
Ansty Garden Community

Environmental Statement

Volume 4

November 2023



APPENDIX I: BUILT HERITAGE

Built Heritage Statement

Ansty Garden Community, Haywards Heath

October 2023

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Client

Fairfax Properties Limited

Our reference

FAIH3019

October 2023

1. Introduction

Purpose of this Report

- 1.1 This Heritage Statement report has been prepared by Turley Heritage, on behalf of Fairfax Properties Limited ('the Applicant'), to provide relevant information to the local planning authority regarding the heritage impacts of the proposals at Land East of Ansty, Haywards Heath ('the Site'). This report identifies the relevant built heritage assets and their particular significance (including the contribution made by setting to that significance) and assesses the impact of an Outline application for Planning Permission for a residential-led development scheme ('the Proposed Development') to create the new Ansty Garden Community on the Site.
- 1.2 A plan of the Site area within its local context is included at **Figure 1.1**. The Site is split into two parts:
- the land to the east of Ansty and south of the A272, which would accommodate the Proposed Development; and
 - the land to the north of Ansty and west of Cuckfield, which is proposed as a Parkland Reserve.
- 1.3 The focus of this report are impacts on heritage significance relating to proposed new uses, associated new built form, infrastructure and landscaping on that part of the Site land to the east of Ansty and south of the A272 only.
- 1.4 For the purposes of this report, the Proposed Development on Site is described as:
- "Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable), up to 90 residential care (C2 units), a primary school, new SEND school, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping."*
- 1.5 It should be noted that this report only concerns the Proposed Development Site as the works proposed for the Parkland Reserve Site are not anticipated to affect any built heritage assets.
- 1.6 It should be noted that this report considers built heritage only and a separate desk-based assessment has been prepared by others with regard to below ground archaeological remains.

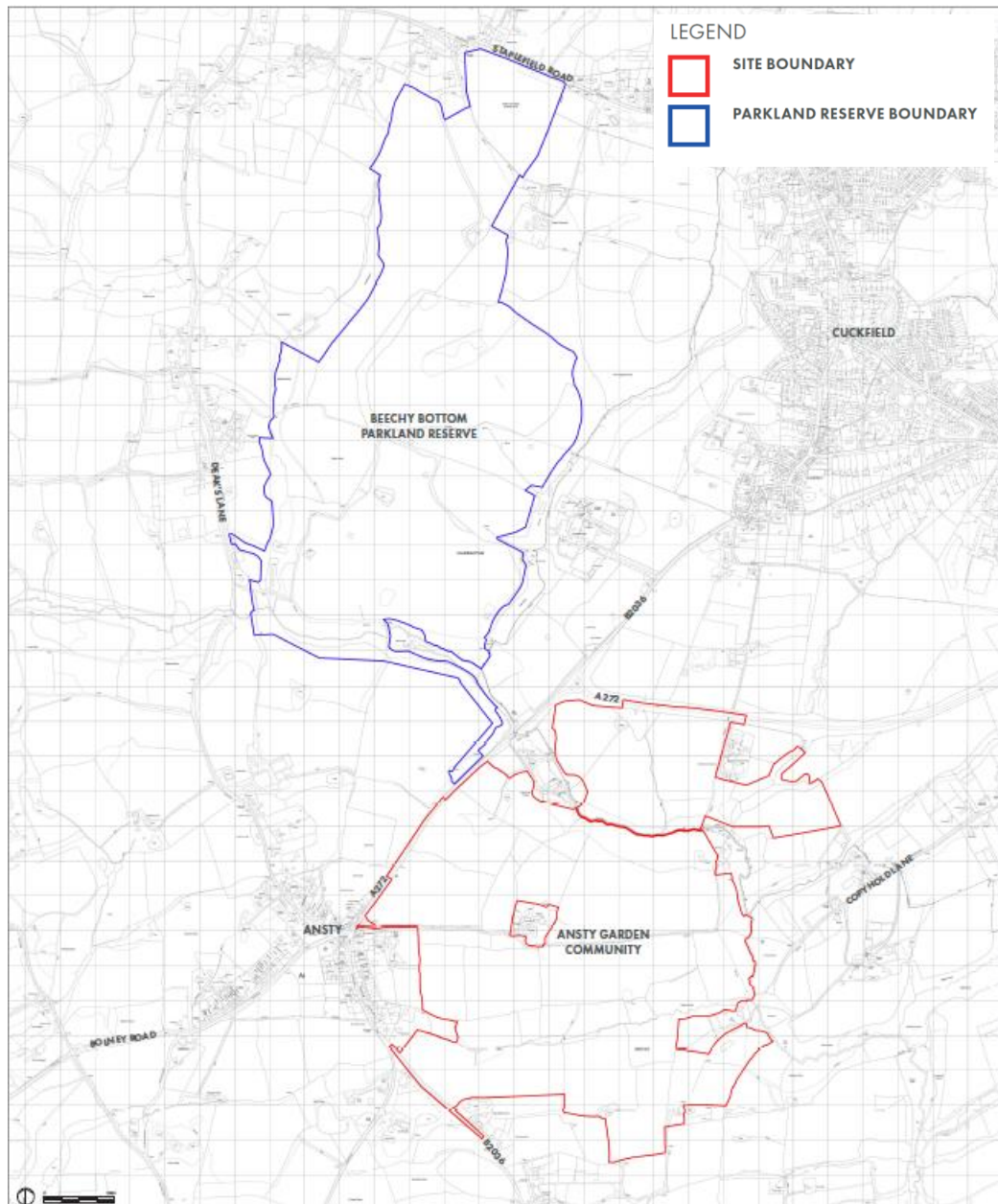


Figure 1.1: Site Boundaries Plan showing both the Site and the Parkland Reserve Boundary, prepared by fabrik

Legislative and Planning Policy Context

- 1.7 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority, in determining applications for development affecting listed buildings, to pay special regard or attention, respectively, to the desirability of preserving the listed building or its setting.
- 1.8 The National Planning Policy Framework ('the NPPF') 2023 provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements it sets out that:

"In determining applications, local planning authorities should require an applicant to

*describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary ..."*¹

- 1.9 Paragraph 195 then sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Survey

- 1.10 An initial desk study was undertaken to establish the physical components of the Site and its surroundings together with relevant heritage designations within the study area identified by our professional team. Both historic and current Ordnance Survey (OS) maps were utilised to identify these features, supplemented by aerial photography and a review of the Historic Environment Record (HER) for Sussex via the Heritage Gateway website. Access was had to both Historic England (HE) and also Mid Sussex District Council online resources in relation to heritage assets.
- 1.11 A field study was subsequently carried out which involved a visual inspection of features of the Site, surrounding heritage assets and their wider shared townscape and landscape context. The site was visited first in March 2022 and again in February 2023, during which visibility was good.

Structure of this Report

- 1.12 **Section 2** of this report firstly identifies the relevant heritage assets within the vicinity of the Site; the significance of which may be affected (indirectly through change to setting and or views) by the Proposed Development. We confirm that the Site itself does not include any designated, or otherwise formally identified, built heritage assets.
- 1.13 **Section 3** begins with a focused study of the historical development of the Site in the context of its built and landscape setting surroundings. This provides context for the following sections of the report.
- 1.14 **Section 4** provides further information with regard to national best practice guidance and methodologies used to understand heritage significance and setting. This section then assesses the significance of each of the relevant heritage assets, in light of relevant national criteria and guidance². These are our baseline appraisal and Statements of Heritage Significance. This comprises a description of each of their heritage significance and also the contribution made by setting (and the Site as an element of setting) to that significance.

¹ National Planning Policy Framework (NPPF) 2023 – para.194

² Historic England, Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets, 2019

- 1.15 The baseline appraisal sections of this report, which have been prepared by our team on the basis of desktop and subsequent site survey, have been used to inform the design development process, and also as an input into the pre-application engagement / consultation stage with relevant stakeholders.
- 1.16 A map of the identified heritage assets in relation to the Site is included at **Appendix 1**, whilst the List Entries for the identified listed buildings are included for reference at **Appendix 2**.
- 1.17 **Section 5** undertakes a review of the Proposed Development and Outline scheme, and then provides an assessment of its likely impacts on the particular significance of the relevant built heritage assets; informed by review of the application design material prepared by others, including the Design and Access Statement (DAS), parameter plans and illustrative masterplan from fabrik. The findings of our heritage impact assessment should also be read in conjunction with the Landscape and Visual Impact Assessment (LVIA), which is Environmental Statement (ES) Volume 3, also prepared by fabrik. Also in conjunction with the overarching Planning Statement for this application prepared by Savills.
- 1.18 The conclusions of the heritage impact assessment for the Proposed Development as a whole are reviewed in light of the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the NPPF and supported by NPPG, and other local planning policy and guidance for change within the historic environment, at the end of this section.
- 1.19 Accordingly, the relevant heritage legislative, planning policy and guidance context, which should be borne in mind in considering application proposals for the Site, are set out in full and for reference at **Appendix 3**.
- 1.20 A summary of the findings of this impact assessment is set out within **Section 6**.

2. Heritage Assets

Introduction

2.1 The National Planning Policy Framework (NPPF) 2023 defines a heritage asset as:

*“A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)”.*³

2.2 Heritage assets have been identified through the Historic Environment Record via the Heritage Gateway online resource⁴; Historic England’s the National Heritage List for England⁵; and, the Mid Sussex District Council’s website⁶.

2.3 A plan of the identified heritage assets in relation to the Site is included at **Appendix 1**, whilst the List Entries for the identified listed buildings are included for reference at **Appendix 2**.

Designated Heritage Assets

2.4 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them. This includes statutorily listed buildings and also conservation areas.

2.5 It is identified from our baseline study of the Site that the Proposed Development has the potential to effect the understanding and or appreciation of the significance of a number of designated heritage assets within the surrounding area of the Site. These are indirect effects, i.e. as relates to change to setting and or views.

Listed Buildings

2.6 There are a number of listed buildings situated within the vicinity of the Site, which from our the findings of our desktop and subsequent site analysis have the potential to be affected by proposals for its development through change within part of their settings or shared views. These heritage assets are primarily within a 250m radius of the Site and comprise:

- Listed Building Group at Ansty Farm: The Place and Barn north of Forsyth’s Farmhouse (both Grade II);
- Listed Building Group at Ansty Cross: The Old Cottage, The Ancient Farm and Mount Noddy Cottage (all Grade II);
- Highbridge Mill (Grade II);

³ National Planning Policy Framework (NPPF) 2021 – Annex 2: Glossary

⁴ <https://www.heritagegateway.org.uk/gateway/>

⁵ <https://historicengland.org.uk/listing/the-list/>

⁶ <https://www.midsussex.gov.uk/planning-building/>

- Mackerell Cottage (Grade II);
- Lodge Farmhouse (Grade II);
- Upper Ridges / Moonhill Place (Grade II);
- West Riddens Farmhouse (Grade II); and
- Harvesthill (Grade II); and also
- Church of the Holy Trinity (Grade I) as a more distant (over 500m) but landmark feature within the topography and landscape of the surrounding area.

Non-Designated Heritage Assets

- 2.7 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing).⁷
- 2.8 Mid Sussex District Council do not maintain a local list and no further non-designated heritage assets have been identified by the local planning authority during the plan-making or pre-application stage in relation to this Site. Therefore non-designated heritage assets are not considered further as part of this assessment.

Scoping Out

- 2.9 Our team's desktop and subsequent site survey analysis has been used to inform the scoping process for built heritage assets; based on our understanding of past and now existing historical, functional, physical and or visual relationships between the Site and the wider townscape / landscape surroundings containing those assets, and how that affects how heritage significance is understood and appreciated. The application LVIA, prepared by fabrik, includes a figure illustrating the Zone of Theoretical Visibility (ZTV) based on the maximum building height parameter of 18m. This is a further tool that has also been used to inform the scoping process. However, it is noted that this viewshed is based on the topographical context, without taking into account the screening effects of vegetation and built form, i.e. a 'worst case scenario'. The LVIA reports that in reality the Site is naturally well contained by virtue of the woodlands and treebelts within and surrounding the Site in combination with the undulating topography. This is also the findings of our own team's on site survey.
- 2.10 It is considered that to the north of the Site, the heritage asset grouping focussed on the mansion and estate of Cuckfield Park (Grade II* Listed Building) and Cuckfield Conservation Area (including listed building within that historic area) are sufficiently screened, in terms of interposing landscape features and distance, such that they are unlikely to experience any material effects on their particular heritage significance as a result of the Proposed Development on the Site. Although part of the Site is understood to have once formed part of the Cuckfield Manor estate, this historical association has been eroded by changing ownership patterns and the use and development of land and local highways infrastructure. Similarly, it is our assessment

⁷ National Planning Policy Framework (NPPF) 2023 – Annex 2: Glossary

that the effects of distance, topography and intervening landscape features, also in light of the historical evolution of the use and pattern of the wider countryside, would prevent development impacts on the heritage significance of the 20th century Heaselands Register Park and Garden (Grade II) to the south east of the Site. Accordingly, these other heritage assets are not considered further in this report.

3. Historical Development of the Site and its Surroundings

Historic Context

- 3.1 The Site is located within the village of Ansty in the parish of Ansty and Staplefield. Ansty was historically part of the parish of Cuckfield, focused on the village approximately 1km to the north. The centre of the village at Ansty is set on the top of a hill and this is probably where its name originated; Ansty possibly being interpreted as Saxon for a 'tear shaped hill'.⁸ Another interpretation suggests Ansty is taken from 'An', a personal name, and 'tighe', Old English for a paddock or enclosure.⁹ Some early maps give the name of 'Ansty Cross' for this settlement, likely used to demonstrate the convergence of several local road networks (**Figure 3.1**).

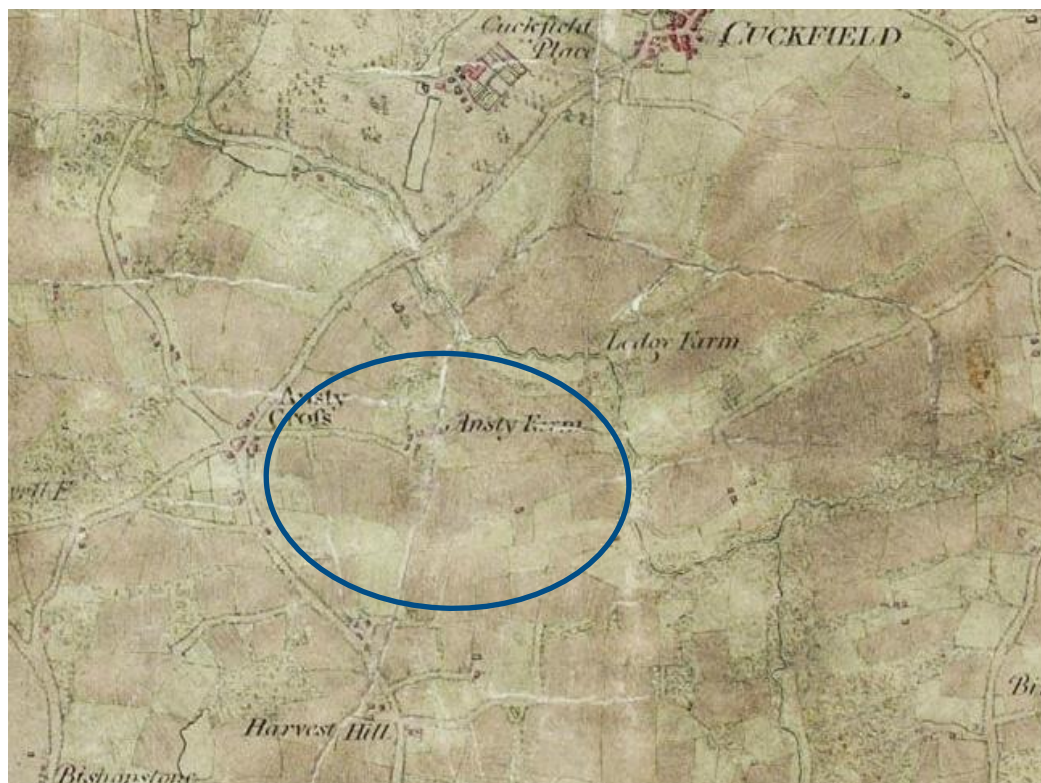


Figure 3.1: First Edition Ordnance Survey, 1797

- 3.2 Ansty historically formed part of the manor of Cuckfield, with earliest references to the church at Cuckfield dating from the end of the 11th century. From 1240, the manor was held by the Earls Warenne, and descended with the family until the 16th century. At this time, it was divided into three portions and passed separately to Lord Abergavenny, the Earl of Derby and the Earl of Arundel. In 1575, the Earl of Derby conveyed his portion of the manor to Henry Bowyer; who was responsible for the construction of Cuckfield Place. It remained in his family until the end of the 17th

⁸ Ansty, Staplefield & Brook Street Neighbourhood Plan, 2017

⁹ <https://www.cuckfieldconnections.org.uk/post/1930-reflections-on-the-history-and-charm-of-anstye>

century when it was purchased by Charles Sergison, a Commissioner of the Navy and Clerk of Accounts. This parcel of the manor was subsequently passed to generations of his family.¹⁰ The portion of the manor that passed to the Earl of Arundel in the 16th century was sold to a Walter Covert and passed through his family until the early 18th century when it was purchased by a member of the Sergison family. Similarly, in 1865, the Sergison family acquired the remaining land of Cuckfield Manor from the 4th Earl of Abergavenny, in whose family it had descended until then. The manor of Cuckfield remained in the Sergison family well into the 20th century.¹¹

- 3.3 Wealden iron production had a significant impact on the economy of the town, with the first English blast furnace being established 17km from Cuckfield in 1496. The industry expanded rapidly in the 16th century, thereafter declining to the point of extinction by the end of the 18th century. Clay ironstone, or siderite mudstone, provided ore for the Wealden iron industry, and a post-medieval forge (Cuckfield Forge) and blast furnace (Cuckfield Furnace) lie near to Mackerell's Cottage.¹² By 1843, and the production of the tithe map and accompanying apportionments, the economy of the area was primarily agricultural with the majority of the Site comprised arable land, pastures, meadows or woodland (**Figure 3.2**). The larger farms in the area, including Ansty Farm, are clearly marked on this map.

