

## **Proof of Evidence on Heritage.**

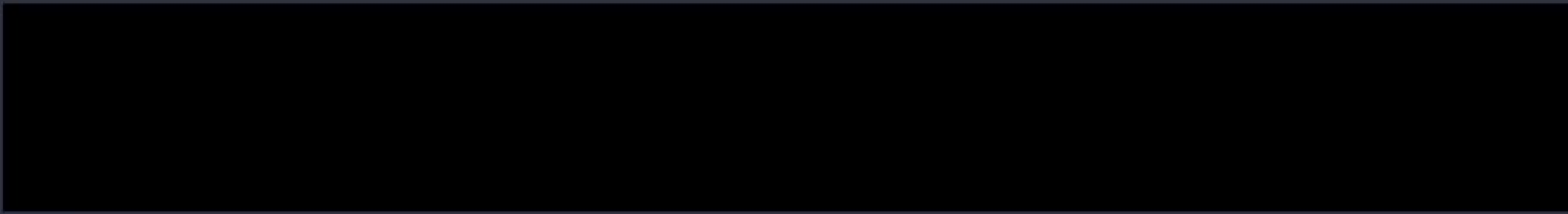
**Evidence of Gail Stoten BA (Hons) PG Cert Res MCifA FSA.**

Land off Scamps Hill, Scaynes Hill Road, Lindfield

**On behalf of Gladman Developments.**

Date: November 2024 | Pegasus Ref: P21-3373

LPA Ref: DM/24/0446





# Contents

1. Author's Background (CV).....	3
2. Introduction.....	5
3. The Historic Environment.....	9
4. Summary and Conclusions .....	59

# Appendices

- Appendix 1: Legislation and Planning Policy
- Appendix 2: Methodology
- Appendix 3: Greyfriars list entry
- Appendix 3: Tythe Cottage list entry
- Appendix 5: Extract from Hall 1953
- Appendix 6: Extract from Nicolle 2001



# 1. Author's Background (CV)

- 1.1. [REDACTED] I am a Heritage Executive Director at Pegasus Planning Group, where I lead the Heritage Team, which comprises 19 specialist consultants.
- 1.2. I have been a heritage professional for 25 years, including 14 years working for Cotswold Archaeology and nine years at Pegasus Group.
- 1.3. I am a Member of the Chartered Institute for Archaeologists (MCIfA). I have been elected a Fellow of the Society of Antiquaries of London. I have a First Class Honours degree in Archaeology and a Post Graduate Certificate in Research.
- 1.4. I am a Trustee of Painswick Rococo Gardens, and have been a member of the board of the charity for seven years.
- 1.5. I have acted as a heritage consultant on numerous large-scale developments in England, Wales and Northern Ireland, on behalf of developers, local planning authorities, and third parties.
- 1.6. I provide expert advice to clients on heritage assessment and also manage survey work (including built heritage assessments and archaeological works) carried out by our company and sub-contractors.
- 1.7. My role necessitates close liaison with heritage stakeholders such as Historic England, Local Authority heritage officers, and Amenity Group Representatives.
- 1.8. The assessment of the setting of heritage assets is an area in which I have significant expertise, and I have over twenty years' experience in completing setting assessments. I have made assessments of the setting of a wide variety of heritage assets, including Listed Buildings, Conservation Areas, Registered Parks and Gardens, Scheduled Monuments, Battlefields and World Heritage Sites. I have assessed the impact of many different types of development including residential, commercial and energy developments, including tall structures.
- 1.9. Projects I have been professionally instructed on relating to the setting of heritage assets, have included:
  - Land at 'Perrybrook' to the north of Brockworth and south of the A417, Brockworth, Gloucestershire. Secretary of State decision (concurring with Inspector's recommendation) allowing the construction of up to 1500 dwellings in the wider vicinity of Listed Buildings;
  - Land west of Knights Hill Village, Grimston Road, South Wotton, Norfolk. Secretary of State decision (concurring with Inspector's recommendation) allowing the construction of up to 600 dwellings and associated works in the wider vicinity of Castle Rising Castle Listed building, Scheduled Monument and Conservation Area;
  - Land south of Gallows Hill/West of Europa Way, Heathcote, Warwick. Secretary of State Decision (concurring with Inspector's recommendation) allowing the construction of up to 450 residences, in the wider vicinity of Listed buildings, Scheduled Monument



the Conservation Area and Registered Park and Garden associated with Warwick Castle and the town of Warwick;

