Fig. 2. Designated heritage assets

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2.1. Built heritage assets identified to experience an impact through the consented application are as follows:

- Imberhorne Farmhouse (National Heritage List for England [NHLE] ref 1277678) listed at Grade II
- 1-3 Imberhorne Farm Cottages (NHLE ref 1392066) listed at Grade II*
- Imberhorne Farm Courtyard - curtilage listed

2.2. 'Gullege' listed at Grade II* (NHLE ref 1248946) was also determined to experience an impact in the determination of the wider outline consent. This listed building is located to the west of Imberhorne Farm at some distance (over 800m) from the reserved matters site and is not considered likely to be impacted by the care village element of the proposed consent. The access track to Gullege will travel past the northern site boundary before continuing past Imberhorne Farm and on to Gullege. The intervening distance of several hundred meters is considered to mitigate any impact. Similarly, although there will be views to the proposed development from sections of the Worth Way which travels south of the site (albeit filtered by vegetation and only from where the PROW is not set down within the cutting), the intervening distance of several hundred metres is such that any glimpses

to proposed development will not impact an ability to experience or appreciate the significance of Gullege in views from the PROW further to the west from where it can be seen. Nevertheless, it is included here for completeness.

- 2.3. No other designated heritage assets have been identified as being likely to experience an effect through the planning history. A review of the NHLE confirms that the baseline remains as per the outline consent.
- 2.4. No non-designated built heritage assets were identified through the determination of the outline consent that require assessment.
- 2.5. A full search of the Historic Environment Record (HER) was undertaken as part of the outline application. An online search of the Historic Environment Record (HER) through Heritage Gateway did not identify any built heritage assets additional to those listed above that warrant assessment.

3.0 Heritage Decision-Making Framework

3.1. This section sets out a summary of the core heritage decision-making framework.

Legislation

- 3.2. The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes powers to designate listed buildings together with a statutory duty to consider the impacts of proposed development in the determination of planning applications.
- 3.3. Section 1 makes provision for the Secretary of State to compile lists of buildings of special architectural or historic interest. Section 5 defines a 'listed building' to include any object or structure fixed to the building, and any object or structure within the curtilage of the building which forms part of the land and has done so since before 1st July 1948.
- 3.4. Section 66 sets out that in considering whether to grant planning permission which affects a listed building or its setting, local planning authorities 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.

Development Plan

- 3.5. MSDC adopted the Mid Sussex District Plan 2014-2031 on 28th March 2018. The key heritage policy of relevance is DP34: Listed Buildings and Other Heritage Assets which reads as follows:

Listed Buildings

Development will be 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. This will be proportionate to the importance of the building and 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 that the building remains in a viable use;*
- Traditional building materials and construction techniques are normally used. 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 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 by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and 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, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

- 3.6. The site is located within the East Grinstead Neighbourhood Plan area; the Neighbourhood Plan was made in November 2016. Policy EG 4 - Designated and Non-Designated Heritage Assets sets out a historic environment policy, with relevant extracts as follows:

Policy EG 4 – Designated and Non Designated Heritage Assets.

Applications affecting designated and non-designated heritage assets must be supported by an appropriately detailed assessment of their heritage significance and the impact of the proposals on that significance.

- 3.7. To support the implementation of the above, the Mid Sussex Design Guide was adopted as Supplementary Planning Document in November 2020.

National Planning Policy

- 3.8. National planning policy is established in the National Planning Policy Framework (NPPF) (2026). Policies HE4-10 at Chapter 20 set out guidance for national decision-making affecting heritage assets.
- 3.9. Policy HE4 guides that heritage assets should be conserved in a manner appropriate to their significance. To achieve this, development proposals should avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance. Any harm to or loss of significance, including from development within its setting, should have a clear and convincing justification.
- 3.10. Policy HE5 provides guidance on assessing effects on heritage assets. HE5(1) guides that development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected, including any contribution made by their setting, and of the potential effect of the proposal on their significance. This should be proportionate to the assets' importance, and no more than is necessary to understand the potential effect on that significance.
- 3.11. Policy HE5(2) states that assessments of the potential effects on the significance should identify whether proposals would be likely to:

- a) Have a positive effect, which is where the significance of a heritage asset would be enhanced or

better revealed; or

b) Have no effect on the significance of a heritage asset; or

c) Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or

d) Cause the total loss of the significance of the asset.

- 3.12. Policy HE5(3) guides that in making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.
- 3.13. Policy HE6 deals with proposals affecting designated heritage assets. Policy HE6(1) guides that when considering the potential effect on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation. This should be proportionate to its significance, the more important the asset, the greater the weight should be. This is irrespective of whether the harm is substantial, total loss, or less than substantial.
- 3.14. Policy HE6(2) confirms that development proposals which would have a positive effect on a designated heritage asset should be supported.
- 3.15. Policy HE6(3) guides that any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of Policy HE6.
- 3.16. Paragraphs 4-6 of HE6 go on to provide guidance on weighing the harm in the planning balance. HE6(4) states that where a development would harm the significance of designated heritage asset, the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed. HE6(5) guides that where a development would cause substantial harm, it should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or other criteria are met.
- 3.17. Policy HE6(6) provides further context, guiding that substantial harm to or the total loss of the significance of grade II listed buildings, or grade II registered parks or gardens should be exceptional, while substantial harm to or the total loss of 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.

Guidance and Best Practice

- 3.18. Interpretation of the NPPF is provided by the Planning Practice Guidance (PPG). This is a digital guidance note divided into a series of chapters which is subject to regular review; the historic environment chapter was last updated in July 2019. At the time of writing, the guidance relates to the previous version of the NPPF prior to the more substantive updates set out in the August 2026 edition.

3.19. Historic England has produced a series of best practice guidance notes to assist in the identification of assets, assessing significance and managing change. Those of particular relevance include:

- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)
- Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2 (2015)
- Statements of Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (2019)
- The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (2017).

Emerging Policy

3.20. MSDC has reviewed the Mid Sussex District Plan and the replacement District Plan 2021-2039 is well advanced; the Inspector's Main Modifications are currently out to public consultation. The primary emerging policy of relevance is DPB2: Listed Buildings and Other Heritage Assets. The draft policy largely follows the current policy, particularly with reference to the text under the heading 'Listed Buildings'.

4.0 Statement of Significance

Brief history

- 4.1. The site is on the periphery of East Grinstead, a settlement of at least Saxon origin. Throughout the medieval period the town continued to grow and prosper as a staging post on the main road between London and Lewes (the county town of Sussex). This was enhanced further in the post-medieval period with the rise in popularity of Brighton over the 18th century.
- 4.2. Imberhorne similarly has medieval origins, with records documenting that land was given in the 12th century to Lewes Priory, one of the wealthiest monasteries in England. It later became the Manor of Imberhorne in the late 13th century. It may have been developed by the Priory for the same reason, with the Manor House possibly providing a convenient rest stop on the journey between London and Lewes. At the time of the Dissolution of the Monasteries, Imberhorne Manor passed to Lord Thomas Cromwell, before being sold to Thomas Sackville, Baron Buckhurst in the later 16th century. It remained in the Sackville family until 1872 when it was sold off as an independent country estate.
- 4.3. The historic 15th century manor house was constructed on the site of what is now Imberhorne Farm; part of the manor house survives in Nos. 1-3 Imberhorne Farm Cottages (listed at Grade II*). The replacement farmhouse was built between 1808 and 1811 (Grade II listed); it may have been at this time that the medieval manor house was converted into cottages.
- 4.4. The Tithe map and apportionment of 1842 record the farmstead and the site as being within the same ownership and occupation (Fig. 3). The site formed a number of different parcels with different land uses comprising orchard, wood, pasture and meadow. The main access to Imberhorne Farm was via what is now the bridleway to the north of the site.