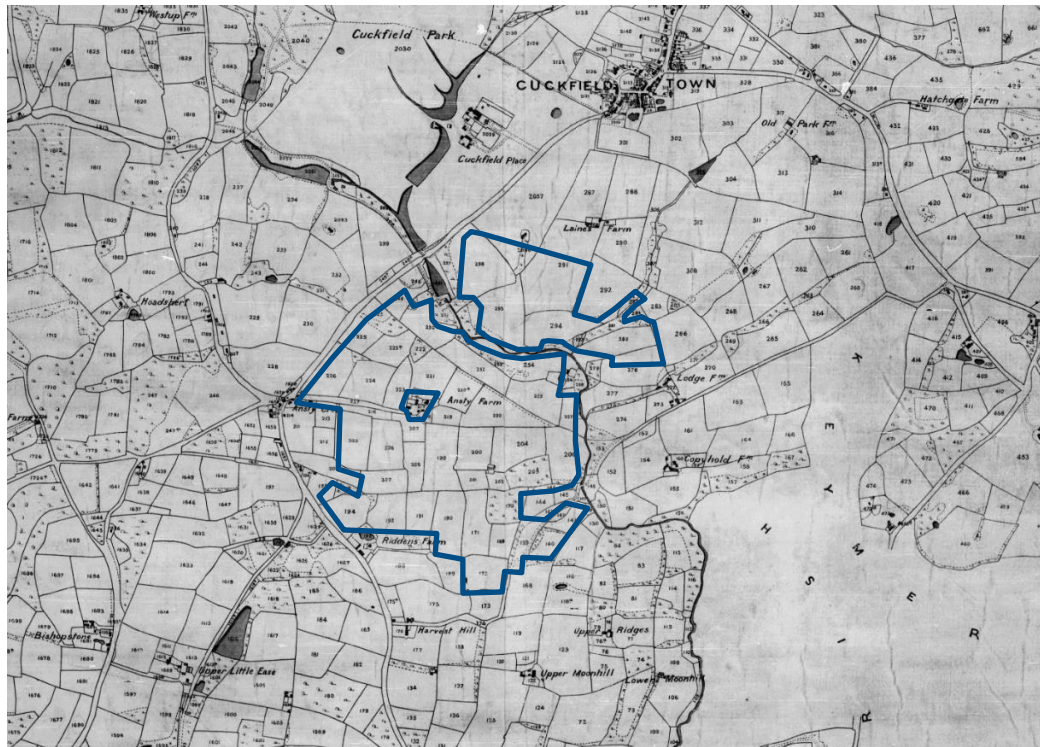


Figure 3.2: Tithe Map, 1843

- 3.4 By 1843, a pattern of clear field boundaries is in evidence, which has survived into the 20th and 21st centuries (**Figures 3.3-3.5**). At this time, Ansty Farm, to the centre of the Site, and immediately surrounding land was in the ownership of a Richard Hodd. Small

¹⁰ Victoria County History, A History of the County of Sussex: Volume 7, The Rape of Lewes, 1940

¹¹ Victoria County History, A History of the County of Sussex: Volume 7, The Rape of Lewes, 1940

¹² Roland B Harris, Sussex Extensive Urban Survey: Cuckfield: Historic Character Assessment Report, 2005

parcels of land were glebe lands, whilst the majority of the southern parcels were owned by the Sergison family. To the north and east of the Site, the landholder was the Earl of Abergavenny.

Figure 3.3: Ordnance Survey, 1879

- 3.5 Intangible evidence of earlier industrial occupations in the area can be seen in later maps of the area, with the reference to Cuckfield Furnace surviving in the name of woods and the 'Old Furnace' to the east of the Site (**Figure 3.3**). Early 20th century maps show little change in the rural landscape, although a sewage works had been constructed to the north of the Site and a Mission Church constructed to the centre of the settlement (**Figure 3.4**).
- 3.6 Archival records indicate that the Sergison estate (or Cuckfield manor) was sold piecemeal in the mid-20th century.¹³ In the second half of the 20th century there has been some residential development to the west of the Site along the B2036 and Deak's Lane. The majority of the road network surrounding the Site was in existence by the end of the 18th century. However, the busy east-west route between Cuckfield and Haywards Heath regularly caused traffic problems within Cuckfield and a bypass was opened in 1988 to the south (now the A272) (**Figure 3.5**). This now forms the northern boundary of the Site. By the end of the 20th century, commercial uses had been established to the roundabout where the B2036 and A272 meet, including the construction of a petrol station and car garage. The historic 'Green Cross Inn' which survived until the mid-20th century, also near to the crossroads, has since been replaced by a modern apartment block.
- 3.7 More recent residential development has been focused on Deak's Lane (including a late-20th century agricultural property known as Ansty Farm¹⁴) and Bolney Road, as well

¹³ <https://discovery.nationalarchives.gov.uk/details/r/2c210c06-b570-4c49-812f-58f363ff539b>

¹⁴ <https://search.savills.com/property-detail/gbmqruihyr180022>

as development to Copyhold Lane to the north east of the Site. The Ansty Village Hall has recently been completed, replacing an earlier 1920s village hall on the site. The area of the Site remains undeveloped and in various agricultural uses (**Figures 3.6-3.9**).

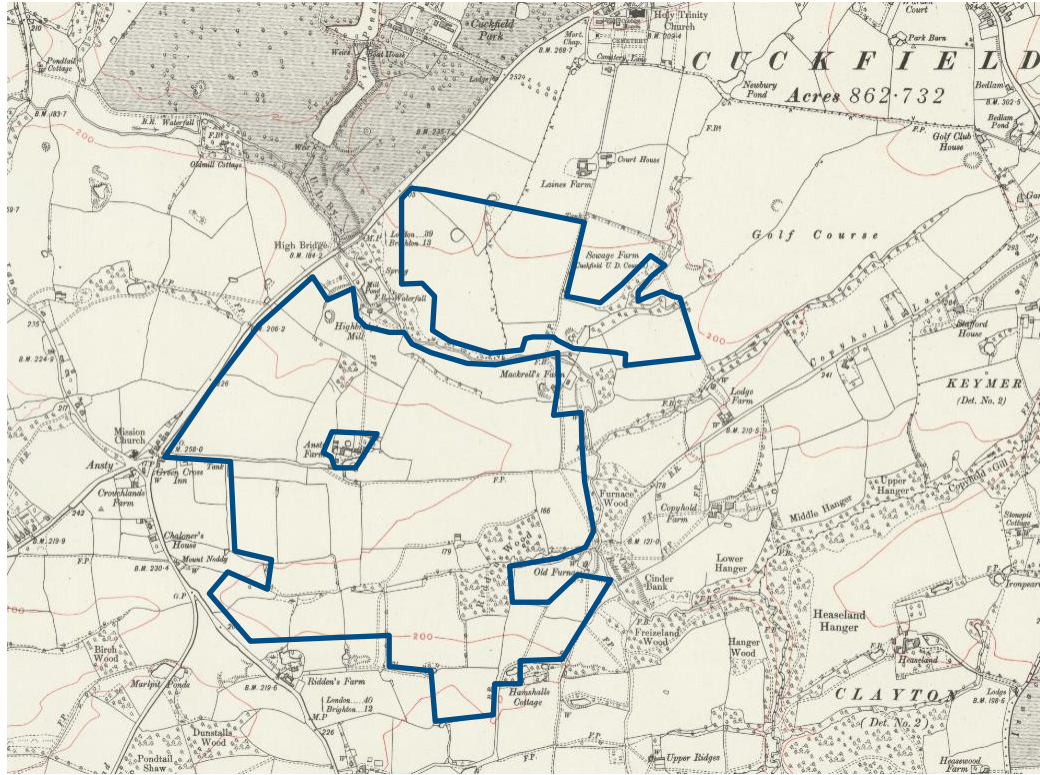


Figure 3.4: Ordnance Survey, 1912



Figure 3.5: Aerial Imagery of the Site



Figure 3.6: View looking north east across the Site from the access track to Old Place



Figure 3.7: View looking north west across the Site from the northern parcel



Figure 3.8: View looking east across the centre of the Site



Figure 3.9: View looking north across the Site from the south

4. Heritage Significance and Setting

Introduction

- 4.1 The NPPF defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”¹⁵

- 4.2 Historic England has published an advice note¹⁶ clarifying the NPPF requirement for applicants for heritage and other consents to describe heritage significance. It explores the assessment of heritage significance as part of a staged approach to decision-making, in which assessing significance informs the design process.

- 4.3 Historic England has published further guidance on the management of the historic environment¹⁷; principally to establish a framework for their own decision making as Governmental adviser. This sets out “conservation principles”; including understanding “heritage values” and also assessing heritage significance. This document is, however, currently under review for replacement with a new version¹⁸. In addition to the above statutory and national policy definitions of special interest and significance for heritage assets, this further guidance identifies four heritage values that an asset may hold, which are: evidential; historical; aesthetic; and communal value.

- 4.4 The NPPF also defines the setting of a heritage asset 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.”¹⁹

- 4.5 Historic England has published good practice advice²⁰ in respect of the setting of heritage assets and also views analysis, providing detail on understanding setting and views and how this relates to heritage significance, and also how to gauge the indirect impact of any changes on that significance. In understanding how, and to what degree an element of setting contributes to the significance of a heritage asset, consideration should be given (inter alia) to: the physical surroundings of the asset, including its relationship with other heritage assets; the way the asset is appreciated; and the asset’s associations and patterns of use.

¹⁵ National Planning Policy Framework (NPPF) 2023 - Annex 2: Glossary

¹⁶ Historic England, Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets, 2019

¹⁷ English Heritage (now Historic England), Conservation Principles, Policies and Guidance, 2008

¹⁸ This guidance document is now under revision, and a consultation draft was issued by Historic England at the end of 2017. This is yet to be formally published as a final version. One principal aim of this new draft is greater consistency of approach; and to more closely align heritage values with the statutory and national policy definitions of special interest and significance

¹⁹ National Planning Policy Framework (NPPF) 2023 - Annex 2: Glossary

²⁰ Historic England, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets, 2017

Listed Buildings

- 4.6 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The principles of selection for listed buildings are published by the Department of Digital Culture, Media and Sport (DDCMS)²¹ and are supported by Historic England's Listing Selection Guides for each building type.²²

Statements of Heritage Significance

- 4.7 Within this section of the report is provided statements of significance (and also the contribution of setting to that significance, where relevant) for each of the identified and potentially affected heritage assets within the surrounding area of the Site. These statements are each proportionate to the importance of these assets and their type, and also provide a sufficient level of description to understand their heritage significance and values, any contribution of setting or shared views, and in relation to the nature and extent of the Proposed Development.
- 4.8 Assessment is based on a review of existing published information, and also through following desktop and on-site visual survey and analysis. This work provides the core of our built heritage baseline appraisal for the purposes of assessment of the likely impacts of the Proposed Development for the Site on heritage significance / setting.

²¹ DDCMS Principles of Selection for Listing Buildings, 2018

²² Historic England, Listing Selection Guidance, 2011-17

Listed Building Group at Ansty Farm: The Place and Barn north of Forsyth's Farmhouse (both Grade II)

Introduction

- 4.9 The Place and nearby barn are private property and are not visible or accessible from the local road or footpath network (**Figure 4.1**). There are available photographs online, which have been used to inform this assessment.
- 4.10 The list entry gives the date of The Place (historically known as Ansty Farm²³ and now called 'Old Place') as 18th century, whilst the barn (now known as 'The Barn House') is considered to be earlier and of 17th century date. The Barn House is now in separate residential use, having been converted in the 1980s. The former farmstead group now comprises three distinct residential properties: Old Place, The Barn House and The Grainloft (**Figure 4.2**).



Figure 4.1: Glimpsed views towards Old Place and The Barn House from the access road



Figure 4.2: Ordnance Survey, 1879 (left) and current Ordnance Survey (right)

Architectural Interest

- 4.11 The list entry identifies that the principal two storey domestic building, with tile hanging, is of 18th century date (**Figure 4.3**). The property is quite a substantial dwelling and is indicative of vernacular dwellings in this rural region of Sussex. The tiled hipped roof, brick chimney, casement windows and tile hanging contribute to the traditional, historic and rural character of the building. The external brick cladding and tile hanging

²³ There is a late-20th century property now known as Ansty Farm off Deak's Lane, to the north west of the listed building

is linked to changing architectural fashions where brick began to be more widely used from the 18th century and earlier properties were often updated. This also reflects the aspirations and wealth of earlier occupiers.



Figure 4.3: The Place / Ansty Farm (2005)²⁴

4.12 A 1930 article in the Mid Sussex Times describes:

“The most important and interesting house in Anstye proper is Mr. Webber’s Anstye Farm. It has a long history reaching back into the misty past; In fact it may well have been the original ‘An’s tighe’ and it appears in some of the oldest surveys of the manor as simply Anstie.” The present house is an example of a Sussex farmhouse of its period. Details in the building show that it is of two periods, and, fortunately, two dates are to be found. Down in the cellar, under the older part, is a large carved stone bearing the initials ‘G.T.E’ (1713 G. over T.E.). This may signify that it was built by Thomas Gates, who held the freehold for several years before that date. High up in the gable of the north wing is another stone with the date, carved in relief, of “1768” and the work there suggests a little later period. This north wing has one of the most handsome gables and carved barge boards in the neighbourhood, and with its long row of dentils is really a beautiful piece of work. The whole of the house is splendidly built with squared stone work to the first floor and weather fitting above, except in the north wing, where the oak beams are exposed down to the stone plinth at ground level. The rest is a bewildering mass of old oak, carefully cleaned and restored. In the best bedroom, in the old part, a fine Tudor arch has been exposed over a very wide hearth. There is no doubt that, when built, it was a house of considerable pretensions. After the supposed builder, Thos. Gates, the next owner was Richard Hodd, who occupied it at the latter end of the 18th century and well into the 19th, when it was purchased by the Sergisons. The

²⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1025702>

Webbers then became the tenants, and have farmed it and cared for the old place ever since."²⁵

- 4.13 Where they survive, interior features and plan form would also contribute to the architectural interest of this listed building as evidence of vernacular construction methods and domestic aspirations of former occupiers.
- 4.14 The barn, to the south west is also timber-framed and is described in the list entry as weatherboarded on a brick and sandstone plinth with a tiled roof. Timber framing was the dominant building technique across much of the south of England until the early 19th century for farm buildings. To the south gable is a datestone with 1725, but the list entry considers that the building is possible 17th century. At the time of listing, the property had yet to be converted to residential uses and was in a poor condition (**Figure 4.4**). The property has now been converted but it is understood that some features survive, including the large cart doors. The weatherboarding has been tarred externally, to give the barn its characteristic black colour as found throughout the south of England. The architectural interest of the barn is principally derived from the timber frame construction, which is likely to retain historic fabric and which would provide evidence of traditional joinery and construction techniques.



Figure 4.4: Barn (2004)²⁶

Historic Interest

- 4.15 Ansty Farm is indicated on the 1797 map of the area (**Figure 3.1**), which suggests that it was a property of some standing or rank within the area. The listed buildings also derive historic interest from their age and as an example of a vernacular building and agricultural building, with that element of historic interest closely linked to architectural interest and embedded in the fabric of the buildings. To the former

²⁵ <https://www.cuckfieldconnections.org.uk/post/1930-reflections-on-the-history-and-charm-of-anstye>

²⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1334360>

farmhouse, the internal plan form and surviving fabric and features would attest to the origins of the property as well as provide evidence of the domestic aspirations of its early occupiers.

- 4.16 The listed building group is also of historic interest where their function, as the principal domestic building of a smallholding or small farmstead and associated ancillary barn, reflects their part in the wider, predominantly agricultural economy and society of this area. It is unlikely that the properties have any current functional relationship with the surrounding landscape, given the residential redevelopment of former associated, ancillary structures.
- 4.17 The list entry notes that the barn has a threshing floor. Outside the most specialised arable areas, barns could be multi-functional, housing cattle, horses, grain, farm carts and implements.²⁷ The historic interest of the barn is derived from how it illustrates the traditional building forms and technologies of agricultural buildings of the time and area.
- 4.18 In the late 20th century, the barn was used as the Ansty Barn Theatre, under the ownership of the playwright James Forsyth.²⁸ The barn, therefore, derives some historic interest from this later use.

