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HERITAGE STATEMENT

Site: Redgate Mill, Twineham Lane, Twineham, Haywards Heath

1. Introduction

This Heritage Statement has been prepared in support of the planning application for the construction of an ancillary rural pavilion and associated landscape works.

The application site lies within the wider setting of a nearby listed building. This statement assesses the potential impact of the proposed development on the significance and setting of that heritage asset.

2. Site Context

The application site forms part of the established residential curtilage of Redgate Mill and comprises managed garden land with areas of planting, trees and open space.

The listed building is located on neighbouring land and is physically separate from the application site. The site is partially enclosed by existing boundary vegetation, including hedging and mature planting, which provides a degree of visual screening.

3. Description of Development

The proposed development comprises:

- Construction of a small ancillary rural pavilion (approx. 52sqm)
- Installation of a low-level timber boardwalk
- Formation of informal gravel paths
- Retention and completion of a wildlife pond
- Associated landscaping works

The pavilion is modest in scale, single-storey, and designed to sit comfortably within the existing landscape.

4. Impact on Heritage Significance

The significance of the nearby listed building derives from its historic and architectural value.

The proposed development will not physically affect the listed building and is located at a sufficient distance to avoid any direct impact.

In terms of setting:

- The development is limited in scale and low in height
- It is positioned within an established residential garden context
- Existing vegetation provides screening and visual containment
- The use of natural materials ensures the structure integrates with the surrounding landscape

The proposal does not introduce prominent or intrusive built form that would detract from the character or appreciation of the listed building.

5. Assessment of Harm

The proposed development will result in no harm to the significance or setting of the nearby listed building.

The scale, siting and design of the pavilion ensure that it remains a subordinate and unobtrusive addition within the wider landscape.

6. Conclusion

The proposed development preserves the setting and significance of the nearby listed building.

The scheme is therefore compliant with national and local planning policy relating to heritage assets, including the requirement to preserve the setting of listed buildings.