Fig. 3. Tithe map of 1842. Courtesy of The Genealogist

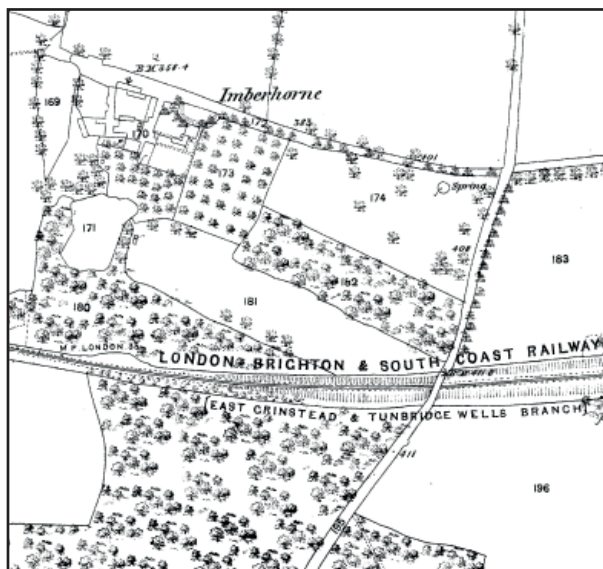


Fig. 4. Ordnance Survey 1870-1880

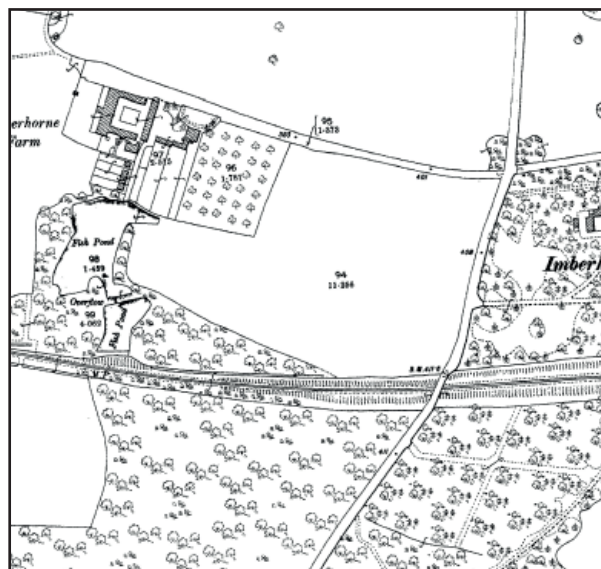


Fig. 5. Ordnance Survey 1879-99

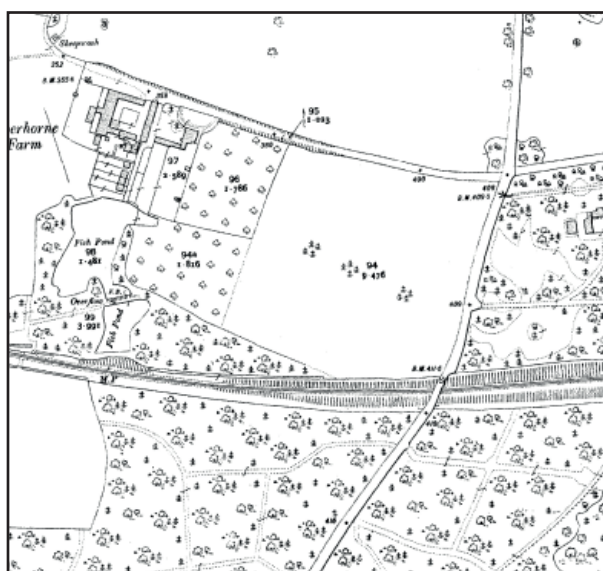


Fig. 6. Ordnance Survey 1910

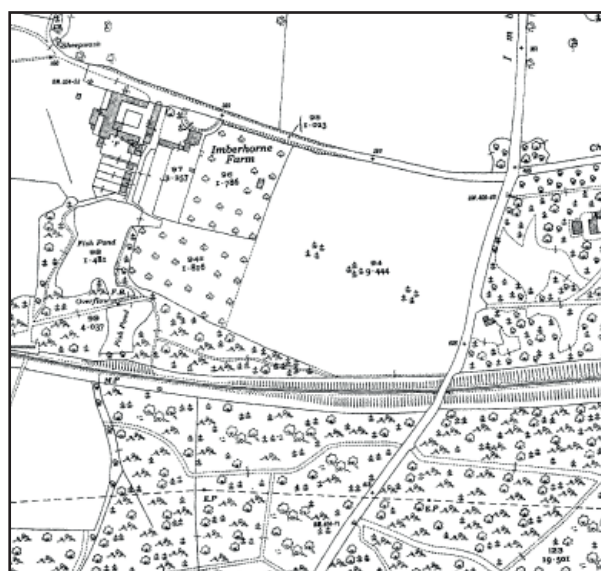


Fig. 7. Ordnance Survey 1931-36

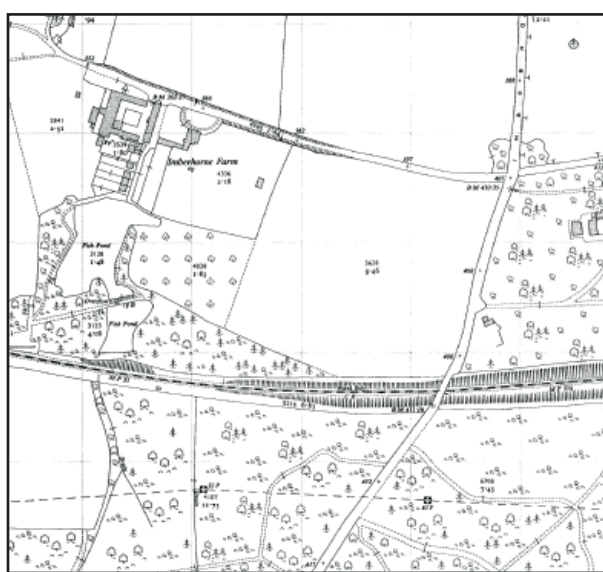


Fig. 8. Ordnance Survey 1956

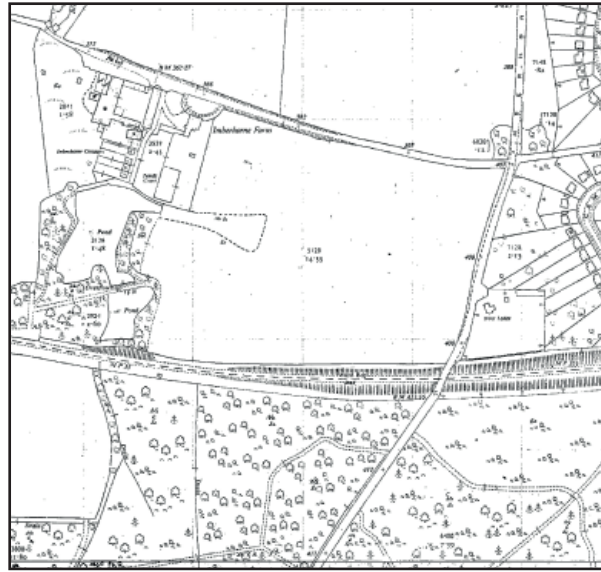


Fig. 9. Ordnance Survey 1973-75

- 4.5. The earlier field boundaries and land uses appear to have survived into the second half of the 19th century as recorded on the First Edition Ordnance Survey (OS) plan (Fig. 4). By this time, the railway had arrived and is shown in a cutting along the southern site boundary, bisecting the wooded parcel of land and passing under Imberhorne Lane which had been bridged over. Imberhorne Farmhouse is shown with a semi-circular driveway to the front (north) planted with trees. By the Second Edition plan, the field parcels within the site boundary had been amalgamated and the wood seemingly felled, although some trees are shown in this location on subsequent OS plans suggesting some survived (Fig. 5). Between the First and Second edition plans the terrace of workers' cottages to the south of Nos. 1-3 Imberhorne Cottages were constructed.
- 4.6. Much the same arrangement is shown on the 1910 and 1936 OS plans (Figs. 6-7). The orchard to the immediate east of Imberhorne Farmhouse had been extended southwards by 1910.
- 4.7. By 1956, the curtilage to the immediate rear (south) of Imberhorne Farmhouse appears to have been amalgamated into the adjacent orchard plot, which had also been cleared of trees; the orchard appears to have survived in the later plot to the south (Fig. 8).
- 4.8. By the 1970s, both orchard plots had been lost but a plot had been carved off from the field to create a curtilage to the farmhouse complete with tennis court (Fig. 9). This forms the current site boundary. The surviving parcel of wood north of the railway line had also been cleared by this time.
- 4.9. Today the site comprises a single open parcel.

Statement of Significance

- 4.10. The NPPF defines heritage significance in Annex B: Glossary 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.'*
- 4.11. The 'Historic environment' chapter of the PPG provides a definition for these interests as follows (paragraph: 006):
- *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.*

- 4.12. Significance derives not only from the heritage interests of the asset itself, but also from the contribution made by its setting. The setting of a heritage asset is defined in Annex B of 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.

- 4.13. The PPG provides further interpretation as follows (paragraph 13):

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

- 4.14. Historic England's 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)' provides further guidance on understanding setting. It confirms that setting is not itself a heritage asset, rather its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance (paragraph 9).

- 4.15. Part 2 of GPA 3 sets out a staged approach to taking decisions on setting as follows (paragraph 19):

- *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*

- 4.16. The guidance recommends that Step 2 should include a consideration of the significance of the heritage asset and the attributes of its setting, which may include (non-exhaustive) (p. 10):

- *the physical surroundings of the asset, including its relationship with other assets*
- *the asset's intangible associations with its surroundings and patterns of use*
- *the contribution made by noises, smells, etc. to significance and*
- *the way views allow the significance of the asset to be appreciated.*

Imberhorne Farmhouse and Courtyard

- 4.17. Imberhorne Farmhouse was Grade II listed in August 1972. The list entry reads as follows:

Good example of well-built farmhouse of 1820. 3 storeys 3 bays. The central bay projecting slightly and carrying a modified form of pediment. Sash windows, with 4 divisions vertically. Walls: brick. Roof: heavy stone slates. Front door with low, wide segmental fanlight.

- 4.18. The farmhouse is considered to be primarily of architectural and historic interest as a good example of a relatively high status post-medieval farmhouse displaying design, construction details and materials typical of the region in the early 19th century. It is three storeys in red brick with stone slate roof. The front elevation is late Georgian in character, featuring a formal arrangement of sash windows and central pediment. It forms part of a cluster of buildings including its attendant farm buildings and cottages which provide further evidence for its relative prosperity. The farmhouse is situated on land previously associated with the Manor of Imberhorne. Over its history, the manor has been associated with multiple landowners; the farmhouse was built for Arabella Diana, Duchess of Dorset (wife of John Frederick Sackville, 3rd Duke of Dorset). Arabella Diana took an active role in managing the Sackville estates following her husband's death in 1799. These associations augment its historic interest.