Group Value

- 4.19 Map regression indicates that there has been a cluster of agricultural development in this location since at least the late 18th century and the listed buildings and other traditional structures would have originally formed part of a farmstead group. Although the structures are of varying age, as a group they help contribute to the historical legibility of this once more traditional rural and former agricultural farm complex, which would have been ancillary to the principal farmhouse. This element of group value has now been diminished by the changing ownership pattern between the buildings within the group, the residential conversion of former functional structure and would be heightened by any boundary treatments to the properties as extant.

Contribution of Setting to Significance

- 4.20 Map regression and documentary sources suggest that Ansty Farm was separated from the larger majority of the Cuckfield manor estate by the mid-19th century, although the history of this ownership is unclear. The listed buildings are set over 400m to the east of the principal road network around Ansty, and are only accessible by vehicle along a dirt track. The listed buildings are set in an otherwise relatively isolated location at some distance to other built development. This isolated location of the listed buildings, and the character of the approach, reflects the historic character of the setting of the listed building and makes a positive contribution to its setting. This has been somewhat eroded, however, by the multiple domestic occupiers to this formerly singular holding.
- 4.21 The land historically associated with the farm at Ansty comprises a large portion to the centre of the Site, which now surrounds the listed buildings. As found today, however, the listed buildings are in domestic use and there is no evidence of a functional

²⁷ Historic England, Listing Selection Guide: Agricultural Buildings, 2017

²⁸ <https://www.cuckfieldconnections.org.uk/post/1986-curtain-comes-down-on-celebrated-ansty-barn-theatre-as-james-forsyth-bids-sad-farewell>

relationship with the surrounding agricultural landscape. The more immediate setting to the listed buildings now comprises the domestic curtilage of the properties. Aerial imagery and current ordnance survey data suggests that the residential conversion of former functional or ancillary buildings has led to the creation of distinct boundaries between this former singular group and the farmstead arrangement, which would have attested to the historic character of the group, has now been lost.

- 4.22 The Site encompasses a large area of the agricultural landscape surrounding the listed buildings. As extant, the southern parcel of the Site includes a large part of the approach, and character of this approach, to the listed buildings. It is also likely that there are private views towards and from the listed buildings to the open landscape, particularly to the north. There are some public shared views from the access road which is also a public footpath. The Site forms part of the wider agricultural landscape setting of the listed buildings and, in those terms, contributes to an understanding and appreciation of the significance of the listed buildings as part of an isolated, rural farmstead.
- 4.23 There is limited intervisibility and shared appreciation of the parcel of the Site to the north where there is an interposing woodland / planting buffer and where the topography rises to the north. This northern parcel of the Site makes a lesser relative contribution to the significance of the listed building as an element of its agricultural setting.

Listed Building Group at Ansty Cross: The Old Cottage, The Ancient Farm and Mount Noddy Cottage (all Grade II)

Introduction

- 4.24 This group of buildings is sited to the west of the Site, to the hamlet at Ansty. The list entry gives a date of 17th century earlier for The Old Cottage and The Ancient Farm, and 18th century or earlier for Mount Noddy.

Architectural Interest

- 4.25 Old Cottage and Ancient Farm are of architectural interest as representative examples of timber-framed houses, which date from at least the 17th century. The houses, with their casement windows, brick chimneys, and hipped tiled roofs are good examples of historic, vernacular construction and form part of the once rural, isolated settlement of Ansty on the outskirts of Cuckfield (**Figure 4.5**). The list entry for Ancient Farm notes that is a fine example of a Wealden house; a distinctive medieval structural type also known as a 'recessed-hall house' and characterised by an open hall flanked by floored, jettied end-bays. The Ancient Farm has a modern addition, which is of lesser relative significance, although indicative of iterative phases of adaptation to meet the changing needs of successive occupants. The timber-framing with plaster infills remain exposed to the elevations of the buildings, displaying the original construction methods and materials. The buildings are particularly representative of the modest, vernacular farmhouse that is found in the south and south-east of England. The use of tile hanging to Ancient Farm indicates later changes and is linked to changing architectural fashions into the 18th century.



Figure 4.5: Old Cottage (left) and The Ancient Farm (right)

- 4.26 Mount Noddy is situated further to the south and has an elevated position on the B2036 (**Figure 4.6**). The list entry identifies that this two storey building, with tile hanging, is of 18th century or earlier date. The property is fairly modest, and is indicative of vernacular dwellings in this rural region of Sussex. The tiled hipped roof, brick chimney, casement windows and tile hanging contribute to the traditional, historic and rural character of the building.



Figure 4.6: Mount Noddy Cottage

Historic Interest

- 4.27 All three properties are relatively modest and representative of vernacular construction methods and materials in this rural region, and the enduring longevity of these traditions. Their origins as farmhouses, or rural dwellings, and possible functions as part of modest smallholdings, is of historic interest where this reflects their part in the wider, predominantly agrarian economy and society of this area in the 17th and 18th centuries.
- 4.28 Mount Noddy has been known as such since at least the mid-19th century. Nod or Nudd is one on the Celtic gods as the sun god or the god of the setting sun. Supposedly it follows that wherever there is an old mount or hill called Mount Nod or Mount Noddy, it invariably commands a clear view of the setting sun and there, probably, was an altar set up to the worship of Nod or Nudd.²⁹ The name of the property, therefore, potentially attests to the earlier, historic origins of the settlement at Ansty.

Group Value

- 4.29 Old Cottage and The Ancient Farm share particular group value due to their siting on the junction of the Bolney and Cuckfield roads. The properties share a number of characteristics with one another; in terms of their substantial age, modest scale, vernacular construction and materiality. This amplifies an understanding of the farmhouses' significance as historic, vernacular dwellings. There is some group value with neighbouring small-scale residential development, albeit the majority of this development is much later, where they form part of a loose-grained rural settlement.

²⁹ <https://www.cuckfieldconnections.org.uk/post/1930-reflections-on-the-history-and-charm-of-anstye>

Contribution of Setting to Significance

- 4.30 The setting of these properties comprises the loose-grain of individual, residential buildings that are scattered along Bolney Road and the B2036, together with the surrounding farming landscape of agricultural fields and isolated farmsteads; and the settlement of Cuckfield to the north.
- 4.31 The buildings are located on what are now quite heavily-trafficked routes, but which would have been historic lanes connecting the surrounding settlements (**Figure 4.7**). The noise and activity of these routes has, somewhat, detracted from their original character but the lack of street furniture and mature hedgerows do complement the modest, historic and vernacular character of the listed buildings and, in those terms, make a positive contribution to an understanding of their historic context. The routes also amplify an understanding of the listed buildings as having developed as peripheral smallholdings, separated from, but with connections to, more concentrated settlement nearby.



Figure 4.7: Ansty looking south along the current A272, c.1890³⁰

- 4.32 Old Cottage and The Ancient Farm are likely to once have had a greater outlook to the surrounding landscape, and where all properties have slightly elevated positions. This connection to the landscape has been somewhat eroded by high fencing to Old Cottage and The Ancient Farm, likely to screen the surrounding traffic, and also where modern commercial development to the east has altered the character of this historic crossing point (**Figure 4.8**). This would have loosely formed the hub of the settlement at Ansty, with the later Greencross Inn to the east (now demolished) and the mission church to the north. Map regression and aerial imagery suggests that The Ancient Farm historically formed part of a small farmstead with associated barn to the south, however this functional association has been eroded by later domestic uses.

³⁰ <https://www.cuckfieldconnections.org.uk/post/1883-anstye-woman-s-suicide-attempt>



Figure 4.8: Panoramic View towards the Bolney Road and the B2036

- 4.33 Mount Noddy is likely to have had a similar relationship to the surrounding countryside with views across open fields to the east side of the B2036. This has been eroded where there has been residential development immediately to the south and east (in the second half of the 20th century and also more recently³¹) of the domestic curtilage of the listed building. Similarly, there has been recent further residential development to the south of The Ancient Farm and Old Cottage.³²
- 4.34 The more immediate setting of the three properties now includes domestic garden plots, and it is from the domestic curtilage of all three buildings where the architectural and historic interest can be best appreciated and understood. Primarily, the significance of these heritage assets is invested in their surviving architectural character, historic form, fabric and features, and their wider setting makes comparatively less of a contribution.
- 4.35 The Site encompasses a large area of the agricultural landscape to the east side of the B2036. Tithe map suggests any associated agricultural land to The Ancient Farm and Old Cottage was to the south, and research has not revealed any historic, functional links between the Site and the listed buildings. The tithe map suggests that Mount Noddy was in the ownership of the Sergison family, who owned much of the land within the Site at the time, and was under the same tenant as Riddens Farmhouse; perhaps serving an ancillary function to the principal farm. As found today, however, the properties are in separate domestic uses and there is no evidence of functional relationships with the surrounding agricultural landscape.
- 4.36 Given interposing development between The Ancient Farm / Old Cottage and the Site (including modern residential and commercial uses), there are limited shared views between the two. Similarly, recent development within the more immediate setting of Mount Noddy, as well as vegetation, is likely to obscure views of the Site. Due to separation distances, interposing landscape and built features, and the greater degree of change within the more immediate setting of the listed buildings, the Site does not contribute to the significance of the listed buildings other than in general terms as part

³¹ Planning Reference: 13/02909/FUL

³² Planning References: DM/16/2347 and DM/15/3787

of the wider rural landscape context; where the historic and continued agricultural use and character of the Site reinforces an understanding of these houses as rural, vernacular building types with former functional links to the agricultural landscape and economy.

Highbridge Mill (Grade II)

Introduction

- 4.37 Highbridge Mill is a private property and not visible or accessible from the local road or footpath network. There are available photographs online, which have been used to inform this assessment.
- 4.38 Highbridge Mill was, as the name suggests, originally a mill but is now a house. The list entry identifies that the original three-storey portion dates from 1810, with a mansarded tile roof and water-wheel and machinery are intact. The mill was extended to the north east to include a two-storey granary in about 1870. The list entry notes this portion is faced with weather-boarding with casement windows and a slate roof.

Architectural Interest

- 4.39 Photographs available online indicate that the listed building has been substantially extended as part of the later residential uses (**Figures 4.9-4.10**). The building was constructed to serve a functional purpose and the historic fabric does not demonstrate any particular architectural quality. The construction materials are typical of agricultural buildings of the time constructed in this county.
- 4.40 The listing selection guide for industrial buildings, set out that:

“Before the second half of the 19th century [corn] mills supplied local markets, were generally small-scale and typically wind or water driven. Up until the 18th century, watermills were typically single-storey and were often attached to the miller’s house... The decades either side of 1800 saw the construction of many new multi-storey watermills. These had attic storage, feeding to the milling floor below, that in turn was set above the ground floor where the flour was bagged and dispatched, all making good use of gravity in the processing.”³³



Figure 4.9: Highbridge Mill, south east (left) and north west (right) elevations ³⁴

- 4.41 The form of the building is in-keeping with this later tradition of building. The siting of the building means that although the mill is higher than the millpond there is a sharp slope beyond the mill and a tunnel or culvert would have provided water to power an

³³ Historic England, Listing Selection Guide: Industrial Buildings

³⁴ <https://themarket.com/tools/propertyprices/highbridge-mill-cuckfield-road-haywards-heath-rh17-5ae>

overshot waterwheel. This form is crucial to the function of the mill building.

- 4.42 The listed building has undergone incremental phases of intervention and alteration to create the multi-phase building that is found today. The phases of change reflect the changing use of the building over several centuries and can be considered to contribute to the special interest of the building. The extensions are, however, likely to be of varying degrees of architectural interest and may or may not contribute to special interest in their own right.



Figure 4.10: Highbridge Mill, circa early 20th century³⁵

Historic Interest

- 4.43 The mill building was a flour grinding mill dating from 1810, but is located on the former site of an ironworks. At the time of the tithe map in 1843, the listed building and surrounding millponds were in the ownership of a Jacob Caffyn. The mill closed around 1930.
- 4.44 Surviving examples of watermills are generally of historic interest where they represent one of the earliest forms of non-animal power, which remained commonplace well into the 19th century. This is a later example of such a building and does not display technological innovation, but does attest to the agricultural economy at the heart of this rural settlement. This is enhanced where the water-wheel and machinery are largely intact and would provide sufficient evidence to allow for an understanding of the water-driven corn milling process.

Group Value

- 4.45 The listed building derives some group value from the nearby Highbridge Mill Cottages, which would have served a domestic function to the mill and are likely contemporaneous with the original construction date of the mill. Although both the

³⁵ <https://catalogue.millsarchive.org/view-from-back-highbridge-mill-cuckfield>

mill building and cottages have been extended, the buildings form part of this small-scale industrial group and provide evidence of its historic character and function.

Contribution of Setting to Significance

- 4.46 The listed building is accessed from the east side of the A272 by a private road and is not visible or accessible from the local road or footpath network (**Figure 4.11**). This access road is heavily screened by trees along its route and attests, somewhat, to the agricultural character of the Site. The listed building and nearby former millers' cottage have been substantially extended and are all now in residential use. Aerial imagery and online photographs suggest that there is a residential character to the front of these properties, with garaging and parking for cars. This would somewhat detract from the historic and functional character of the listed building (**Figure 4.12**).



Figure 4.11: View towards Highbridge Mill from junction to A272

- 4.47 To the north west of the listed building is the former millpond. Although the mill is higher than the millpond there is a sharp slope beyond the mill and a tunnel or culvert would have provided water to power an overshot waterwheel. This functional element of the setting of the listed building has been eroded somewhat through the loss of the millpond, although the listed building still remains at a higher level. To the south east is there appears to be surviving evidence of the mill race, but the character of the gardens is largely residential in keeping with the current use. It is from this now domestic curtilage of the listed building that its former function is best understood and appreciated.



Figure 4.12: Highbridge Mill, 1890³⁶ (left) and view across millpond, circa late 19th century³⁷ (right)

- 4.48 The Site is located to the north east and south of the listed building. On the basis of available evidence, there appears to be no functional or historical associations between the Site and the listed building. As extant, the Site is one part of the wider agricultural landscape setting of the listed building and, in those terms, contributes to some degree to the understanding and appreciation of the significance of the listed building as part of the agricultural economy of the early 19th century; reliant on the natural features of the surrounding landscape. Given the extent of mature planting and the topography of the Site and the listed building, it is likely that the Site is largely screened. There may, however, be some glimpsed views of the Site from within the domestic curtilage of the listed building or from upper stories of the building. The positive contribution of the Site as part of the wider rural landscape context is greatest, in relative terms, to the southern part of the Site, which retains the greatest degree of historic landscape elements, and pattern of field boundaries.

³⁶ <https://catalogue.millsarchive.org/highbridge-mill-cuckfield-2>

³⁷ <https://catalogue.millsarchive.org/highbridge-mill-cuckfield-above-millpond>

Mackerell Cottage (Grade II)

Introduction

- 4.49 The list entry gives a date of 17th century for Mackerell Cottage and notes that it has been restored. The building is shown in some detail in the 1879 Ordnance Survey, as Mackrell's Farm, and consisted of a small farmstead with assumed ancillary structures to the south west of the listed building; which have now been lost (**Figure 4.13**).



Figure 4.13: Ordnance Survey, 1879 (left) and current Ordnance Survey (right)

Architectural Interest

- 4.50 The listed building is two storeys with casement windows, a tiled roof and chimney stack at the south end (**Figure 4.14**). There is a later extension to the east and rear and the property has been altered with the insertion of a dormer window and modern brick chimney to the west elevation.



Figure 4.14: Mackerell Cottage west elevation

- 4.51 Mackerell Cottage is of architectural interest and aesthetic value as an attractive and

good quality example of a 17th century, rural dwelling. Given the origins of the building, the construction is likely to be timber-framed; representative of prevailing vernacular building traditions and illustrative of the longevity of those traditions. The later rendered or brick façade indicates changing fashions of the 18th century or later.

Historic Interest

- 4.52 Map regression indicates the origins of the listed building as a farmhouse, and its possible function as part of a modest farmstead. This is of historic interest where this reflects its part in the wider, predominantly agricultural economy and society of this area. Similarly, the listed building also derives historic interest from its age and as an example of a vernacular building, with that element of historic interest closely linked to architectural interest and embedded in the building's fabric.

Group Value

- 4.53 The listed building is set over 300m from its nearest neighbour to the east (Lodge Farmhouse) and over 500m from its nearest neighbour to the west (Old Place). As a result of distance, there is some limited group value where their relatively isolated settings, substantial age, scale and vernacular construction and materiality amplify an understanding of the listed building's significance as a historic, vernacular dwelling, which forms part of a loose-grained rural settlement at Ansty and on the outskirts of Cuckfield.

Contribution of Setting to Significance

- 4.54 Mackerell Cottage is set over 1km to the east of the principal road network around Ansty, and is only accessible by vehicle along a dirt track. There is a footpath to the north of the property, which follows a historic route towards Cuckfield. This route survives; albeit heavily truncated by the construction of the A272 in the late 20th century. As above, the listed building is set in an otherwise isolated location at some distance to other built development. This isolated location of the listed building, and the character of the approach, reflects the historic character of the setting of the listed building and makes a positive contribution to its setting.
- 4.55 The tithe map suggests that Mackrell's Farm was in the ownership of the Earl of Abergavenny, who owned much of the land within the Site at the time, and was under the same tenant as Laine's Farm to the north (now to the north of the A272); perhaps serving an ancillary function to the principal farm. As found today, however, Mackerell Cottage is in separate domestic use and there is no evidence of a functional relationship with the surrounding agricultural landscape.
- 4.56 The more immediate setting is heavily wooded and the domestic curtilage of the property is clearly defined to the west and south by the route of nearby footpaths (**Figure 4.15**). To the north and east, the domestic curtilage is defined by the route of surrounding waterways.
- 4.57 The Site encompasses a large area of the agricultural landscape to the south west and north (to the opposite side of the waterway) of the listed building. There are shared views of the wooded area of the Site immediately to the west of the listed building (**Figure 4.15**). The listed building is set within a slight valley and in tandem with the surrounding mature planting, views towards and from the listed building to the open

landscape of the Site is limited. There are, however, likely to be some glimpsed views from within the domestic curtilage of the listed building (**Figure 4.16**).



Figure 4.15: Approach to Mackerell Cottage from the south looking north



Figure 4.16: Approach to Mackerell Cottage from the south looking south

- 4.58 As extant, the southern parcel of the Site includes a large part of the approach, and character of this approach, to the listed building. The Site forms part of the wider agricultural landscape setting of the listed building and, in those terms, contributes to an understanding and appreciation of the significance of the listed building as an isolated, vernacular dwelling. There is more limited intervisibility and shared

appreciation of the parcel of the Site to the north where there is an interposing woodland / planting buffer and where the topography rises to the north. The historic connections to the north (and association with the farm to the north of the A272) have largely been severed and this northern parcel of the Site makes a lesser relative contribution to the significance of the listed building as an element of its agricultural setting.

Lodge Farmhouse (Grade II)

Introduction

- 4.59 Lodge Farmhouse could only be observed from a distance, from the local footpath network. There are available photographs online, which have been used to inform this assessment.³⁸
- 4.60 The list entry identifies that the origins of Lodge Farmhouse could be as a late 15th or early 16th century timber-framed open hall. There is an early 19th century addition and refronting.

Architectural Interest

- 4.61 Lodge Farmhouse is of special architectural interest as a good quality example of a potentially 15th century timber-framed domestic property (**Figure 4.17**). The timber-framing remains exposed externally to display its elaborate structural form and detailing, and is representative of this vernacular construction method in this region. The list entry suggests that the building is an example of an open hall house and, if so, the building would also be of architectural interest as survival of this high-status, historic domestic plan form.



Figure 4.17: Lodge Farmhouse (from public footpath to the north)

- 4.62 There is evidence of later alterations including sandstone cladding, brick and tile hanging. The later alterations highlight the iterative phases of adaptation that were carried out to meet the needs or tastes of successive occupants. These are of lesser significance relative to the principal building but the style and construction methods are sympathetic.

³⁸ https://media.onthemarket.com/properties/4016217/doc_1_0.pdf

Historic Interest

- 4.63 The list entry identifies that the listed building likely originated as an open hall type and that the interior has exposed beams, including curved tension braces, inglenook fireplace and old plank doors. The internal plan form and surviving fabric and features would attest to the origins of the property as well as demonstrate the evolution of this historic domestic plan form, and provides evidence of the domestic aspirations of its early occupiers. Similarly, later alterations are also of importance, albeit lesser relative importance, in the charting the development of the building over several centuries. Lodge Farmhouse is indicated on the 1797 map of the area (**Figure 3.1**), which suggests that it was a property of some standing or rank within the area.
- 4.64 The listed building is also of historic interest where its historic function as the principal domestic building of a farmstead, reflected its part in the wider, predominantly agrarian economy and society of this area. This element of its significance has been somewhat eroded by the cessation of agricultural functions and the disassociation of the farm buildings to the south.

Group Value

- 4.65 The listed building is primarily accessed from Copyhold Lane, where the majority of other residential development is much later. As such, there is limited group value with these developments other than where the loose-grained pattern of larger houses reflects the development of the settlement pattern. Lodge Farmhouse, as the name suggests, likely formed the principal residential dwelling as part of a farmstead. Lodge Farm is now a separate property to Copyhold Lane, although may contain remnants of 19th century (or earlier farm buildings). Given the separation of the properties and cessation of agricultural functions, any group value is likely to be limited.
- 4.66 More widely, there is some limited group value without other nearby listed buildings (Old Place and Mackerell Cottage) where their relatively isolated settings, substantial age, scale and vernacular construction and materiality amplify an understanding of the listed building's significance as a historic, vernacular dwelling, which forms part of a loose-grained rural settlement at Ansty and on the outskirts of Cuckfield.

Contribution of Setting to Significance

- 4.67 Tithe map suggests that Copyhold Lane forms the historic route to the property from the north east. Map regressions suggests the character of this approach has changed with 20th century residential development along its route and also where the former farm buildings are no longer associated with this principal dwelling (**Figure 4.18**).
- 4.68 The immediate setting of the listed building is now more closely confined to its domestic curtilage, which is understood to include land to the north east corner of the Site. However, in the past there would have been stronger functional and ownership links between Lodge Farmhouse and the wider working agricultural landscape to the north of Copyhold Lane. The garden of the property, on all sides, makes a highly positive contribution to significance as a historic element of setting; emphasised by the siting of the building within a small valley and the orientation of the building to the edge of the waterway to the north and across the gardens to the south. As a result, the architectural and historic interest of the listed building is perhaps best appreciated from within the private garden.

- 4.69 Given the property's access from Copyhold Lane, the once rural route has become more suburbanised and, as a result, the once rural landscape to the north of Copyhold Lane has been altered in the last century. This includes the separate residential uses of the site of the farmhouse's former ancillary buildings, and there is no evidence of a current functional relationship between the listed building and the surrounding agricultural landscape. Similarly, further to the north, the construction of the A272 in the late 20th century has resulted in separation to the landscape to the north. However, where the listed building sits within a small valley, there are shorter-distance reciprocal views towards and from the surrounding rural landscape, and which makes a positive contribution to the setting of the listed building.



Figure 4.18: Tithe Map, 1843 (left) and current Ordnance Survey (right)

- 4.70 The Site is primarily located to the west of the listed building, with a small portion of the Site to the north west (potentially abutting land within the ownership of the listed building). Historically, the agricultural land as part of Lodge Farm was to the north and part of the Site may have had a historical, functional link with the listed building; as suggested by the 1843 Tithe Map. More widely to the west, the Site is only part of the wider agricultural landscape of the setting of the listed building. A large part of the Site is relatively distant from the listed building and interposing landscape features, topography and mature planting would limit views to the west. The Site is an element of setting that does, therefore, contribute to some degree to the understanding and appreciation of the significance of the listed building as a once more isolated vernacular dwelling, with functional relationships to the land. However, this is primarily invested in the north east corner of the Site and it is not otherwise an element that makes the highest contribution; relative to the more closely historically and functionally associated land within the domestic curtilage of the listed building. Primarily, the significance of this heritage asset is invested in its surviving historic form, fabric and features, and to a much lesser degree its now evolved wider setting.

Upper Ridges / Moonhill Place (Grade II)

Introduction

4.71 The list entry gives the date of the building as probably early 17th century.

Architectural Interest

4.72 The list entry identifies that this two storey building, with tile hanging, is of early 17th century date. The property is fairly modest, and is indicative of vernacular dwellings in this rural region of Sussex (**Figure 4.19**). The tiled hipped roof, brick chimney, casement windows and tile hanging contribute to the traditional, historic and rural character of the building. The external brick cladding and tile hanging is linked to changing architectural fashions where brick began to be more widely used from the 18th century and earlier properties were often updated.

4.73 The list entry indicates that the interior has a brick fireplace with cambered head to the left side and cambered opening over, as well as a chamfered spine beam, 18th century panelled door, 17th century plank door and exposed timber framing. Internal features would also contribute to its architectural interest where construction methods may be more visible.



Figure 4.19: Upper Ridges

Historic Interest

4.74 The listed building also derives historic interest from its age and as an example of a vernacular building, with that element of historic interest closely linked to architectural interest and embedded in the building's fabric. The internal plan form and surviving fabric and features would attest to the origins of the property as well as provide evidence of the domestic aspirations of its early occupiers.

- 4.75 The listed building is also of historic interest where its function, as the principal domestic building of a smallholding or small farmstead, reflects its part in the wider, predominantly agricultural economy and society of this area. It is unclear whether the property has any current functional relationship with the surrounding landscape.

Group Value

- 4.76 Upper Ridges is an isolated property, situated over 500m from neighbours to the north and over 300m to neighbours to the south west. As such, it has limited group value with any surrounding properties. More widely, there is some limited group value without other nearby listed buildings (Old Place, Lodge Farmhouse and Mackerell Cottage) where their relatively isolated settings, substantial age, scale and vernacular construction and materiality amplify an understanding of the listed building's significance as a historic, vernacular dwelling, which forms part of a loose-grained rural settlement at Ansty and on the outskirts of Cuckfield.

Contribution of Setting to Significance

- 4.77 The immediate setting of the house comprises a defined domestic garden plot, although there is an association with the wider agricultural landscape. Historically, there would have been stronger functional and ownership links between the listed building and the wider working agricultural landscape to the north and south. The listed building also sits on a ridge (giving the building its name) and has an elevated position. This element of setting makes a highly positive contribution to significance as a historic element of setting; emphasised by the siting of the building and the orientation of the principal elevations, which look out over the landscape.
- 4.78 The property is accessed from the south west along a rural track. The listed building is set in an otherwise isolated location at some distance to other built development. This isolated location of the listed building, and the character of the approach, reflects the historic character of the setting of the listed building and makes a positive contribution to its setting.
- 4.79 The Site is located to the north west of the listed building and forms part of the wider agricultural landscape that forms a historic element of the setting of the listed building. The 1843 Tithe Map suggests that the agricultural land associated with the listed building (as part of its role as smallholding) was owned by the Sergison family; who also owned land within the area of the Site. However, as found today, there is no functional relationship or ownership links between the Site and the listed building.
- 4.80 There is an established bank of woodland to the north of the listed building, as in interposing landscape feature between it and the Site. However, where the listed building is set on a ridge there may be some glimpsed views from within the domestic curtilage of the listed building towards the Site.
- 4.81 The Site is an element of setting that does, therefore, contribute to some degree to the understanding and appreciation of the significance of this listed building as a once rural and isolated vernacular dwelling. However, it is not an element that makes the highest contribution; relative to the more closely historically and functionally associated land to the north and south, or from the more immediate curtilage of the listed building where its architecture can be best appreciated.

West Riddens Farmhouse (Grade II)

Introduction

4.82 West Riddens Farmhouse could only be observed from a distance, from the local road network. There are available photographs online, which have been used to inform this assessment.³⁹

4.83 West Riddens Farmhouse is identified as being of 16th century date within the list entry.

Architectural Interest

4.84 West Riddens Farmhouse is of architectural interest as a representative example of a timber-framed, 16th century rural dwelling. The house with its casement windows, brick chimney, and stone slab hipped roof is a good example of historic, vernacular construction and forms part of the rural settlement of Ansty, on the outskirts of Cuckfield (**Figure 4.20**). Timber-framing remains exposed at the back of the property and the use of tile hanging to the front elevation indicates later, 18th century architectural fashions.



Figure 4.20: West Riddens Farmhouse (taken from a vehicle travelling north)

4.85 The building is particularly representative of the type of farmhouse found in this part of Sussex. The Horsham slab roof is a highly regionalised roofing form, fundamental to the distinctive local character of the wider Horsham district. Stone roofing of this kind was the favourite roofing material for many parts of England from Tudor times until the first quarter of the 19th century; until the advent of canals and railways meant that

³⁹ <https://www.jackson-stops.co.uk/properties/13954451/sales/mid>

cheaper slates or tiles were more readily available. The roof is tiled to the south east, likely as a result of later extension.

Historic Interest

- 4.86 The listed building is of historic interest where its historic function as the principal domestic building of a farmstead, reflects its part in the wider, predominantly agrarian economy and society of this area. This element of its significance has been somewhat eroded by the cessation of agricultural functions.
- 4.87 The listed building also derives historic interest from its age and as an example of a vernacular building, with that element of historic interest closely linked to architectural interest and embedded in the building's fabric.

Group Value

- 4.88 West Riddens Farmhouse derives group value from its relationship to ancillary structures to the south west of the listed building. This attests to the historical, agricultural functions of the property and the role of the farmhouse as the principal building of this farmstead. The vernacular construction methods, materiality and ad-hoc forms of these structures reflect their functional role and likely iterative development over time.
- 4.89 The listed building also derives group value from its relationship with historic dwellings further to the north along the B2036 (Mount Noddy Cottage, Old Cottage, The Ancient Farm). These buildings derive a degree of group value from their shared age and historic character and vernacular materiality. This group value also amplifies an understanding of the farmhouse's significance as a historic, vernacular dwelling which forms part of a loose-grained rural settlement. There is also some group value with other farmhouses of similar ages within the vicinity of Ansty.

Contribution of Setting to Significance

- 4.90 The setting of these properties comprises the loose-grain of individual, residential buildings that are scattered along the B2036, together with the surrounding farming landscape of agricultural fields and isolated farmsteads; and the settlement of Cuckfield to the north.
- 4.91 The listed building is located on what is now quite a heavily-trafficked route, but which would have been a historic lane connecting the surrounding settlements. The noise and activity of this route has, somewhat, detracted from its original character but the lack of street furniture and mature hedgerows do complement the historic and vernacular character of the listed building. Similarly, where the ancillary buildings to the farmstead almost directly address this route, the importance of the local connection is apparent. In those terms, this element of setting makes some positive contribution to an understanding of the historic context of the listed building; as having developed as a peripheral farmstead, separated from, but with connections to, more concentrated settlement nearby.
- 4.92 The more immediate setting of the property now includes domestic garden plots, and it is from the domestic curtilage where the architectural and historic interest can be best appreciated and understood. This includes the functional or ancillary relationship

between the principal listed building, as the former farmhouse, and its outbuildings to the west.

- 4.93 As a working farmstead, the listed building would have had strong functional connections with the surrounding landscape. The 1843 Tithe Map suggests that the farmland associated with West Riddens Farm (to the north and south east) was in the ownership of the Sergison family, who owned much of the land within the Site at the time. Mount Noddy to the north was also under the same tenant, perhaps serving an ancillary function to the principal farm. As found today, however, the properties are in separate domestic uses and there is no evidence of functional relationships with the surrounding agricultural landscape.
- 4.94 The southern part of the Site would have historically formed part of the land associated within West Riddens Farm. However, the cessation of the working farmstead means there is no longer any functional or ownership associations with this part of the Site. Due to the topography of the area there may be some shared views of the listed building and the southern parts of the Site but more widely, the Site only contributes to the setting of the listed building in general terms as part of the wider rural landscape context; where the historic and continued agricultural use and character of the Site reinforces an understanding of these houses as rural, vernacular building types with former functional links to the agricultural landscape and economy.

Harvesthill (Grade II)

Introduction

- 4.95 Harvesthill is private property and is not visible or accessible from the local road or footpath network. There are available photographs online, which have been used to inform this assessment.
- 4.96 Harvesthill is identified as being constructed in the early 19th century in the list entry. The 1879 Ordnance Survey shows Harvesthill, accessed from the west and a road of the same name, with gardens to the east and west, and associated ancillary buildings to the north. The earlier tithe map suggests that Harvesthill formed the principal residential dwelling to a small farmstead with associated arable land surrounding it (**Figure 4.21**).



Figure 4.21: Tithe Map, 1843 (left) Ordnance Survey, 1879 (right)

Architectural Interest

- 4.97 Harvesthill is of architectural interest as a good example of an early-19th century, high-status country home (**Figure 4.22**). It is likely that the building formed the principal domestic residence of a wider farm complex. The listed building is two storeys and stuccoed throughout, with curved bays to the principal elevation. There is a central porch with fluted Doric columns, triglyph frieze and semi-circular fanlight. The classically-inspired architectural style of the listed building is somewhat in contrast to other surrounding, historic farmsteads in the area, which are typified by vernacular construction methods, forms and materials. This reflects the development in architectural tastes and fashions into the 19th century, as well as the development of construction methods and materials. There are late-19th century or later extensions to the building, which make a more limited contribution to its architectural interest, where they reflect its continuing domestic occupancy over time and alterations to suit the needs of successive occupants. It is assumed that any surviving historic plan form or internal features would also contribute to the architectural interest of the listed building.