- 4.19. The associated farmstead buildings are not separately listed, with the exception of 1-3 Imberhorne Cottages which is appraised below. The group includes agricultural workers' cottages, barns and outbuildings. The barns and outbuildings are arranged to the west of the farmhouse and enclose a central courtyard. They are predominantly of 1 and 2 storeys in red brick and pitched tiled roofs, with some elevations of dark stained weatherboarding and tile hanging. Details such as the joinery are picked out in green. They provide evidence for regional barn typologies together with historic agricultural practices and the importance of agriculture to the rural economy.

Nos. 1-3 Imberhorne Farm Cottages

- 4.20. Nos. 1-3 Imberhorne Farm Cottages was Grade II* listed in June 2007. The list entry is set out in full in Appendix A, but includes a summary as follows:

SUMMARY OF IMPORTANCE: This building is particularly interesting because it retains the surviving part of a C15 timber-framed open hall, tree-ring dated to 1428, built for Lewes Priory. This was a building of high quality which retains a decorated spandrel, two trusses and roof of an elaborate early arch-braced hammerbeam roof. Arch-braced hammerbeam roofs are rare and this is the only surviving example known of a vernacular building using a very close copy of Herland's design for the Great Hall at Westminster. This very special architectural survival of structure merits this high grade of listing.



Fig. 10. View to Imberhorne Farm from Imberhorne Lane across the site



Fig. 11. View to front (south) elevation of Imberhorne Farmhouse from the bridleway



Fig. 12. Imberhorne Farm group as seen from the bridleway looking approximately east (farmhouse screened by trees and built form)

- 4.21. Its heritage significance is principally derived from the surviving early 15th century hall house that has been retained within the building, contributing to its archaeological, architectural, artistic and historic interest. The heritage interest is predominantly internal, being encased within a later 19th century farm workers' cottage. Nevertheless, this continuing evolution of the building does possess some historic interest contributing to the group value of the 19th century farmstead buildings. Outwardly it features vernacular brick elevations with tile hanging and a tiled roof.

Setting

- 4.22. By virtue of the typology of the heritage assets as a historic farmstead, in general terms the wider agricultural setting in which the assets are located is considered to make a positive contribution to the significance of the assets, and the way in which the significance is experienced. The agricultural character and land use of the site aids an ability to appreciate the historic function of the building group as an agricultural landholding featuring farmhouse with attendant farm buildings and workers' cottages. The farmstead also has a historic functional and associative relationship with the land which historically has formed part of the landholding.
- 4.23. The listed buildings within the farmstead group, are however generally well concealed in views from the east by the topography and vegetation. They appear nestled in the shallow landscape valley surrounded by mature trees such that they do not have prominence within the landscape. It is only the upper parts of the listed cottages and farmhouse that can be glimpsed from some locations; the later workers' cottages (not individually listed) are more visible but still partially screened in these same views. The built form is sufficiently well screened such that the special interest of the buildings individually is difficult to appreciate in these glimpsed views. The courtyard of barns to the west is not appreciable.
- 4.24. The historic approach to the farmhouse from the east is along what is now the bridleway. From the bridleway, the farmhouse is well concealed by the mature tree planting along the boundaries to the house, including along the front boundary treatment. It is almost entirely concealed from view in summer months. The cottages are set behind the farmhouse and barns such that they are also minimally visible from the bridleway. The farm buildings to the west have a more open setting such that they have far greater prominence and visibility from the track. In longer views from the bridleway towards the farmstead from the west, it is generally only the upper part of the built form that is visible due to the rolling topography which is seen against the backdrop of the existing residential built form along Imberhorne Lane.
- 4.25. Notwithstanding that the farmhouse no longer has an open outlook to the front by virtue of the mature tree planting, it is orientated to face the historic access road such that its principal elevation faces north. It does not have an open outlook over the site by virtue of the mature tree planting on its eastern boundary.

Gullege

- 4.26. Gullege was Grade II* listed on 28 January 1948. The list entry reads as follows:

Excellent example of small manor house early C17 once belonging to Allfrey family. Chief front to south, built of stone, with stone dormers, mullions, gables, finials, strings etc. Local stone. East front timber framed. West front timber framed, but covered with tiling. North front, roof sweeping down to



Fig. 13. Gullege south elevation as viewed from Worth Way PROW

within 5 feet of ground. Two magnificent stacks.

- 4.27. Gullege is a substantial house of two storeys plus attic dating from the early 17th century. It has a striking south elevation faced in stone, with stone mullioned windows and decorative dormers. The roof is hipped and dominated by the Tudor chimney stacks that rise above. The remainder of the elevations are more vernacular in character with the timber framed construction visible. Its heritage significance is chiefly derived from its architectural and historic interest as a surviving example of a post-medieval small rural manor house of considerable status displaying Jacobean architectural fashions using regionally distinctive materials. Given the age of the fabric it is also considered to hold some archaeological interest.

Setting

- 4.28. The immediate curtilage to Gullege is well treed with the exception of land to the south which permits views outwards from and towards the principal elevation across an open field parcel. Historic farm buildings are situated to the north-west and contribute to an understanding of its historic use and operation as a farmstead.
- 4.29. The site is situated at some distance from Gullege, separated by extensive field parcels and Imberhorne Farm. The mature trees to the east of the house screen the manor house in views from the bridleway to the east. Whilst the access track passes the site, given the intervening distance this is not considered to form part of the experience of the approach towards the manor house. There is no clear visual relationship between the site and the manor house. Although at one time forming part of the Manor of Imberhorne, by the time of the preparation of the tithe map in the mid-19th century Gullege was in separate ownership to Imberhorne Farm such that any functional or associative relationship with the site by that time had ceased. The site is not therefore considered to make any contribution to its significance or an ability to experience that significance.

5.0 Heritage Impact Assessment

Background

5.1. In line with local and national policy directives as well as statutory duties, the likely anticipated impacts of the approved hybrid application on the heritage significance of the above referenced assets were assessed as part of the decision-making exercise.

5.2. Chapter 7 Cultural Heritage of the Environmental Statement assessed the impact of the parameter plans on a worst case scenario basis, taking into account that the care village formed part of the application made in outline. This drew the following conclusions with regards to the potential impacts of the care village:

The assessment has established that the Development's Care Village will have a residual effect of Minor Adverse significance on the significance of Imberhorne Farm and Imberhorne Farm Cottages, which is not significant. (paragraph 7.103)

5.3. In determining the application, MSDC officers identified a degree of less than substantial harm as set out in the Committee Report to Gullege, Imberhorne Farmhouse and Courtyard, and 1-3 Imberhorne Cottages (ref. DM/23/2699). Support was given in the Committee Report for the retention of the care village parcel of land within the scheme in spite of the identified heritage impacts on the basis that this would enable *"a more balanced layout to be achieved (to the betterment of the overall design quality of the scheme)"* (paragraph 12.49).

5.4. Ultimately the planning balance was undertaken at paragraph 12.51 of the Committee Report. This gave considerable importance and weight to the less than substantial harm in the weighing against the resulting public benefits of the proposed development to be delivered on an allocated site. The public benefits were considered to *"significantly outweigh the less than substantial harm to the setting of the heritage assets"* (paragraph 12.51).

5.5. In granting the hybrid consent, the following scope and scale of heritage impact relevant to the reserved matters site has therefore been accepted as can be summarised from the Committee Report:

- a degree of mid-high level of less than substantial harm to Imberhorne Farmhouse by virtue of the fundamental change in land character resulting from the proposed development, the introduction of built form in views to and from the farmstead, adjacent PROWs, entrance track and Imberhorne Lane, and introduction of activity within what is a currently tranquil setting.
- a degree of low-mid level of less than substantial harm to 1-3 Imberhorne Farm Cottages by virtue of the change in character of the wider rural setting to the north and east for the reasons as summarised above.
- a degree of mid-high level of less than substantial harm to Imberhorne Farm Courtyard by virtue of development within its wider setting as summarised above.

5.6. A degree of mid-high level of less than substantial harm to Gullege was also found resulting from the proposed residential development removing the positive contribution that the (wider) site makes to its setting, the increase in noise and activity in what is currently a tranquil setting, and the change in

character from agricultural land to country park in relation to the proposed SANG.

- 5.7. The NPPF has been updated since the assessment at the outline stage was undertaken. The updated national heritage decision-making policies have not fundamentally changed the decision-making landscape, however there is a shift in the wording which no longer categorises harm as ‘less than substantial’ and ‘substantial’. Where development would lead to an adverse impact, it instead refers to ‘harm’ and ‘substantial harm’, with substantial harm occurring *‘where the development proposal would seriously affect a key element of the asset’s significance’* (Policy HE5[2]). For the avoidance of doubt, the ‘less than substantial harm’ identified at the outline stage is not considered to equate to a level of ‘substantial harm’ under the revised NPPF wording, and the relevant guidance continues to be that the level of harm needs to be balanced against any public benefits resulting from the proposal (NPPF Policy HE6[4]).

Reserved Matters

Proposed development

- 5.8. The scheme proposes to deliver 118 apartments across 8 blocks of between 2 and 2.5 storeys in height, with an additional 16 units provided within cottages and bungalows (total 134). They will be served by a Central Facilities Building (CFB) in the south-western part of the site.
- 5.9. The masterplan is designed around four quadrants. In the north-eastern corner is the ‘Farmstead Cloister’ comprising a series of apartment blocks of 2 and 2.5 storeys arranged around a courtyard inspired by the farmstead group. The same agricultural typologies are utilised in the quarter to the south-east: ‘The Orchards’. These 2 and 2.5 storey apartment blocks are arranged around a landscaped spine proposed to be planted with trees to reflect the orchard and wooded character of historic uses of part of the site. To the west is a more formal village green character focussed around the 2 storey CFB which overlooks a large area of open landscaping occupying the western portion of the site. In the north-western quadrant is ‘The Stables’: an area of cottages and bungalows following a more domestic, cottage typology of between 1 and 1.5 storeys.
- 5.10. The detailed design of the built form has sought to respond to the local context. It employs an agricultural typology to the residential buildings as a response to the adjacent farmstead, whilst utilising a more formal contemporary character for the CFB, drawing from some of the higher status buildings within the local area. The detailing draws from the local vernacular and the proposed materials palette reflects the traditional building materials of the region featuring a mix of red brick, clay tile hanging, weatherboarding and buff brick for the walls, and red clay tiles for the roofs.
- 5.11. The built form is set within a strong landscaping scheme, including a landscaped area west of the developable area between the built form and Imberhorne Farm. This is proposed to be utilised as part of the drainage strategy and will feature two landscaped attenuation basins.
- 5.12. The site is located in an area that has formerly been used for clay extraction and later landfill. The land requires regrading to create suitable development platforms, and clean fill material will be imported to encapsulate the historic landfill area. The greatest volume of fill is broadly required along the central east-west axis where the land currently dips creating a shallow valley. The finished site levels are as set out in the accompanying plans.
- 5.13. The scheme is set out in full in the Design and Access Statement and other accompanying documents.

Evaluation

- 5.14. The masterplan sustains the landscape buffer secured through the parameter plan along the western site boundary. This provides for a significant area of landscaping along the entire north/south extent of the western portion of the site, creating a clear physical and visual break in development between the built form and Imberhorne Farm. A native buffer of woodland planting is proposed along the western site boundary to provide visual screening, and the landscaped buffer will be further planted with trees providing additional filtering effects. This will assist in limiting the visual impacts of the proposed development in views outwards from the farmstead, as well as creating legible separation between the retirement village and farmstead.
- 5.15. The footprint of the built form is broadly in line with the Land Use Parameters Plan, with the exception of modest incursions on the southern and western boundaries. The southern encroachment will not have any impact on the setting of the farmstead. The extension of the development parcel to accommodate the CFB is at distance from the farmstead with a significant landscaping buffer in between such that this is not considered to worsen the impact on the setting of the listed buildings. The extension required to deliver the cottages in the north-western corner is similarly modest, with any potential impacts mitigated through the low scale of the proposed built form in this location (between 1 and 1.5 storeys).
- 5.16. Along the western edge where the development parcel is in closest proximity to the farmstead, the massing is broken down into a series of modest forms with a cottage typology; this avoids a continuous built frontage along the western edge and breaks up the development edge to further alleviate the sense of built form where it interfaces with the landscape buffer in proximity of the farmstead.