Figure 4.22: Harvesthill (2005)⁴⁰

Historic Interest

- 4.98 The classically-inspired architectural style of the building is significant where it reflects the prevailing tastes and fashions in domestic architecture in the early-19th century; and communicates the social status and relative wealth of its early occupants, who had the means to commission such a dwelling. Given its age, it is possible that the house reflects the significant increase in the productivity of farms – and thus the wealth of farmers – which began in the early 19th century, due to the implications of changes introduced by the Agricultural Revolution.

Group Value

- 4.99 Harvesthill has group value with the associated buildings to the north, which likely reflect the origins of the listed building as the principal domestic dwelling of a historic farmstead group. Later residential development and likely domestication of former farm buildings will have diminished, to some extent, an appreciation of the historic relationship between the house and these ancillary buildings.

Contribution of Setting to Significance

- 4.100 Harvesthill is set to the east of the B2036, which is a historic route and retains a legible rural character in the high, verdant hedgerows along its length. The character and alignment of the route, and the nature of the track access to Harvesthill, contributes to an understanding of the significance of the listed building, where it highlights the relative isolation of the house located beyond the settlement at Ansty; but nonetheless connected by this important rural route. In those terms, it also illustrates the historic patterns of movement through the listed building's setting, in terms of the approach to and from Harvesthill, as part of the prevailing rural character of the landscape and as part of the long-established network of historic routes. However, this is now a fairly

⁴⁰ <https://historicengland.org.uk/listing/the-list/list-entry/1025736>

high-trafficked route and traffic noise and movement is likely to be appreciable from within the domestic curtilage of the listed building; somewhat eroding the understanding and appreciation of Harvesthill as a rural residence, associated with the agrarian economy of the time.

- 4.101 As seen from aerial photography, the immediate setting of the house is strongly domestic in character and comprises a large, landscaped garden. The garden to the south, east and west appears from map regression to be long-established, but that to the north is a later 20th century creation; on land which was likely more functional in character and associated with the farmstead here. The substantial garden reflects the historic and continuing use of the listed building as a domestic residence and is where the significance of the listed building can be best appreciated.
- 4.102 The buildings that make up the former farmstead to Harvesthill are sited to the north of the house. Historic maps show a series of buildings, which appear to have been extended throughout the 20th century. The current use of the buildings is unclear but there remains a reciprocal relationship between the house and these ancillary buildings, which amplify an understanding of Harvesthill as the principal domestic building within the group. Further to the north, two cottages were constructed in the late 19th century. It is unclear whether these cottages were built to serve an ancillary purpose to the principal house (as staff or farm cottages etc.) or are part of an expansion of residential uses in the area. These buildings are subordinate in character to the listed building and do not detract from its prominence within the landscape or within this group.
- 4.103 An equestrian facility has been developed to the north of the listed building in the early 21st century with stables, menage and tracks.⁴¹ This is associated with one of the two cottages and somewhat detracts from the contribution of the surrounding, former agricultural landscape that would have been strongly connected to the listed building's historic function. To the south, from where the principal elevation of the building is appreciated, and also to the east, the agricultural context and historic field patterns have largely been retained and make a positive contribution to the setting of the listed building.
- 4.104 The Site is located further to the north of the listed building, with the equestrian facility and field boundaries and planting interposing. Given the screening effects of interposing development and landscape features, it is unlikely that there are shared views towards or from the Site to the listed building. As such, the contribution of the Site to the significance of the listed building is limited. Nonetheless, the agricultural landscape of the Site reinforces an understanding of the listed building as a country dwelling and the principal residence within a small farmstead group, which formed part of the historic predominance of an agrarian economy in this region into the 19th century.

⁴¹ Planning Reference: 04/00351/COU

Parish Church of Holy Trinity (Grade I)

Introduction

- 4.105 The list identifies that the Church of Holy Trinity was built c.1250 on the foundations of a 12th century church. It is thought that the construction of the church was instigated by Richard, the later canonised Bishop of Chichester. The list entry provides a detailed description of the church exterior and interior, and dates various parts of the building from the 13th century to the 19th century.

Architectural Interest

- 4.106 The listed building is a high-quality and attractive example of a 12th century church, with continual alterations, improvements or extensions throughout the centuries. The building is a striking, iterative composition reflecting the ad hoc process of change and adaptation, with the striking verticality of the tower and spire contrasting with the long-low forms of the remainder of the church (**Figure 4.23**). In those terms, the building's 'singularity' and scale, when compared to the domestic properties in its vicinity, lend it a landmark quality in the local context, which amplify its architectural interest as a long-established place of worship and historic focus of the local community.



Figure 4.23: Parish Church of Holy Trinity from within the churchyard

- 4.107 The interior has not been accessed, but the list entry highlights 13th century furnishings, as well as several notable commemorative brasses, effigies and tablets. The interior and such monuments would amplify the architectural interest of the building as examples of commemorative, ecclesiastical monuments.



Figure 4.24: View from within the churchyard looking north

Historic Interest

- 4.108 The historic interest of the Parish Church of Holy Trinity is derived from its value in illustrating the continued settlement at Cuckfield since at least the 13th century, and likely earlier, and also the growth of the settlement up to the late 19th century and beyond; as part of the iterative phases of alteration and expansion. That element of historic interest is closely linked to the building's historic fabric, which provides tangible evidence of the church's development, changes in liturgical practice and may also retain evidence of earlier medieval phases.
- 4.109 As the parish church, the location is to the south of the main core of the settlement. The siting illustrates the close association between the site of the church and the settlement pattern at Cuckfield. As the parish church, there is strong group and communal value within the wider area; emphasised by the topography and church tower and spire, which can be seen from some distance. The elevated position also illustrates the association with the more dispersed elements of the parish more widely, including the manor house at Cuckfield Place.

Group Value

- 4.110 There is group value between the church and primarily domestic, historic buildings in the village of Cuckfield; where this reflects the historic, ecclesiastical associations with the parish. This group value contributes positively to the significance of the listed building.

Contribution of Setting to Significance

- 4.111 The immediate setting of the church comprises the churchyard predominantly to the south of the listed building, an open green space with formal paths and planting (**Figures 4.24-4.25**). The churchyard retains its historic and tranquil character, with reciprocal visual, aesthetic, historic and functional relationships with the church. The

churchyard contributes to the significance of the building by contributing to an enhanced understanding of its historical prominence and functional use, as well as a solemn place of reflection and commemoration. This element of setting may also provide evidence of earlier phases of the church's development as well as of the parishioners who it served. The churchyard also provides the best place from which to appreciate the church and its architectural character. There are several access points to the churchyard, from the north, south and west with clear boundaries to the churchyard. The boundary arrangement reflects the historic and functional division between the church and its consecrated grounds, and the surrounding context. In overall terms, this element of setting contributes strongly and positively to the significance of the listed building.

- 4.112 More widely, the local topography of the area means that the church is set atop a high point, with views out towards, and from, the surrounding rural landscape (**Figure 4.25**). This reflects the historic, rural character of the settlement and the agrarian economy of this part of Sussex. That siting also amplifies the visibility of the church spire as a local landmark in a number of views across the wider rural landscape context. The wider setting of the church is also important, as it provides an appreciation of the church's prominence both physically in the landscape, but also in terms of the communal role it played, historically, in local life; particularly where it served a dispersed community of isolated and rural developments. Accordingly, in those terms, that element of setting makes a positive contribution to an understanding of the significance of the listed building.



Figure 4.25: View from within the churchyard looking south

- 4.113 It is noted that, to some degree, the listed building and the settlement which it serves has been physically severed to the south by the construction of the A272 in the late 20th century. However, given the siting of the modern road network within a cutting, and mature planting to the south, this trafficked route is largely imperceptible from the more immediate setting of the listed building (e.g. the churchyard).
- 4.114 Given the topography of the local area, and the elevated position of the listed building and its height, there are views of the church from within the Site (**Figure 4.26**). There are also glimpsed views of the Site from the immediate setting of the church; albeit, largely screened by established planting and the effects of distance (**Figure 4.25**). There are no known historical or functional associations between the Site and the listed building. In overall terms, the Site makes a limited contribution to the significance of the listed building; as part of the much wider rural landscape context, associated with the agrarian economy of this area.



Figure 4.26: View from the access to Ansty Farm looking north across the Site, with glimpsed view of the Church of Holy Trinity

5. Proposed Development and Heritage Impact Assessment

Introduction

- 5.1 This section provides a review of the Proposed Development on Site as part of this outline scheme, and assesses the likely impact on the described significance of the identified built heritage assets. Development impacts in each case are indirect in nature, i.e. change to the character and appearance of the area of the Site as part of their settings and some shared views, arising from proposed residential use, associated new built form, infrastructure and landscaping.
- 5.2 In accordance with the requirements of paragraphs 194-195 of the NPPF, the significance (including contribution of setting to that significance) of the relevant designated heritage assets that have been identified as having the potential to be affected by the application proposals, through change within their respective settings, has been described on a proportionate basis within **Sections 2-4** (and **Appendices 1-2**) (i.e. our baseline appraisal). The heritage asset receptors are summarised in **Table 5.1**.

Table 5.1: Designated Heritage Assets

Name / Address	Heritage Asset Type	Grade	Location
Group at Ansty Farm: The Place and Barn north of Forsyth's Farmhouse	Listed Buildings	II GV	Surrounded by the Site area
Group at Ansty Cross: The Old Cottage, The Ancient Farm and Mount Noddy Cottage	Listed Buildings	II GV	West of the Site
Highbridge Mill	Listed Building	II	North West of the Site
Mackerell Cottage	Listed Building	II	East of the Site
Lodge Farmhouse	Listed Building	II	East of the Site
Upper Ridges / Moonhill Place	Listed Building	II	South East of the Site
West Riddens Farmhouse	Listed Building	II	South of the Site
Harvesthill	Listed Building	II	South of the Site
Church of the Holy Trinity	Listed Building	I	

- 5.3 The relevant heritage legislative, planning policy and guidance context is set out in full at **Appendix 3** of this report. This includes the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF 2023

and supported by NPPG, and local policy and guidance for change within the historic environment.

- 5.4 Together these sections and appendices of the report provide the appropriate context for the full and proper consideration of the outline application proposals by the local planning authority at this stage.

Application Scheme

- 5.5 The Proposed Development on Site comprises:

“Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable), up to 90 residential care (C2 units), a primary school, new SEND school, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping.”

- 5.6 The Proposed Development and Outline scheme is further described in the application design material prepared by fabrik, including the Design and Access Statement (DAS), parameter plans, and also an illustrative masterplan demonstrating one way in which the parameter plans could be delivered.

- 5.7 On the south part of the Site this includes a strong framework and extensive network of green infrastructure integrating new formal and informal open space with existing established landscape features, access points and hierarchy of streets and other public rights of way, and building heights ranging from one and a half to four storeys for house types or other buildings (effective). These proposals would be residential-led in creating the new ‘Ansty Garden Community’, supported by its own local centre, school buildings and spaces, and care home /retirement bungalows. The assessment of the impact upon relevant heritage assets considers the ‘worst case scenario’ which for the most part assumes the maximum parameters of the Proposed Development. The Design Intent for the illustrative masterplan is described in the DAS as:

“The central theme of this masterplan, as with any good plan, is to create a community housed within good quality homes within an attractive landscape setting. The masterplan for Ansty Garden Community aims to create a wide mix of living, working and leisure opportunities, supported by a comprehensive walking, cycling and public transport network, which operate in an attractive and safe environment, bringing benefits to both the existing and new community. The scheme will build on the established local identity of Ansty and engender a strong sense of place ...”

- 5.8 The separate northern part of the Site beyond the A272 would be set aside as a nature conservation area (Beechy Bottom Parkland Reserve) and to provide public open space.
- 5.9 The DAS is valuable in describing the key design and development principles proposed for the creation of a new garden community east of Ansty at this stage. Key considerations that have informed the masterplan include: the setting of the High Weald AONB to the north west of the developable area of the Site, the distinctive

topography and the influence of water bodies, the value of existing established landscape features such as field boundaries and woodland, the use and visual experience of existing PRowS through and surrounding the Site, the location, proximity and settings of listed buildings beyond the Site boundary, and relationship with existing routes and settlement pattern, including Haywards Heath to the east, Ansty village closer to the west and Cuckfield further to the north east, and the local character and distinctiveness of these places in Sussex.



Figure 5.1: Extract of Illustrative Masterplan (fabrik)

- 5.10 The core design principles for the Proposed Development were first established in the Vision Document 2022 for the future of this Site as a new garden community, and have been maintained as the masterplan has continued to evolve as ‘Living With Nature’, ‘A Cohesive Place’ and ‘Distinctively Local’. As most relevant to this report, the DAS further describes how through the design process efforts have been made to minimise and or mitigate the potential for harm to be caused to the significance of nearby heritage assets and their shared townscape / landscape settings / views, as well as exploring opportunities for enhancement to the existing character; all in balance with optimising the development potential of this Site.

- 5.11 We can draw out from this submitted material consideration of how the development and design approach has been informed appropriately by an understanding and appreciation of the historical development and distinctive character of the Site and local area. The DAS describes how the envisioned layout and distribution of uses, routes, open spaces and built form responds to established key features of the landscape, including topography and relative openness or sense of enclosure, retaining, reinforcing and or integrating with existing mature vegetation. Also it is described how new development would respond to existing townscape character and the pattern of nearby settlements (including built heritage assets), including the typology of the traditional Sussex village with its mix of amenities and village green, and the High Weald vernacular; all to look to create a sense of place for this new community that looks and feels like it belongs.
- 5.12 The application is in outline at this stage, however as part of any future detailed stage for new use and development of this Site there would be potential for further mitigation measures and or other initiatives to be explored as part of the more advanced design process. For example, more detailed landscape design and planting strategy, also again looking to use locally referenced building forms, materials and features to influence the design of proposed new housing and other buildings, and opportunities for the study and or interpretation of the history of, and or heritage features within or near to, the Site through public information, guided routes etc.

Pre-Application Engagement

- 5.13 This scheme has been subject to a process of pre-application engagement with the local planning authority (Mid Sussex District Council), which has also included presentation to their advisory Design Review Panel (provided by Design South East). Written feedback and or notes from discussions from this process has been used to further inform the scheme during the pre-application stage, and the envisioned design for the Development of the Site has been refined and further detailed accordingly leading up to this outline application. The history of the process over time is further described in the DAS and Planning Statement.

Impact Assessment

Approach

- 5.14 As a result of the proposed envisioned new mix and intensity of uses / activity, location, density and height new built form within a new layout of streets and spaces on the Site, it is our assessment that the Proposed Development would change the character of the local and or wider settings of a number of the identified designated heritage assets within this area. However, in assessing these impacts on heritage significance it is recognised that these would in each case be indirect effects, as it would include a change to some shared views and or the wider experience within that setting.
- 5.15 We provided commentary on the nature and extent of the likely impacts of the Proposed Development on the particular heritage significance (and setting) of each of the identified heritage assets in turn in this section. Albeit looking to avoid repetition

where possible in light of some of the shared historical, physical and or visual connections between these assets and their settings.

- 5.16 The following assessment of impacts employs best practice advice provided by Historic England (HE) as an appropriate framework. This includes their Good Practice Advice (GPA) in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015⁴², which sets out the importance of good design and response to local distinctiveness for new development in the historic environment. And also GPA Note 3: The Setting of Heritage Assets 2017 (2nd Ed.)⁴³, which like GPA2 provides a step-by-step approach to assessing first how setting and also views contributes to the significance of heritage assets, and then how the effects of a development on heritage significance and setting can be measured, and also should be addressed as part of the design and decision-making process as best practice.
- 5.17 It is towards the end of this section that the Proposed Development as a whole is reviewed in light of each of the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy within the NPPF and supported by NPPG, and also relevant local planning policy and guidance (including the local Development Plan) with regard to change affecting built heritage assets.
- 5.18 This section of the report should be read in conjunction with not only the full application design material but also the Landscape and Visual Impact Assessment (LVIA), which is Environmental Statement (ES) Volume 3, and has been prepared by fabrik. And in conjunction with the overarching Planning Statement for this outline application prepared by Savills.

Heritage Assets (Listed Buildings)

Group at Ansty Farm: The Place and Barn north of Forsyth's Farmhouse

- 5.19 This is a grouping of two Grade II listed buildings that together form part of a farmstead site located c.350m to the east of the existing village settlement at Ansty. They enjoy group value and also share heritage interests as part of one steading and also as traditional vernacular buildings the 18th or 17th centuries. These listed buildings have a shared historic and also current experiential relationship with their settings and local views. The Site area does not include this property and former farmstead, but surrounds it to each boundary. Accordingly, the Proposed Development is likely to impact the significance and shared setting of these designated heritage assets in a similar way, and for the purposes of this assessment such impacts are therefore described together.
- 5.20 The heritage significance of each of these listed buildings are primarily invested in their physical form, fabric and features as evidences their historic farm use and also local vernacular architecture. These aspects of their special interest would not be affected by the new use and built development proposed for the Site, and any development impacts would therefore be indirect. In addition, proposed change would not occur

⁴² Historic England, Historic Environment Good Practice Advice (GPA) in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015

⁴³ Historic England, Historic Environment Good Practice Advice (GPA) in Planning Note 3: The Setting of Heritage Assets 2017 (2nd Edition)

within the existing domestic (former farmstead) curtilage of this listed building group, which includes garden and former yard spaces, ponds and other ancillary buildings and structures, and which is the element of their setting where their significance can be best appreciated and understood.