Fig. 14. Proposed scale and separation distances



Fig. 15. Character areas

- 5.17. The built development is set to the south of a landscape edge that will provide scope for screening and filtering of views to the development from the bridleway forming the access to Imberhorne Farm (and Gullege).
- 5.18. The masterplan arranges the proposed development into a cottage cluster and series of apartment blocks. This breaks the massing into a series of forms across the developable area which together with the areas for green infrastructure and landscaping create a permeable form of development allowing views through and out of the site boundary. The sense of built form will be relieved and softened, greening the development and reducing the impacts of the introduction of built form.
- 5.19. The apartment blocks follow a contemporary barn typology featuring pitched roofs with a mix of gables and hips (with areas of hidden crown roofs). The openings are large in format and arranged to span ground and first floors, echoing agricultural forms and barn typologies. The bungalows and cottages are more modest in form taking a gabled pitched roof with dormers set within the 1.5 storey units. The CFB is the destination building and has a more formal character, united by the use of the same materials palette as used elsewhere. It features two linear ranges with asymmetrical gabled cross wings to either end. Brick detailing will include decorative brick coursing as influenced by farm buildings at Imberhorne Farm.
- 5.20. The materials palette draws from the local vernacular, including examples from Imberhorne Farm,

featuring red clay hanging tile above red brick with red clay roof tiles, and vertical black timber effect weatherboarding set on a red brick plinth beneath a red clay roof tile. The stables are proposed to be in a lighter buff brick echoing the lighter local stone palette (for example as used at Gullege). A similar materials palette will be used for the CFB.

- 5.21. This design response is considered to be contextually appropriate such that the proposed development will respond to and reinforce local distinctiveness, including the contribution made by the Imberhorne Farm buildings. This will help to ameliorate the impact of introducing built form within its wider agricultural setting.
- 5.22. The approved parameter plans include a heights plan establishing a scale of 2 storeys of approximately 11m ridge height across the care village. The proposed apartment buildings and CFB are a mix of 2 and 2.5 storeys in height. The 2.5 storey heights can be accommodated within the 11m envelope through utilising the roof space; no ridge heights across the development exceed 11m. The scale of the proposed built form is therefore compliant with the maximum heights established in the outline consent.
- 5.23. A degree of change to the finished site levels was anticipated within the determination of the outline element as it was a known requirement in order to mitigate the land contamination risks. The finished floor levels have now been determined based upon the minimum change possible to cap the former unlicensed landfill site in a manner appropriate to its approved use as a care village.
- 5.24. The increase in the finished floor level height is not considered to materially change the scope and scale of the heritage impacts for the following reasons:
- A key component of the heritage impacts result from the change in land use character and associated impacts of the introduction of a residential use within the rural, agricultural setting of the farmstead; the proposed change in finished site levels and associated ridge height will not change the nature of these more fundamental impacts.
 - Imberhorne Farmhouse and 1-3 Imberhorne Farm Cottages are visually well contained within their immediate setting, with mature planted boundary treatments providing enclosure to the access track to the north and site to the east. Views outwards towards the site are heavily restricted, and vice versa. The intervening planting will increase through the structural planting secured via the Green Infrastructure parameter plan and carried forward into the reserved matters landscaping proposals. Against this baseline, an increase in height of the scale proposed is not sufficient to alter the visual prominence or dominance of the proposed development in views outwards from the farmstead; it will remain well screened by the existing and proposed vegetation. This is even more so when considered in tandem with the intervening distance.
 - The nearest development edge is located at considerable distance from the listed buildings, with the courtyard of farm buildings located further to the west. This distance lessens the sensitivity of the farmstead to the uplift in finished ridge height.
 - Views to the listed farmhouse, its courtyard to the west and the listed cottages from across the site are very limited. There are no important designed views to the farmhouse from the east with the farmhouse orientated to face north and the courtyard positioned to its west.



Fig. 16-17. The Farmstead quarter



Fig. 18. The Orchards quarter



Fig. 19. The Stables quarter

- With regards to Nos. 1-3 Imberhorne Cottages which is the most significant heritage asset within the farmstead, its significance is largely derived from the internal fabric. This component of its heritage significance will not be impacted by the height of the proposed development.
- Regardless of the uplift in site levels, the scale of the built form sits within the approved height envelope of 11m and will read as 2-2.5 storeys. The sense of the scale of the apartment blocks and their character across the site will therefore not be impacted; they will continue to be experienced as 2-2.5 storeys “on the ground”.

5.25. Perhaps most importantly, the potential impact on the listed building group at Imberhorne Farm has been mitigated by positioning low scale development in the north-western portion of the site. The maximum finished floor levels of the built form closest the farmhouse comprising the two westernmost bungalows and cottages is set at 116.850m AOD. The existing site levels along the western site boundary in proximity of the farmhouse vary between approximately 113 and 115m AOD. The 1 and 1.5 storey height of development in this location will ensure that the proposed development at closest proximity to the listed building group will remain subservient in scale and will not be unduly prominent or dominant even with the raised land levels.

- 5.26. The reserved matters site has not been identified as making any material contribution to the significance of Gullege. The site is sufficiently distant such that the proposed development will not affect its positive attributes of setting, including impacts on key views as well as non-visual attributes such as the introduction of noise and activity. The reserved matters application is not considered to give rise to any harm to its significance.
- 5.27. On the basis of the above, the reserved matters will not give rise to any additional impacts over and above what has already been approved through the outline consent.

6.0 Conclusions

- 6.1. This Heritage Statement has identified and appraised the significance of the relevant heritage assets, and undertaken an assessment of the proposed reserved matters in light of the extant outline permission.
- 6.2. With the exception of minor incursions of the development parcel, the layout is contained within the parameters established on the approved land use parameter plan and the scale of the built form is within the 11m height envelope established by the height parameter plan, the impacts of which have already been appraised and permitted by virtue of the outline consent. Moreover, careful placement of scale and massing, including in particular the restriction of built form in the north-western corner at closest proximity to the farmhouse group to a maximum of 1.5 storeys in height, will ensure that the proposed development is subservient to the listed buildings. The advice from MSDC supports this approach, with comments in the letter issued 6 January 2026 advising that *'the impact of the proposal on the setting of the heritage assets would be minimised by having the lower buildings in the northwest corner of the site'* (Appendix B). Policy SA20 of the SADPD includes a requirement for the development not to be dominant in views outwards from the listed buildings; this will be achieved through the proposed reserved matters scheme.
- 6.3. The retention of the landscape buffer along the western edge together with extensive proposed landscaping scheme will further assist in minimising the impacts on the farmstead cluster.
- 6.4. The detailed design matters propose a high quality scheme utilising contemporary agricultural typologies and drawing from the local vernacular materials palette. The masterplan shows a permeable form of development set within extensive green infrastructure and landscaping to soften the impact of the introduction of built form.
- 6.5. For the reasons as set out above, the proposals are considered to be in line with the outline consent, and to have reduced the anticipated scale of impact through good design and mitigation measures embedded throughout. This residual level of harm will need to be weighed in the planning balance as per Policy HE6(4) of the 2026 NPPF, and will continue to be outweighed by the public benefits such that the scheme is in accordance with local and national heritage planning policy including Local Plan Policy DP34 and emerging Local Plan Policy DPB2. On this basis, the statutory duty at section 66 of the 1990 Act can be satisfactorily discharged.
- 6.6. For the avoidance of doubt, the only heritage assets considered to be affected by the reserved matters development comprise the cluster of listed buildings at Imberhorne Farm; Gullege to the west is considered to be sufficiently distant so as not to experience an impact.