- 5.21 As a result of the Proposed Development, change would occur within the wider landscape setting of these listed buildings outside that immediate curtilage. It is recognised that these wider open and green landscape surroundings contribute to our understanding and appreciation of their heritage significance; where the more intact elements of a rural agricultural land, including field patterns, woodland and further ponds, provide evidence of the historic use and also character of the setting of this original working farmstead. Albeit to a lesser degree relative to the more immediate area of setting. This historic connection can be appreciated relatively extensively in shared views between the listed buildings and this setting (including the Site itself). Although patterns of ownership and or use have changed over time, it is likely that parts of the core or central area of the Site adjoining the curtilage of the listed building would once has been linked historically and functionally. Otherwise, such connections and intervisibility is more limited between this listed building group and the other parts of the Site to the north and south, as a result of greater distance, the undulating land form, and the screened effects of mature vegetation such as the two main tree belts running east / west and within valleys. The existing open green character of the central area of the Site surrounding these listed buildings therefore is an element of setting that contributes to their heritage significance.
- 5.22 The Proposed Development would change the character and appearance of this part of the setting of the listed building group, including the introduction of new residential use and associated activity and built form to the north and south of the main east / east PROW through the Site, formal and more informal open space and landscape design, a new school site further to the west, as well as new road infrastructure. Such change would clearly diminish the current understanding and appreciation of the historically stronger rural landscape character setting and agricultural use of these listed former farm buildings, and would have an uncharacteristically urbanising effect experientially and visually. These impacts would therefore result in harm to the significance of these designated heritage assets; principally to an aspect of their historic interest, albeit to a lesser degree to their architectural interest.
- 5.23 The relative magnitude of such harm to heritage significance would be influenced by a number of factors. Firstly, the indirect nature of development impacts, and the fact that change would occur not within the more important curtilage of this former farmstead but within a part of its wider setting surrounding. There are mature trees and other vegetation along the boundaries of this property which (subject to seasonal change) would also help to some degree to filter or otherwise soften immediate views of new built development when looking outwards. Account should also be taken of the distinctive topography and existing mature landscape features within the Site that would be retained as part of the scheme to maintain aspects of the landscape character of this area alongside a new and integral landscape-led strategy for this new community.

- 5.24 Further consideration should also be given to the design and mitigation measures integrated as part of the outline scheme, which would serve to minimise to some degree development impacts on heritage significance and setting. The parameter plans indicate that the existing historically established track (and PROW) to the farmstead would be retained and incorporated as part of a new network of connections, and would not be upgraded to carry the main vehicular traffic associated with new housing. New road infrastructure would be located further away to the north and south to serve this new community. In this way the likely additional effects of noise, movement, lights and activity of increased vehicle movements would be moderate to some degree within the setting of these listed buildings. The main points of vehicular access to the Site are also located further away from this former farmstead and towards the edges of the Site along existing main roads.
- 5.25 Existing tree groups to the east and west of the listed buildings would be retained and reinforced, including planting along the east / west PROW. Areas immediately to the north and east would be turned to informal / formal open space (perhaps in the model of a traditional village green – Ansty Common), which would retain a greater sense of openness and also green landscape character within this part of the setting of this historic grouping. This would also act as a physical / visual buffer to new housing development further to the north and east, and also help to visually soften its built edges with planting. The positioning of this new housing at a distance away and beyond the 60/65m contour lines helps to further minimise visual impacts within the setting of the listed building group. The height and density of built form has also been reduced relative to other core areas of the development within the Site; envisioned to be up to 2 domestic storeys in height. Importantly, this approach deliberately retains existing longer distance views from the vantage point of these listed buildings north east across the valley towards the local landmark parish church in Cuckfield village.
- 5.26 Immediately to the west of the boundaries of this property new built development would again be in residential use, albeit as part of a care home or retirement community. Again, the height and density of this proposed built form for this new use has been reduced relative to other core areas of the scheme; envisioned to be up to 1.5 domestic storeys in height only. In this way the proposals would further minimise impacts within shared views with these heritage assets within the Site area. To the south of the PROW, and also in particular as the land form descends, the relative storey heights of new housing would then increase.
- 5.27 Overall, it is our assessment that the harm to the heritage significance of each of these listed buildings within this group would fall within the category of “less than substantial” as defined by the NPPF (paragraph 202). On the basis of our description of the likely development impacts and design response, it further assessed that such harm would fall between the middle and lower end of the scale within this category of less than substantial, as also informed by NPPG.

Group at Ansty Cross: The Old Cottage, The Ancient Farm and Mount Noddy Cottage

- 5.28 This is a grouping of three Grade II listed buildings that are located close by at Ansty Cross and on Cuckfield Road within the built boundaries of the existing settlement at Ansty. They enjoy group value and also share heritage interests as traditional vernacular and domestic buildings dating from at least the 18th or 17th centuries. Within

the shared townscape surroundings of this settlement these listed buildings also have a similar relationship with their settings. Accordingly, the likely impacts of the Proposed Development on Site within their settings on their significance would be comparable, and are therefore described together.

- 5.29 The heritage significance of each of these listed buildings are primarily invested in their physical form, fabric and features. This would not be affected by the new use and built development proposed for the Site to the east of Ansty, and any potential development impacts would be indirect. Change would not occur within the now established domestic curtilages of the listed buildings, which is the element of their setting where their significance can be best appreciated and understood. Change would occur within the wider setting of these properties, beyond the established eastern settlement boundary that they form part of, and also beyond an existing area of open green land with mature vegetation between settlement and Site boundaries.
- 5.30 The Site is not an element of the wider setting of these listed building that makes any particularly positive or clearly legible contribution to the understanding or appreciation of their significance, other than as part of a once much more extensive and historically intact agricultural rural landscape surrounding this settlement. The Proposed Development would change the character and appearance of one part of that wider countryside context; with new housing and school uses and built form established to the east, although importantly parameter plans indicate that no new vehicular access point would be created into the core of the village.
- 5.31 The potential visual or other experiential impacts of such change on the understanding or appreciation of their particular heritage significance is highly constrained by existing separation distance from the Site and the screening or otherwise filtering effects of intervening built development and also mature vegetation. In addition, the parameter plans indicate that a landscape buffer would be maintained along the western edge of the Site to reinforce that boundary treatment. Historically, the significant degree to which the use and character of the townscape / landscape settings of these historic houses has changed since their original construction further limits the influence of new development on heritage significance.
- 5.32 Overall the Proposed Development would sustain, and not harm, the understanding or appreciation of the particular significance or heritage interests of any of these listed buildings within Ansty village.

Highbridge Mill

- 5.33 The Site area lies close by to both to the south and the east of this listed building and 19th century former mill (now in domestic use), and forms part of its wider countryside setting that extends across both sides of Cuckfield Road south of that village. This historic building complex occupies a relatively isolated and very well visually contained location within the wooded valley of the stream. It is the immediate curtilage of this listed building, including the proximity to the stream, series of mill ponds and other ancillary buildings and structures nearby, that is the part of its setting which makes the greatest contribution to our understanding and appreciation of its heritage significance. It is from within this immediate area of setting and also shared but localised views that that original industrial use as a water powered mill can best be

appreciated; in terms of its historic interest and also to a lesser degree architectural interest.

- 5.34 The wider landscape surroundings of this listed building and complex, including the nearby water courses and woodland, also contributes (albeit in relative terms to a much lesser degree) to the understanding and appreciation of its heritage significance. Where the more intact elements of a primarily agricultural character landscape can be seen or otherwise experienced in conjunction with the mill this adds to our understanding of the original rural context and use, although the watercourse remains the focus historically. Intervisibility with the Site is highly limited by the undulating topography and the screening effects of intervening mature vegetation. The Site overall is not an element of the wider setting of the listed building that makes a particularly positive or clearly legible contribution to the understanding or appreciation of its heritage significance, other than as part that wider historic rural context.
- 5.35 There would be no direct impacts on the listed building as a result of the Proposed Development on Site, nor change within the most important and localised curtilage area of the former mill complex. There would be change within a part of the more extended area of the setting of this designated heritage asset as a result of the introduction of new uses and built form / landscape features on the Site. However, the ZTV run by fabrik indicates the very low likelihood of visual impacts on the listed building or its immediate setting as a result of the Proposed Development. This is due to the combined effects of the contained valley location and the established heavy screening / filtering of intervening mature woodland (albeit subject to seasonal change). Historically, the degree to which the use and character of the listed building and also the surrounding land has changed over time, including the modern conversion and adaptation to housing and the modern upgrade of the nearby Cuckfield Road, has reduced the sense of isolation and also relative sensitivity of the significance of this listed building to the influence of further development.
- 5.36 In addition, the parameter plans indicate that areas of the Site and nearby edges would either be maintained as woodland or turned to amenity open space retaining an undeveloped green character. These plans also indicate that a landscape buffer would either be maintained or reinforced to the north east and south west as part of the boundary treatment to new build housing in those areas of the Site. The height and density of new built form would also be reduced within these areas relative to other core of central areas of the developed Site.
- 5.37 Although change to the current experience would occur within the wider setting of this listed building complex, overall the Proposed Development would sustain, and not harm, the understanding or appreciation of the particular heritage significance of this designated heritage asset.

Mackerell Cottage

- 5.38 The Site area lies close by to both to the north and west of this listed cottage, and forms part of its wider countryside setting that also extends further south eastwards. This historic building occupies a relatively isolated and very well visually contained location within the wooded valley of the stream. It is the immediate domestic curtilage of this listed building that is the part of its setting and localised views which makes the

greatest contribution to our understanding and appreciation of its heritage significance – both historic and vernacular architectural interests.

- 5.39 The wider green landscape surroundings of this listed building, including the nearby water courses and woodland, also contributes (albeit to a lesser degree) to the understanding and appreciation of its heritage significance. Where the more intact elements of a primarily agricultural character landscape can be appreciated in shared views this is what aids our appreciation of its historic use, rural origins and also vernacular character. Intervisibility with the Site is limited by the undulating topography and the screening effects of intervening mature vegetation. Therefore the Site overall is not an element of the wider setting of the listed building that makes a strongly positive or clearly legible contribution to the understanding or appreciation of its heritage significance, other than a contributor as part that remaining wider historic rural context. However, where land comes closest to the listed building within the north eastern / eastern of the Site area there is the potential for a stronger historical functional and or visual connection.
- 5.40 There would be no direct impacts on the listed building as a result of the Proposed Development on Site, nor change within the most important and localised domestic curtilage area of its setting. There would be change within a part of the more extended area of the setting of this designated heritage asset as a result of the introduction of new uses and built form, infrastructure and landscape features on the Site. However, the ZTV run by fabrik indicates the likelihood of no visual impacts on the listed building or its immediate setting as a result of the Proposed Development. This is likely due to the combined effects of the undulating topography and the established heavy screening / filtering of intervening mature vegetation, including the wooded valley of the stream where the listed building is positioned (albeit subject to seasonal change). Historically, the degree to which the use and character of the surrounding land has changed over time, including the introduction of the modern water treatment works to the north, has reduced the sense of isolation and also relative sensitivity of the significance of this listed building to the influence of further development.
- 5.41 The parameter plans indicate that the closest areas of the Site (to the north and west) would either be maintained as woodland or turned to amenity open space / allotments retaining a generally undeveloped green character. Existing tree belts to the west and north (alongside new green infrastructure) would help to screen the edges of the proposed new build housing within the Site, and also to some degree mitigate the intervention of the new infrastructure of roads and also new vehicular bridge across this part of the valley. The proposals also indicate that the height and density of new built form would be reduced along the eastern edge of the Site relative to other core areas to be developed.
- 5.42 Importantly, the existing historically established track to this cottage would be retained and incorporated as part of a new network of connections, and would not be upgraded to carry the main vehicular traffic associated with new housing. New road infrastructure would therefore be located further away to the west and integrated as part of existing mature vegetation to aid in the mitigation of the additional effects of noise, movement, lights and activity of increased vehicle movements for this property. In addition the PROW currently running directly past this listed building would be

diverted away as part of wider proposals in order to help reduce associated pedestrian footfall nearby.

- 5.43 Although the design approach and mitigation measures of the Proposed Development have clearly sought to minimise impacts on the experience of this listed building, it is likely that this change would diminish to some degree our current understanding and appreciation of the historically stronger rural landscape character setting of this heritage asset. Although visual impacts are likely to be highly limited due to topography and existing or new planting, the existing sense of isolation and relative tranquility would be effected by the proximity of new urbanising activities related to housing and also new road infrastructure. These impacts would likely therefore result in a degree of harm to heritage significance; principally to this building's historic interest.
- 5.44 Overall, it is our assessment that the harm to the heritage significance of this listed building would fall within the category of "less than substantial" as defined by the NPPF (paragraph 202). It is further assessed that such harm would fall towards the lower end of the scale within this category of less than substantial, as also informed by NPPG.

Lodge Farmhouse

- 5.45 The Site area is to the north west and also further west of this designated heritage asset, and forms only one part of the very much wider countryside setting for this listed late Medieval farmhouse. This historic building occupies a well contained location close to the wooded banks of the stream down from Copyhold Lane and other nearby domestic buildings. It is the more immediate curtilage – former farm steading and now domestic garden – of this listed building that is the part of its setting and more immediate views which makes the greatest contribution to our understanding and appreciation of its heritage significance – both historic and vernacular architectural interests.
- 5.46 The wider open and green landscape surroundings of this listed building, including the nearby water courses, also contributes to a lesser degree to the understanding and appreciation of its heritage significance where the more intact elements of a primarily agricultural character landscape can be appreciated in shared views and as part our appreciation of its historic use and rural origins / context. Intervisibility with the Site itself is limited by distance, undulating topography and the screening effects of intervening mature vegetation. The Site overall is not an element of the wider setting of the listed building that makes a strongly positive or clearly legible contribution to the understanding or appreciation of its heritage significance, other than as part that wider historic rural and agricultural context. However, the closest fields to the listed building within the northern Site area potentially have a closer historical functional and also visual connection.
- 5.47 There would be no direct impacts on the listed building as a result of the Proposed Development on Site, nor change within the most important garden / curtilage area of its more immediate setting. There would be change within a part of the much more extended area of the setting of this designated heritage asset as a result of the introduction of new uses and built form / landscape features on the Site further to the north west / west. However, it is likely that visual or other experiential impacts would

be relatively limited; constrained by the combined effects of distance, the undulating topography and the established heavy screening / filtering of intervening mature vegetation, including substantial tree belts to the western edge and also within the north eastern part of the Site (albeit subject to seasonal change). In addition, the parameter plans indicate that the closest area of the Site (to the north west) would be turned to amenity open space maintaining its undeveloped green character. An existing tree belt screens the western edge of the Site and with newly proposed open space would act as a landscape buffer between proposed new build housing and the listed building.

- 5.48 Overall the Proposed Development on Site would sustain, and not harm, the understanding or appreciation of the particular heritage significance of this listed building within its setting.

Upper Ridges / Moonhill Place

- 5.49 The Site forms only one part of the very much wider countryside setting of this listed building, which is located outside the 250m radius of our study area. It is the more immediate domestic curtilage of this historic vernacular house, as part of its setting and also localised views, which makes the greatest contribution to our understanding and appreciation of its heritage significance – both historic and architectural interests.
- 5.50 The wider open and green landscape surroundings of this listed building also contributes to its significance, albeit to a lesser degree, where the more intact elements of a primarily agricultural character landscape can be appreciated in shared views and as part our appreciation of its historic rural context. The Site itself has not been found to be directly linked historically to this listed building, and intervisibility is also highly limited by distance, topography and the screened effects of intervening mature vegetation, including field boundaries and tree groups or belts. The Site is not an element of the wider setting of the listed building that makes a strongly positive or clearly legible contribution to the understanding or appreciation of its heritage significance, other than as part that wider historic rural and agricultural context.
- 5.51 There would be no direct impacts as a result of the Proposed Development, nor change within the most important garden / curtilage area of the listed building. There would be change within a part of the much more extended area of the setting of this designated heritage asset as a result of the introduction of new uses and built form / landscape features on the Site to the north west. However, the ZTV run by fabrik indicates the likelihood of no visual impacts on the listed building or its immediate setting as a result of the Proposed Development. This is due to the combined effects of distance, undulating topography and the heavy screening / filtering effects of intervening established vegetation, including two tree belts (albeit subject to seasonal change). In addition, the parameter plans indicate that a landscape buffer would be maintained along the southern edge of proposed new build housing within the Site, that the height and density of this built form would be reduced relative to other core areas, and also that the larger part of the south east area of the Site would be turned to amenity open space maintaining its undeveloped green character.

- 5.52 Overall the Proposed Development on Site would sustain, and not harm, the understanding or appreciation of the particular heritage significance of this listed building.