Appendix A

Imberhorne Farmhouse

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1277678

Date first listed: 02-Aug-1972

List Entry Name: Imberhorne Farmhouse

Statutory Address 1: IMBERHORNE FARMHOUSE, IMBERHORNE LANE

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Location

Statutory Address: **IMBERHORNE FARMHOUSE, IMBERHORNE LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **West Sussex**

District: **Mid Sussex (District Authority)**

Parish: **East Grinstead**

National Grid Reference: **TQ 37400 38397**

Details

1. 1068 IMBERHORNE LANE

Imberhorne Farmhouse TQ 33 NE 3/19

II

2. Good example of well-built farmhouse of 1820. 3 storeys 3 bays. The central bay projecting slightly and carrying a modified form of pediment. Sash windows, with 4 divisions vertically. Walls: brick. Roof: heavy stone slates. Front door with low, wide segmental fanlight.

Listing NGR: TQ3740038397

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 430774

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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1-3 Imberhorne Farm Cottages

Listed on the National Heritage List for England. **Search over 400,000 listed places**

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1392066**

Date first listed: **25-Jun-2007**

List Entry Name: **1-3 Imberhorne Farm Cottages**

Statutory Address 1: **1-3 IMBERHORNE FARM COTTAGES, IMBERHORNE LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: 1-3 IMBERHORNE FARM COTTAGES, IMBERHORNE LANE

The building or site itself may lie within the boundary of more than one authority.

County: **West Sussex**

District: **Mid Sussex (District Authority)**

Parish: **East Grinstead**

National Grid Reference: **TQ 37347 38386**

Details

658/0/10010

25-JUN-07

EAST GRINSTEAD

IMBERHORNE LANE

1-3 Imberhorne Farm Cottages

GV

II*

Former open hall, later three cottages. Nos. 2 and 3 comprised an early C15 open hall aligned east-west, timbers in No. 3 tree-ring dated to 1428. In the late C16 the open hall was veiled over and a chimneystack inserted. No. 3 is a late C18 or early C19 L-shaped wing addition to the north.

MATERIALS: Nos. 2 and 3 timber-framed, the ground floor underbuilt in brickwork on deep stone plinth, except to the west. The upper floor and gable end are tile-hung. Gabled roof of C20 machine-made tiles and central brick chimneystack, rebuilt above ridge level after 1926.

PLAN: Originally a two bay open hall with arch-braced hammerbeam roof, of which the central and western truss remain within No. 3. The eastern bay and solar extended into No. 2 and the west service end, comprising perhaps a narrow screens passage with a service bay or wing beyond, has not survived. In the late C16 the building was adapted to form a lobby entrance house by inserting a chimneystack and ceiling over the open hall. Probably in the late C18 or early C19 the building was converted into two cottages and a further cottage added in an L-wing to the north. Now two storeys, with irregular fenestration.

EXTERIOR: The ground floor brickwork is in English bond to the west, mainly Flemish bond to the north, south and east sides, except for the western half of the south side which has been refronted in C19 brown brick in stretcher bond, and the north and west facing sides of No. 1 are in English Garden Wall bond. The upper floor and gable ends are tile-hung with a wide band of twelve courses of pointed tiles to the west gable end. Windows are irregularly-spaced casements. The ground floor of the north gable has a C19 tripartite casement. A similar tripartite window on the south side has been replaced in uPVC. No. 3 retains three C19 wooden casements on the north and one on the south. Other windows are C20, some wooden but most uPVC, within earlier openings. No. 1 has a late C20 door and brick and tiled surround facing east, No. 2 has an entrance facing south and No. 3 one facing east, both with four-panelled doors in cambered arches under penticed tiled weatherhoods on wooden brackets. Both have narrower plank doors approached by stone steps facing north. On the north side ground floor where the L-shaped wing adjoins is a projecting rectangular breadoven, mainly of stone blocks, the upper part in English bond brickwork with tiled roof.

INTERIOR: Visible early features are inside No 3. The ground floor is divided into two rooms, the smaller northern room, now kitchen, has a central axial beam and early C19 fireplace in the eastern wall with a C19 cast iron range. The south ground floor room, the living room, has a continuation of the axial beam in the kitchen with a spine beam abutting it at right angles and a further short spine beam attached to the western wall. Although the fireplace is a small early C19 fireplace, identical to the one in the kitchen, it is thought that an open fireplace with bread oven may survive beneath and this would continue into

No. 2. To the south of the fireplace is an early C19 plank door on pintle hinges leading to a half-winder staircase. The staircase walls are lined with early C19 vertical beaded boards. A section of the wallplate is visible here and also the upper part of the late C16 chimneystack. A plank door leads to the large south bedroom where the lower part of the two medieval trusses are visible. The eastern truss was an arch-braced hammerbeam to the former open hall, later adapted to form a first floor partition, inserted in the later C16 when the chimneystack was inserted and the open hall ceiled over. On the south side facing west the inner hammer spandrel has an inscribed, cusped quatrefoil, flanked by foil and dagger motifs, of a type more usual in stonework. The reverse side of the spandrel, now situated in a cupboard, is undecorated. The northern spandrel has an outer spandrel marked for the carving of a similar quatrefoil with teardrop, but this appears not to have been executed. The western truss has jowled posts, tie beam and mid-post visible. The north and south wallplates are exposed. A smaller room has been partitioned off in the north west corner, now a bathroom. This is approached through a ledged plank door. The roof retains a virtually complete roof structure dated to 1428 with smoke-blackened timbers. The eastern truss has visible the vertical members of the hammerbeam, collar beam, a giant arch and scissor braces above the collar beam. A post-medieval wattle and daub partition now divides the roof of No. 3 from the adjoining property. Most rafters survive with shorter rafters for a louvre to the west of the eastern truss. There are single clasped purlins and two rows of plain concave windbraces which form diamond patterns. The western truss has no signs of weathering, nor is there a sill beam beneath the western wall, which suggests it was a spere truss with a narrow bay for the screens passage and a service bay or wing beyond it originally.

HISTORY: According to the "Chartulary of St Pancras, Lewes" in about 1100 a half-hide of land called Imberhorne was given to Lewes Priory by William Malfield. Lewes Priory continued to add land in the area and by 1275 had amassed the substantial manor of Imberhorne. The remaining timber-framed structure within Nos. 1-3 Imberhorne Farm Cottages has been tree-ring dated to 1428. Although no court rolls or Priory records have survived which refer to the construction of the property, from 1414 Lewes Priory was undergoing a period of building work on its decayed manors under Prior Nelond. Imberhorne is situated at the northern end of Lewes Priory's landholding about halfway along the main route between London and Lewes, roughly a day's ride to each, and is likely to have been constructed as a dwelling providing accommodation between London and Lewes on Lewes Priory lands. Imberhorne Manor was held by Lewes Priory until the Dissolution of the Monasteries when it passed to Thomas Cromwell, Earl of Essex and royal minister. The manor was purchased by Sir Richard Sackville in 1560 and the first documentary reference to a property there is a lease of 1580 where it is described

as a "capital Message". A building is shown here on a terrier map of 1597-98. The adjoining Imberhorne Farmhouse was built in 1808 and perhaps at that time the older building became farm cottages. Imberhorne Manor remained in the hands of the Sackvilles, the Dukes of Dorset, until 1872, when it was sold as an independent country estate. On the 26th June 1926 Nos. 1-3 Imberhorne Farm Cottages was struck by lightning and a contemporary photograph shows that the top of the chimneystack between Nos. 2 and 3 collapsed and the roof of No. 2 was extensively damaged.