West Riddens Farmhouse

- 5.53 The Site forms part of the surrounding landscape setting and countryside of this listed building and historic farmhouse and steading; the boundary of which is located just beyond pond and field boundary to the north. As found today, it is the more immediate curtilage of the farmhouse, including its domestic garden and also the steading with a number of other historic agricultural type buildings or structures, which are the elements of its setting that make the greater contribution to our understanding and appreciation of its heritage significance. It is from within this more immediate setting that the historic and architectural interest of this heritage assets can be best appreciated.
- 5.54 It is recognised that the wider open and green landscape surroundings beyond the property / curtilage of the listed building also contribute to its heritage significance; where the more intact elements of a rural agricultural landscape, including field patterns, woodland and the pond, provide evidence of the historic use and also character of the setting of this original working farmstead. This historic connection can be appreciated in some shared views between the listed building this landscape setting and also the southern area of the Site. Although patterns of ownership and or use have changed over time, it is likely that part of the Site land area immediately to the north of the listed building may once has been linked historically and or functionally. Otherwise, intervisibility is much more limited between this listed building and the larger part of the Site to the north as a result of greater distance, undulating land form, and the screened effects of mature green elements such as the large tree belt running east / west across the southern area of the Site. The existing open green character of the area of the Site immediately to the north of the listed building is an element of setting that contributes to its heritage significance to some degree.
- 5.55 There would be no direct impacts on historic fabric or features as a result of the Proposed Development, nor would there be change within the most important curtilage defining the historic farmstead of this listed building. However, the Proposed Development would change the character and appearance of a part of its wider setting, including the introduction of new residential use and associated activity and built form within the fields to the north, as well as new road infrastructure with a vehicular access point on to an upgraded Harvest Hill road to the west. Such a degree of change would diminish the current understanding and appreciation of the historically stronger rural landscape character setting and agricultural use of this listed farmhouse, and have an uncharacteristically urbanising effect experientially and visually. These impacts would result in harm the significance of this designated heritage asset; principally to an aspect of its historic interest, and to a lesser degree its vernacular architectural interest.
- 5.56 The relative magnitude of such harm to heritage significance would be influenced by a number of factors. Firstly, the indirect nature of development impacts, and the fact that change would occur not within the important curtilage of this farmstead but a part of its wider setting to the north and beyond an existing maintained pond / tree group and field. And also that the larger extent and other areas of countryside that contribute

to significance as part of the wide setting of this listed building would not be effected by this development. Account should also be taken of the distinctive topography and existing mature landscape features within and around the Site that would help to screen or otherwise filter the Proposed Development from view.

- 5.57 Such effects would be further reduced by the design and mitigation measures integrated as part of the scheme. These include the proposed 15m landscape buffer along the southern side of the proposed area of new housing, which would further strengthen existing planting and also its screening / filtering effects to help soften this built edge. The relative height and density of new built form within this area of housing located to the north of the farmstead is proposed to be reduced relative to the other core areas of the new development on Site. Built form is envisioned to rise up to 2 domestic storeys in height only.
- 5.58 Overall, the harm to the heritage significance of this listed building as a whole would fall within the category of “less than substantial” as defined by the NPPF (paragraph 202). It further assessed that such harm would fall towards the lower end of the scale within the category of less than substantial, as also informed by NPPG.

Harvesthill

- 5.59 The Site forms one part of the much more extensive countryside setting of this listed building, which is located at the edge of our 250m radius study area. It is the more immediate domestic curtilage of this polite 19th century house, as well as the wider steading of this past established farm site, which are the elements of its setting that make the greatest contribution to our understanding and appreciation of its heritage significance – both historic and architectural interests.
- 5.60 The wider open and green landscape surroundings of this listed building also contribute to its significance, albeit to a lesser degree, where the more intact elements of a rural agricultural landscape either side of Harvest Hill road attest to the historic use and also setting of this historic site where they can be appreciated in some shared views. The land area of the Site itself has not been found to be directly linked historically – functionally and in ownership terms – to this listed building. Intervisibility is also limited by distance, topography and the screened or otherwise filtering effects of intervening existing built form (including ancillary buildings and structures, as well as the more modern equestrian centre) and the layering of mature vegetation. The main house itself was designed in the 19th century to be orientated to the south as evidenced by the pair of curved bays to that elevation, and so to take advantage of views borrowed from the wider landscape to the south (i.e. in the direction away from the Site itself). The Site is not an element of the wider setting of the listed building that makes any particularly positive or clearly legible contribution to the understanding or appreciation of its significance, other than as part that wider historic rural context.
- 5.61 There would be no direct impacts as a result of the Proposed Development, nor change within the most important garden / curtilage area (including the approach from Harvest Hill road and views out from the house to the south) of this listed building. The scheme would affect change within a part of the wider setting of this designated heritage asset as a result of the introduction of new uses and built form / landscape features on the Site further to the north. It is not automatic that such effects would

equate to harm in how the heritage significance or interests of this listed building is understood or appreciated however.

- 5.62 The ZTV run by fabrik indicates the likely more limited visual impact of the Proposed Development on the curtilage of the listed building, which would be even more constrained in reality considering the combined effects of distance, topography and the screening / filtering effects of intervening established vegetation (albeit subject to seasonal change). In addition, the parameter plans indicate that a landscape buffer would be maintained along the southern edge of proposed new housing within the Site beyond the existing separation of fields, and also the height and density of new built form would be reduced within this part of the Site relative to other areas. Contextually, the degree to which the use and character of the surrounding land has changed over time (and since the 19th century), and also how the nearby settlement of Ansty has expanded, reduces the relative sensitivity of the significance of this listed building to the influence of new development within its wider setting.
- 5.63 Overall the Proposed Development on Site would sustain, and not harm, the understanding or appreciation of the particular heritage significance of this listed building.

Church of the Holy Trinity

- 5.64 This Grade I listed parish church falls within the designated area of the Cuckfield Conservation Area, and also forms part of a relatively large concentration or townscape grouping of other listed buildings / structures within the historic core of this settlement. Historically and also visually, this is a building that acts as a local landmark for the village, and also due to its elevated position on a ridgeline the taller element of its tower and spire can be experienced in a large number of longer distance views from within the surrounding countryside. This includes a number of glimpses views of the church on the ridge from within parts of the Site itself; where existing land form, vegetation and seasonal change allows.
- 5.65 The Site itself forms a minor part of the extensive countryside setting of this listed church beyond the village boundaries and in all compass directions, which would change in character and appearance as a result of the Proposed Development. The northern edge of the development area of the Site is located within the valley below at c.600m distance away to the north. Extensive views can be gained from within the immediate setting and large churchyard of this listed building southwards across the Site and much wider landscape area in this direction (including Ansty village further to the south west). The existing mature trees and other vegetation within and around the churchyard constrain to some degree the number and extent of longer distance views out from this core historic area around the church towards the Site. More widely, the undulating topography, and also established treed and hedged boundaries to fields and woodland areas, of the wider landscape (including as part of the character of the Site itself) further screen or otherwise filter the number and extent of views to and from the church and the areas of the Site proposed for new use and development. Intervisibility exists, but the Site itself is not an element of the extended setting of this listed building that makes the strongest positive contribution to the understanding or appreciation of its heritage significance, other than as one element within that much wider experience / context of an historic rural agricultural landscape.

- 5.66 Overall the change on Site brought about by the Proposed Development would not be so impactful as to result in harm to the understanding or appreciation of the significance or heritage interests of this Grade I listed building. In making this assessment we have taken into consideration that development impacts would not physically affect the form, fabric or architectural features of the church, which is where the significance of this heritage asset is principally invested, both internally and externally. Also change would not occur within the well-defined and more immediate historic churchyard setting of the church, nor within the historic village of Cuckfield (including the Conservation Area), which are those elements of setting that make the greatest contribution to our understanding and appreciation of its heritage significance. The Proposed Development would not affect the use or character of the greater part of the wider surrounding rural agricultural landscape that can be appreciated looking out from the ridgeline position of the church looking in an arc west, south and then eastwards. Where new built development on Site could be appreciated from this vantagepoint and in these longer distance views, this would be moderated or otherwise mitigated by the screening / filtering effects of existing land form and mature vegetation (subject to season change), including the retention of treed boundaries and woodland areas and also new strategic planting within the Site itself.
- 5.67 The Proposed Development would not undermine the local landmark status of this listed building within the village or the wider countryside, and it would retain its visual prominence and legibility on the ridgeline and against a sky backdrop in longer distance views looking northwards from the local area of the Site. Although a number of existing glimpsed views of the church tower and spire from within the Site itself would be effected by the introduction of new uses and built form / infrastructure, conversely the creation of new areas of informal or more formal open spaces here could also facilitate opportunities for views and a wider appreciation of the historic importance of the church by the new residential community being created here. An example of this approach is where new open green space would be formalised immediately to the north of former farmstead grouping and listed buildings (The Place / Barn North of Forsyth's Farmhouse), with new housing also located as to follow the undulating local land form, all in order to retain existing longer distance views north eastwards towards the local landmark parish church from these listed buildings and also this new public space.

Overall Consideration of Legislative and Planning Policy Context

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.68 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be paid to the desirability of preserving the special interest of listed buildings and their settings in considering whether to grant Planning Permission for development which affects them.
- 5.69 The meaning of preservation under the relevant duties of the 1990 Act can generally be interpreted to be the avoidance of harm. It has been confirmed that, when carrying out the balancing exercise required by the NPPF, planning authorities should give "considerable importance and weight" to the desirability of preserving

the setting of listed buildings.⁴⁴ Moreover, it has also been confirmed that “considerable importance and weight” is not synonymous with “overriding importance and weight”.⁴⁵ Such a presumption is not overriding or irrebuttable, and there will be cases where harm caused to the setting of listed buildings would be outweighed by other more powerful material considerations (including public benefits).⁴⁶

- 5.70 It is recognised that this scheme has been approached and designed with the objective of minimising or otherwise mitigating development impacts on the special interest and setting of the listed building and groups within the surrounding area of the Site. However, it is acknowledged within this assessment that the Proposed Development would cause a degree of less than substantial harm (in NPPF terms) to the Grade II listed buildings The Place, Barn to the north of Forsyth’s Farmhouse, Makerell Cottage and West Ridden’s Farmhouse through change to the character and appearance of part of their wider landscape settings and or shared views. Accordingly, the Planning Statement provides an assessment of the overall planning balance, having special regard to the great weight and importance to be placed on the desirability of preserving the special interest and setting of the listed buildings.

NPPF 2023 and NPPG

- 5.71 In accordance with the requirements of paragraphs 194-195 of the NPPF, the significance of the likely affected designated heritage assets has been proportionately described in this report. This provides an appropriate and proportionate baseline for an informed consideration of the likely impacts of the Proposed Development on Site on heritage significance and setting, given their nature, scale and extent.
- 5.72 It is explained in this report (and also the wider supporting design material to this outline application) how account has been taken, in developing the scheme approach and design, of the principles set out within paragraph 197 of the NPPF. This paragraph encourages the desirability of sustaining and enhancing the significance of all heritage assets, and putting them to viable uses consistent with their conservation; supporting the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality; and, also the desirability of new development making its own positive contribution to local character and distinctiveness. The vision and design process for the new garden community, and how those principles have been addressed or otherwise responded to are discussed in this section of the report and also set out fully in the DAS, LVIA, Transport Assessment etc. The application scheme has therefore been developed with an informed understanding and appreciation of the constraints and opportunities of the Site, including the particular significance of the heritage assets in the surrounding area, and including the contribution of setting to that significance. The application scheme has also been informed by a stage of pre-application engagement with the local planning authority (including their advisers at Design South East), and has sought to further minimise any

⁴⁴ Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014

⁴⁵ Land at Razor’s Farm, Chineham, Basingstoke RG24 8LS. Appeal Reference: APP/H1705/A/13/2205929, Secretary of State for Communities and Local Government letter 22nd September 2014, paragraph 21

⁴⁶ The Forge Field Society v Sevenoaks District Council [2014] EWHC 1895 (Admin); North Norfolk District Council v Secretary of State for Communities and Local Government [2014] EWHC 279 (Admin)

harm to the identified heritage assets through the process of design development by the project team.

- 5.73 Paragraph 199 outlines that local planning authorities should give great weight to the conservation of designated heritage assets when considering the impact of development on the significance of designated heritage assets. And also recognising that the more important the heritage asset, the greater the weight should be. The NPPF also sets out in subsequent paragraph 200 that any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification. It has been identified as part of our assessment that the Proposed Development would cause harm to the heritage significance of the Grade II listed buildings The Place, Barn to the north of Forsyth's Farmhouse, Makerell Cottage and West Ridden's Farmhouse through change in part of their settings. The identified harm is an inevitable consequence of bringing forward uses and development of the character and scale envisioned by this outline application for the Site. However, as has been described in this report, the approach and design for this scheme has sought to identify measures to minimise and or mitigate such adverse effects, where possible. In addition, the significance of the other designated heritage assets identified within our study area would be sustained, and not harmed, by these proposals.
- 5.74 Having regard to our assessment in this section, relevant planning guidance and also case law, the harm caused to the significance of each of the relevant listed buildings by the Proposed Development would be in the category of "less than substantial" for the purposes of the NPPF, and within or towards the lower end of the scale within that category in each case, as also informed by NPPG. Accordingly, such less than substantial harm to heritage significance must be accorded considerable weight and importance. Paragraph 202 states that under these circumstances any such harm should be weighed against the "public benefits"⁴⁷ of the application as a whole, including where appropriate securing the optimum viable use of the asset(s). The Planning Statement identifies the public benefits (as defined by NPPF) that could be delivered by the Proposed Development and as current envisioned, including housing delivery, community infrastructure, green infrastructure, economic activity etc. To aid the decision maker, the Planning Statement also then sets out the overall planning balance in weighing the considerable public benefits of this scheme against any adverse effects, including harm to the significance of heritage assets.

Mid Sussex District Plan 2018

- 5.75 Notwithstanding the requirements of local planning policy, it is again for the decision maker to determine whether any adverse impacts of granting outline Planning Permission for the Proposed Development would outweigh the overall benefits of these proposals; when assessed against the provisions of the NPPF taken as a whole, and in light of the overarching statutory duties of the 1990 Act.
- 5.76 In developing this scheme and proposals for a new garden community at Ansty due consideration have been given to local Policy DP34 (Listed Buildings and Other Heritage Assets) that looks to promote well-located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence, and also to protect valued characteristics of the built

⁴⁷ NPPG, Paragraph: 020 Reference ID: 18a-020-20140306

environment for their historical and visual qualities. As also required by this policy, this Heritage Statement report also demonstrates a thorough understanding and appreciation of the significance of the identified listed buildings and their settings, which is proportionate to the importance of these assets and also the potential impact of the development proposed.