SUMMARY OF IMPORTANCE: This building is particularly interesting because it retains the surviving part of a C15 timber-framed open hall, tree-ring dated to 1428, built for Lewes Priory. This was a building of high quality which retains a decorated spandrel, two trusses and roof of an elaborate early arch-braced hammerbeam roof. Arch-braced hammerbeam roofs are rare and this is the only surviving example known of a vernacular building using a very close copy of Herland's design for the Great Hall at Westminster. This very special architectural survival of structure merits this high grade of listing.

SOURCES:

J Clarke "An early vernacular hammer-beam structure: Imberhorne Farm Cottages, East Grinstead, West Sussex". Vernacular Architecture, Vol. 36 (2005) Pp 32-40.

Legacy

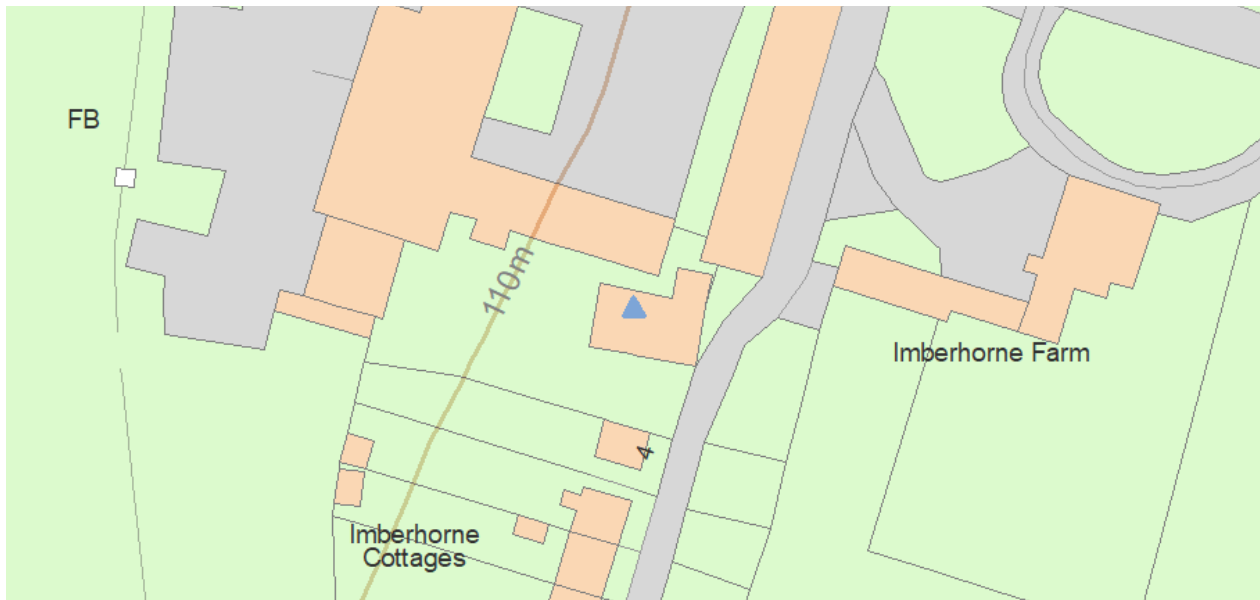
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Legacy System number: **502401**

Legacy System: **LBS**

Legal

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Gullege

Listed on the National Heritage List for England. **Search over 400,000 listed places**

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Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1248946**

Date first listed: **28-Jan-1948**

List Entry Name: **Gullege**

Statutory Address 1: **Gullege, Imberhorne Lane, East Grinstead, West Sussex, RH19 1TX**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Location

Statutory Address: **Gullege, Imberhorne Lane, East Grinstead, West Sussex, RH19 1TX**

The building or site itself may lie within the boundary of more than one authority.

County: **West Sussex**

District: **Mid Sussex (District Authority)**

Parish: **East Grinstead**

National Grid Reference: **TQ 36546 38415**

Details

This list entry was subject to a Minor Amendment on 5 November 2021 to update the name and address and to reformat the text to current standards

TQ 33 NE

3/20

IMBERHORNE LANE

Gullege

(Formerly listed as Gulledge Farmhouse)

28.1.48.

II*

Excellent example of small manor house early C17 once belonging to Allfrey family. Chief front to south, built of stone, with stone dormers, mullions, gables, finials, strings etc. Local stone. East front timber framed. West front timber framed, but covered with tiling. North front, roof sweeping down to within 5 feet of ground. Two magnificent stacks.

Roof: Horsham slabs.

Listing NGR: TQ3654638415

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **430775**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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Appendix B

Mr Chris Jackson
c/o Mr Gareth Wilson
20 Station Road
Cambridge
CB1 2JD

CONTACT: Steven King
PHONE: 01444 477556
E-MAIL: steven.king@midsussex.gov.uk
DATE: 6th January 2026

Dear Gareth

REFERENCE: DM/25/2417

DESCRIPTION: RESERVED MATTERS APPLICATION FOR C2 RETIREMENT LIVING SCHEME ON THE APPROVED DM/23/2699 HYBRID LAYOUT ON LAND SOUTH AND WEST OF IMBERHORNE UPPER SCHOOL, EAST GRINSTEAD. THIS INCLUDES A CARE VILLAGE OF UP TO 150 DWELLINGS (USE CLASS C2) IN OUTLINE FORM.

LOCATION: LAND AT GRID REFERENCE 537418 138297 IMBERHORNE LANE EAST GRINSTEAD WEST SUSSEX

I'm writing following our meeting on 15th December 2025 regarding the above.

I have received the following comments from our Architect/Urban Designer on the revised plans:

'Key positive points:

- *Layout is much improved in line with previous discussions.*
- *Key vistas are much improved.*
- *Scale impacting the Listed Building was reduced.*
- *Massing appears broadly correct.*
- *Architecture and material selection are highly promising, particularly the use of natural materials, flint panels and matching brick palette, deep reveals, and varied colour palettes for doors and window fittings.*

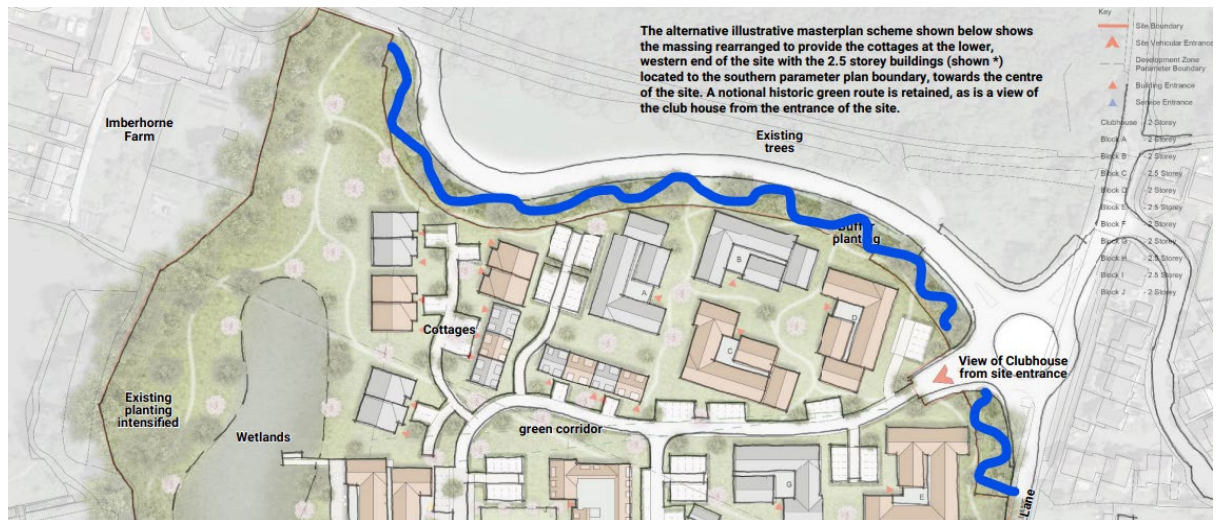
Recommendations for changes and further information:

- *Northern side of main access road:
Address the inconsistent "zig-zag" building line; align buildings more uniformly.*
- *Northern side of main access road:
Rotate buildings for better alignment, enabling car parking to be relocated to the rear.
Corners should not be defined by parked cars.*
- *Southern side of main access road:
Ensure all car parking spaces are set back behind the building line (some currently project forward).*
- *Main car park and Club House:
Enhance soft landscaping;*

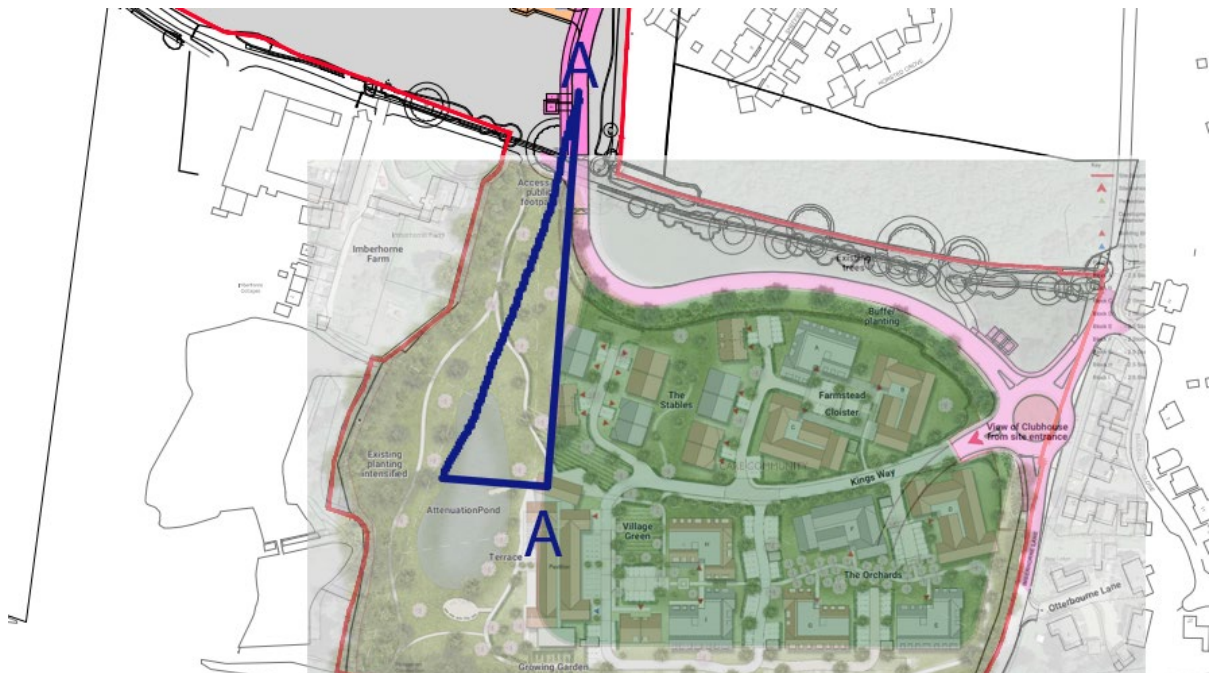
Planning Services Division

Ann Biggs
Assistant Director Planning and Sustainable Economy

- *Club House: Provide a defensible buffer around the Club House; avoid extending hard surfaces up to the building.*
- *Club House: Work is needed on clearly defining a 'catchment' main entry zone to the clubhouse. North/east corner or a double space 'link' between the buildings seem like a logical choice but it might result in difficult internal layout.*
- *Club House: Explain how permeable and active is the ground floor.*
- *Club House: Provide close up plans and sections (1:50?) thought the village green to demonstrate the ratio and the enclosure of this public space.*
- *Orchard walking route: Integrate with other pedestrian paths to create a continuous, well-connected network throughout the site.*
- *Connect hammer-heads with pedestrian links to create continuity of movement.*
- *Improve continuity of movement throughout the whole site by linking pedestrian links better.*
- *To avoid any changes to the layout:*
 1. *Finalise number of car spaces required.*
 2. *Finalise the drainage matters including location and sizes of the attenuation ponds*
 3. *Provide detailed plans showing all levels; show entrance/threshold levels, retention walls, walls forming the boundaries etc.*
 4. *Provide more long sections (include Imberhorne Lane)*
- *Additionally explain at that early-stage boundary treatments, any enclosures to the outdoors spaces? Define private outdoor spaces and measures preventing ad-hoc screening, especially around bungalows.*
- *Trees along the main road finalise numbers early in the process of the design to avoid reduction in numbers later on in the process.*
- *Show planned locations for electrical substation*
- *Clarify the extend of the 'red line' and the delivery of the 'green buffer zone' along the northern edge of the site (marked in blue); provide indicative information about the tree heights along the main spine road and along the 'green buffer zone' (marked in blue). Please ensure trees can be delivered to avoid reduction in numbers later on (as requested in my previous email please synchronize tree pits sizes, root spread, utilities, any street lighting etc. at that early stage). Please liaise with the developer to the north of your site.*



- Regarding the layout, the viewing cone towards the club house (on the approach from the development to the north) seem to be partly obstructed, please ensure club house is visible, and provide section A-A.'



The above comments reflect what was discussed at the meeting and I would not wish to disagree with any of the points that Anna has made.

With regards to the impact of the proposals on the heritage assets to the west of the site, I do not think there is a great deal more that can be added to my previous comments. It remains my view that the impact of the proposal on the setting of the heritage assets would be minimised by having the lower buildings in the northwest corner of the site. It is an inevitable result of planning permission being granted for this development that there will be a significant change to the setting of these buildings. I think we will be in the position where there will be harm to the setting of these heritage assets and this will be classified as 'less than substantial' in the terminology of the NPPF. As such a balance will be required between this harm and the public benefits of the proposal. Given the outline consent and the clear

need for this type of development, I would expect the public benefits to outweigh the less than substantial harm, even when this is given significant weight to reflect the statutory position that the preservation of the setting of listed buildings is desirable.

With regards to the issue of buildings extending slightly beyond the development boundaries that are shown on the parameter plans, condition 20 of the outline planning permission DM/23/2699 provides some flexibility in the requirement for the reserved matters to be '*in general conformity*' with the referenced parameter plans. In my view, the modest encroachment beyond the boundaries of the parameter plans that we discussed at our meeting would be allowed for under condition 20.

As we mentioned in our discussion, we would be happy to provide comments on any further iteration of the scheme. I think this would be beneficial to try and iron out any remaining issues prior to the reserved matters application being submitted.

I hope the above is helpful.

The views in this letter are at officer level only and do not prejudice the Council from making whatever decision it considers appropriate on any application subsequently submitted.

The information contained in this letter may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this advice to a third party making a request for information about the subject matter.

Yours sincerely

Steven King
Team Leader, Major Development