6. Summary and Conclusions

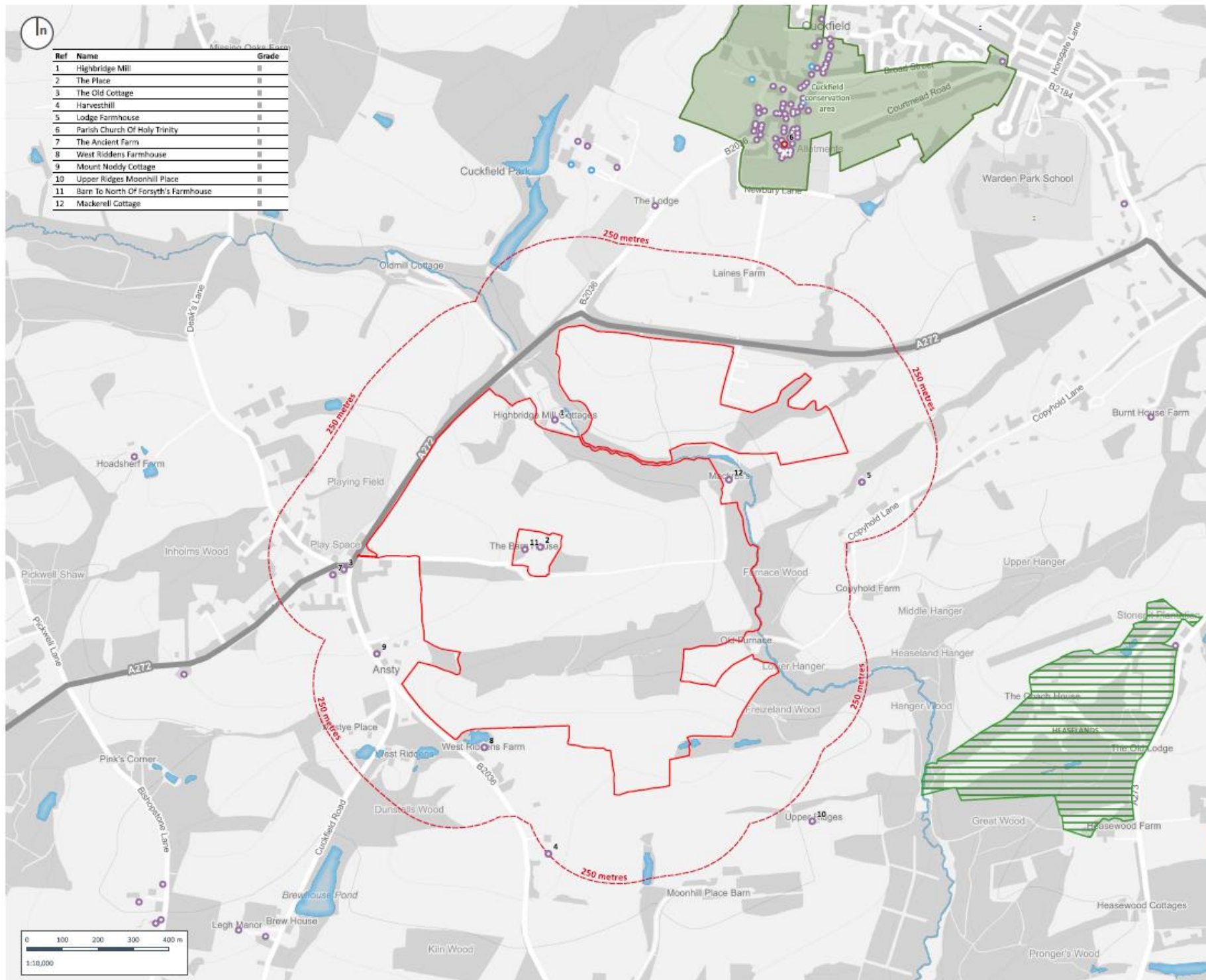
- 6.1 This Heritage Statement has been prepared by Turley Heritage on behalf of the Applicant to provide relevant and proportionate information to the local planning authority regarding the likely impacts of the Proposed Development at the Site on the significance (and setting) of heritage assets, and in support of this Outline application.
- 6.2 **Section 2** of this report firstly identifies the relevant heritage assets within the vicinity of the Site; the significance of which may be affected by the proposals. **Sections 3-4** then describe the historical development of the Site within this local area, and also sets out proportionate statements of heritage significance for each of the identified built heritage assets that would likely be affected by the proposed development, including an assessment of the Site's contribution to significance as an element of setting.
- 6.3 **Section 5** revised the design material prepared for this outline application scheme and provides an assessment of the likely impacts of the Proposed Development as a whole on the significance of each of the heritage assets or groupings. This assessment of heritage impacts is also undertaken as required in light of the prevailing heritage legislation, planning policy and guidance context in overall terms. It is our findings that the envisioned approach and design for this scheme has been developed with an understanding and appreciation of the constraints of the Site, including the particular significance and setting of heritage assets in the surrounding area. The application scheme has also been informed by a stage of pre-application engagement with key stakeholders, and has through the visioning and subsequent design development process sought to further minimise or otherwise mitigate potential harm to heritage significance.
- 6.4 The existing landscape character of a large part of the Site, is a contributor in some ways to our understanding and appreciation of the historical development and also heritage interests of a number of the nearby designated heritage assets. This existing character would be materially and permanently changed by the Proposed Development, primarily due to the urbanising effects of the proposed residential-led use, built form and infrastructure. These would be indirect and not direct effects on these identified heritage assets. We have assessed that, in overall terms, such change would result in less than substantial harm to the significance of the Grade II listed buildings The Place, Barn to the north of Forsyth's Farmhouse, Makerell Cottage and West Ridden's Farmhouse through change in part of their settings. In addition, this less than substantial harm to heritage significance would fall within or towards the lower end of the scale within that category in each case. However, the significance of the other designated heritage assets identified within our study area would be sustained, and not harmed, by these proposals.
- 6.5 In accordance with the overarching requirements of the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, and key paragraphs 194-195, 197, 199-200 and 202 of the NPPF 2023, and also the provisions of the local Development Plan, any less than substantial harm to heritage significance must be accorded considerable weight and importance when considered against the public benefits that could be delivered by the Proposed Development for the Site as a whole,

as part of the overall planning balance. Accordingly, the application Planning Statement identifies the wider public benefits (as defined by NPPF) that could be delivered by this outline application scheme to create a new garden community for Ansty, and also looks to aid the decision maker in weighing these considerable public benefits against any adverse effects, including harm to the significance of heritage assets.

Appendix 1: Heritage Asset Plan



Ref	Name	Grade
1	Highbridge Mill	II
2	The Place	II
3	The Old Cottage	II
4	Harvesthill	II
5	Lodge Farmhouse	II
6	Parish Church Of Holy Trinity	I
7	The Ancient Farm	II
8	West Riddens Farmhouse	II
9	Mount Noddy Cottage	II
10	Upper Ridges Moonhill Place	II
11	Barn To North Of Forsyth's Farmhouse	II
12	Mackrell Cottage	II



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Application Site

Study Area

Listed Buildings

I

II*

II

Conservation Area

Registered Park and Garden

CLIENT:

Fairfax

PROJECT:

Land at Ansty Farm

DRAWING:

Heritage Asset Plan

PROJECT NUMBER:

FAIH3019

DRAWING NUMBER:

GIS_100

CHECKED BY:

HC

REVISION:

1.0

STATUS:

Draft

DATE:

March 2022

SCALE:

1:10,000 @ A3

Appendix 2: Heritage Asset Gazetteer

List Entry: The Place (Historic England (HE))

<https://historicengland.org.uk/listing/the-list/list-entry/1025702>

List Entry: Barn north of Forsyth's Farmhouse (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1334360>

List Entry: The Old Cottage(HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1025703>

List Entry: The Ancient Farm (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1193553>

List Entry: Mount Noddy Cottage (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1194056>

List Entry: Highbridge Mill (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1025701>

List Entry: Mackerell Cottage (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1354840>

List Entry: Lodge Farmhouse (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1096989>

List Entry: Upper Ridges / Moonhill Place (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1260970>

List Entry: West Riddens Farmhouse (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1193687>

List Entry: Harvesthill (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1025736>

List Entry: Parish Church of Holy Trinity (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1191625>

Appendix 3: Heritage Legislation, Planning Policy and Guidance

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

1. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a general duty as respects listed buildings in the exercise of planning functions. Subsection (1) provides that:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.”

2. Recent case law⁴⁸ has confirmed that Parliament’s intention in enacting Section 66(1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means to “to do no harm” This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy.
3. It is statutory duty for the decision maker when determining applications for planning permission within conservation areas that (Section 72(1)):

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

4. It has been confirmed that Parliament’s intention in enacting section 72(1) was that decision-makers should give “considerable importance and weight” to the statutory duty in respect of conservation areas also⁴⁹. This duty, and the appropriate weight to be afforded to it, must be at the forefront of the decision makers mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. It has been confirmed⁵⁰ that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’.
5. For conservation areas, character not only relates to physical characteristics but also to more general qualities such as uses or activity within an area. Appearance relates to the visible physical qualities of the area. The setting of a conservation area is not enshrined in legislation and does not, therefore, attract the weight of statutory protection and should, as in this case, be assessed in respect of relevant national and local planning policies.

⁴⁸ HMSO (1990) Planning (Listed Buildings and Conservation Areas) Act
Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18 February 2014

⁴⁹ The Forge Field Society v Sevenoaks District Council [2014] EWHC 1895 (Admin); North Norfolk District Council v Secretary of State for Communities and Local Government [2014] EWHC 279 (Admin)

⁵⁰ Land at Razor’s Farm, Chineham, Basingstoke RG24 8LS. Appeal Reference: APP/H1705/A/13/2205929, Secretary of State for Communities and Local Government letter 22nd September 2014, paragraph 21

National Policy

National Planning Policy Framework (NPPF or 'the Framework') 2023

6. The National Planning Policy Framework (NPPF or 'the Framework') was first introduced in March 2012 and has subsequently been republished as revised in July 2018 and then again in February 2019 and lastly in September 2023. The new NPPF provides a full statement of the Government's planning policies.
7. It is noted that subsequent to the application determination, but prior to lodging this appeal, the Framework was revised. Although the requirements of these relevant policy paragraphs have not changed.
8. Chapter 12 of the Framework outlines the Government's guidance regarding requiring good design. Chapter 16 - conserving and enhancing the historic environment, then sets out the Government's policies regarding planning and the historic environment.
9. Paragraph 194 requires the significance of the heritage assets, which may be affected by the proposals to be described as part of any submission, ideally as part of a Heritage Statement report. The level of detail should be proportionate to the importance of the assets and sufficient to understand the potential impact of the proposals on their significance.
10. Paragraph 195 sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
11. Paragraph 197 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of all heritage assets and putting them into viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
12. Paragraph 199 further outlines that local planning authorities should give great weight to the asset's conservation when considering the impact on a proposed development on the significance of a designated heritage asset. The more important the heritage asset, the greater the weight should be. This reflects the requirements of the relevant statutory duties of the Planning Act 1990 and the paragraph further reflects the affirmation provided by recent case law that great weight must be given, irrespective of the degree of harm to significance.
13. Annex 2 of the NPPF defined "conservation" as:

"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."
14. Paragraph 200 specifies that any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification.

15. Paragraph 201 outlines that local planning authorities should refuse consent where a proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied. Paragraph 202 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.
16. Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application, i.e. a material consideration. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
17. Paragraph 206 states that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably. It outlines that local planning authorities should also look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance.

The local Development Plan

18. The local Development Plan comprises the Mid Sussex District Plan 2014-2031 from 2018 and the relevant Neighbourhood Plan for this area (Ansty, Staplefield & Brook Street NP from 2017) as well as other supplementary planning documents / guidance (SPD / SPG). This should be in accordance with the statutory duties of the 1990 Act and also NPPF / NPPG in relation to development and heritage assets.

Mid Sussex District Plan 2014-2031, 2018

19. Mid Sussex District Council adopted the Mid Sussex District Plan 2014-2031 as a Development Plan Document at its meeting on 28th March 2018. However, some policies in the Mid Sussex Local Plan 2004 have been saved on adoption of the District Plan in 2018. There are no relevant saved policies from the Local Plan for the purposes of this report.
20. Policy DP34 (Listed Buildings and Other Heritage Assets) states:

“Strategic Objectives: 2) To promote well located and designed development that reflects the District’s distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings

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 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 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 in the District. Significance can be defined as the special interest of a heritage, which may be archaeological, 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."

21. More generally, Policy DP26 (Character and Design) states:

"Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; 12) To support sustainable communities which are safe, healthy and inclusive; and 14) To create environments that are accessible to all members of the community.

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *Is of a high quality design and layout and includes appropriate landscaping and greenspace;*
- *Contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *Creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *Protects open spaces, trees and gardens that contribute to the character of the area;*
- *Protects valued townscapes and the separate identity and character of towns and villages;*
- *Does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- *Creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *Incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *Positively addresses sustainability considerations in the layout and the building design;*
- *Take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus / centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element);*
- *Optimises the potential of the site to accommodate development."*

Ansty, Staplefield & Brook Street Neighbourhood Plan 2017

22. The made Neighbourhood Plan for Ansty, Staplefield & Brook Street represents a part of the development plan for this area. Its purpose is to guide development within the neighbourhood plan area and provide guidance to any interested parties wishing to submit planning applications for development within the area. One of the objectives of the Neighbourhood Plan is to protect the heritage of the area.

National Guidance

National Planning Policy Guidance (NPPG) 2021

23. National Planning Practice Guidance was first issued in 2014 by the Government as a web resource, including a category on conserving and enhancing the historic environment. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF. It has been updated as a living document and web resource, most recently in 2021.

24. PPG reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle⁵¹. It states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach⁵². The PPG notes that where changes are proposed to heritage assets, the Framework sets out a clear basis for decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development⁵³.
25. PPG confirms that setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage⁵⁴. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not⁵⁵. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by understanding of the historic relationship between places⁵⁶. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance⁵⁷.
26. Harm may arise from works to the heritage asset or from development within its setting. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. When assessing any application for development which may affect the significance of a heritage asset through change in its setting, local planning authorities may need to consider the implications of cumulative change⁵⁸.
27. Public benefits are defined as anything that delivers economic, social or environmental progress as described in the Framework (paragraph 7)⁵⁹. The Guidance confirms that public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. It is noted that public benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.
28. Public benefits may include heritage benefits⁶⁰, such as:
- *Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*
 - *Reducing or removing risks to a heritage asset; and*

⁵¹ Paragraph: 003 Reference ID: 18a-003-20140306

⁵² Paragraph: 003 Reference ID: 18a-003-20140306

⁵³ Paragraph: 003 Reference ID: 18a-003-20140306

⁵⁴ Paragraph: 017 Reference ID: 18a-017-20140306

⁵⁵ Paragraph: 013 Reference ID: 18a-013-20140306

⁵⁶ Paragraph: 013 Reference ID: 18a-013-20140306

⁵⁷ Paragraph: 013 Reference ID: 18a-013-20140306

⁵⁸ Paragraph: 013 Reference ID: 18a-013-20140306

⁵⁹ Paragraph: 020 Reference ID: 18a-020-20140306

⁶⁰ Paragraph: 020 Reference ID: 18a-020-20140306

- *Securing the optimum viable use of a heritage asset in support of its long term conservation.*

Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings 2018

29. The Principles of Selection for listing buildings sets out the general criteria for assessing the special interest of a building in paragraph 16, as below:

“Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation’s social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.”

30. When making a listing decision, paragraph 17 sets out that the Secretary of State may also take into account:

“Group value: The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates.

Fixtures and features of a building and curtilage buildings: The desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.

The character or appearance of conservation areas: In accordance with the terms of section 72 of the 1990 Act, when making listing decisions in respect of a building in a conservation area, the Secretary of State will pay special attention to the desirability of preserving or enhancing the character or appearance of that area.”

31. General principles for selection are also set out in this advice, in paragraphs 18-23. These include: Age and rarity; Buildings less than 30 years old; Aesthetic merits; Selectivity; and National interest, although State of repair will not usually be a relevant consideration.
32. In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been published by Historic England, first in 2011 and then later updated. These Selection Guides provide further information regarding each building type, and demonstrate what features are

considered significant and likely to make a building of special architectural or historic interest when assessing each building type. The relevant Listing Selection Guides for the Site are Commemorative Structures and Education Buildings.

Historic England, Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment, 2015

33. This document provides advice on the implementation of historic environment policy in the NPPF and the related guidance given in the PPG. For the purposes of this report, the advice includes: assessing the significance of heritage assets; using appropriate expertise; historic environment records; and design and distinctiveness.
34. It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:
 1. Understand the significance of the affected assets;
 2. Understand the impact of the proposal on that significance;
 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 4. Look for opportunities to better reveal or enhance significance;
 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, 2017 (2nd Edition)

35. GPA Note 3 provides information to assist in implementing historic environment policy with regard to the managing change within the setting of heritage assets. This also provides a toolkit for assessing the implications of development proposals affecting setting. A series of stages are recommended for assessment, these are:
 - Step 1: identifying the heritage assets affected and their settings;
 - Step 2: assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
 - Step 3: assessing the effect of the proposed development;
 - Step 4: maximising enhancement and minimising harm; and
 - Step 5: making and documenting the decision and monitoring outcomes.
36. This advice note not only updates the first edition but also replaced the Historic England guidance document "Seeing the History in the View: A Method for Assessing Heritage Significance within Views" from 2011, in particular in the light of recent planning cases and to provide further advice on views. It looks to reiterate existing

advice that the heritage interest in views is a matter of the contribution of views to the significance of heritage assets, which aligns views in these terms closely with setting. It is also sought to underline the importance of consideration of views under Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment, 2013), while highlighting the distinction between analysis of setting and landscape analysis.

Historic England, Advice Note 7: Local Heritage Listing: Identifying and Conserving Local Heritage, 2021 (2nd Edition)

37. This advice note supports communities and local authorities in introducing a local heritage list in their area or making changes to an existing list. This Historic England Advice Note provides information on local heritage listing of heritage assets such as buildings, monuments, sites, places, areas or parks, gardens and other designed landscapes, to assist community groups, owners, applicants, local authorities, planning and other consultants, and other interested parties in implementing historic environment legislation, the policy in the NPPF and the related guidance given in the PPG.

Historic England, Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets, 2019

38. This advice note provides guidance with regard to the NPPF requirement for applicants for heritage and other consents to describe heritage significance, to help local planning authorities make decisions on the impact of proposals for change to heritage assets. It explores the assessment of heritage significance as part of a stage approach to decision-making, in which assessing significance precedes designing the proposals. It also describes the relationship with archaeological desk-based assessments and field evaluations, as well as Design & Access Statements.

Local Supplementary Planning Documents / Guidance

Mid Sussex District Council: Design Guide Supplementary Planning Document, 2020

39. The Design Guide is intended to inform and guide the quality of design for all development across Mid Sussex District. It sets out a number of design principles to deliver high quality new development that responds appropriately to its context and is inclusive and sustainable.

High Weald ANOB (JAC): High Weald Housing Design Guide, 2019

40. This Guide is aimed at all those involved in managing the built environment within the High Weald AONB, from designers, developers and highways engineers, through to planning decision makers. It aims to help development meet the requirements of the NPPF with regard to achieving well-designed places and the conservation and enhancement of the AONB.

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