- Land at Bocking Church Street, Braintree, Essex, where up to 265 residences and associated works were consented close to a Grade II Listed farmhouse;
- Land at Pope's Lane, Sturry, Kent, Inspector's Decision, not allowing the residential development of the site for 140 dwellings on transport grounds, but concurring with my assessment of less than substantial harm at the lower end of the spectrum for an adjacent Listed farmhouse complex.
- Land at Langford Devon, Inspector's decision, consenting a solar farm in the surrounds of a Grade II\* Listed building.
- Land at Copse Lodge, Northamptonshire, consenting a solar farm in the surrounds of a Conservation Area and Listed buildings.
- Land at Tenterden, Kent, Inspector's Decision, consenting residential development in proximity to a Conservation Area and Listed buildings.
- Squire's Hill, Belfast, Commissioner's Decision, consenting a wind turbine in proximity to a Scheduled Monument.

1.10. The evidence which I have prepared and provided in this Proof of Evidence is true and has been prepared and given in accordance with the guidance of my professional institution. I confirm that the opinions expressed are my true professional opinions.

## 2. Introduction

- 2.1. This Proof of Evidence has been prepared on behalf of Gladman Developments Ltd ('The Appellant') and relates to an Outline Planning Application, concerning land off Scamps Hill Scaynes Hill Road, Lindfield ('The Site').

Appeal Proposal – DM/24/0446

- 2.2. Application (DM/24/0446) was made to Mid Sussex District Council and validated on 23rd February 2024. This was for:

*"The erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access."*

- 2.3. The Application was supported by a Heritage Statement produced by The Pegasus Group dated February 2024 (CD 1.14). This report identified less than substantial harm at the lowermost end of the spectrum to the Grade II Listed Greyfriars and a minor degree of harm to the non-designated Walstead Grange through change to their settings.

- 2.4. The LPA's Conservation Officer advised in their consultation response of 1<sup>st</sup> May 2024 (CD 4.1) that the proposed development would result in less than substantial harm to a number of designated heritage assets, but that the degree of harm within this spectrum would vary;

- Less than substantial harm at the **low-mid range** of the spectrum was identified to the significance of Lindifield Conservation Area, through a change in setting.
- Less than substantial harm at the **mid-high range** of the spectrum was identified to the significance of the Grade II Listed Building Greyfriars through a change in setting.
- Less than substantial harm at the **low-mid range** of the spectrum was identified to the significance of the Grade II Listed Building Tythe Cottage through a change in setting.

- 2.5. In addition, the Conservation Officer identified a **high level** of harm to the significance of the non-designated heritage asset Walstead Grange through a change in setting.

- 2.6. The LPA assessed the application through an internal officer process and have concluded that if Mid Sussex District Council had the opportunity to determine the application it would have been refused, citing heritage matters in the second Reason for Refusal:

*"The proposed development will cause less than substantial harm to the Lindfield Conservation Area, and the nearby listed buildings known as Greyfriars and Tythe Cottage. In addition, the proposal will cause a high level of harm to an asset of a high level of significance within the local context, this being the non-designated heritage asset of Walstead Grange. The application therefore conflicts with Policies DP34 and DP35 of the Mid Sussex District Plan and the NPPF."*

- 2.7. The LPA provided a Statement of Case in October 2024. This identifies less than substantial harm to the significance of the Lindfield Conservation Area and the Grade II Listed

Blackfriars and Tythe Cottage through impact to setting, and also articulates the level of harm within the less than substantial harm spectrum mirroring the Conservation Officer's assessment. It also states that the proposed development will result in a high level of harm to a non-designated heritage asset (NDHA) of a high level of interest within the local context.

### **Matters Considered in this Statement**

- 2.8. Taking the above into account, this Proof of Evidence will consider any impacts of the proposed development on the heritage significance of Lindfield Conservation Area, the Grade II listed buildings known as Greyfriars and Tythe Cottage and the non-designated heritage asset Walstead Grange.
- 2.9. The assessment given in this document supersedes the assessment of heritage given in the original Heritage Statement.

## **Legislation and Planning Policy**

- 2.10. Details of the heritage legislation and planning policies which are considered relevant to this Planning Appeal are provided at **Appendix 1**.

## **Methodology**

- 2.11. The full methodology utilised in the preparation of the assessments which are set out within this Proof of Evidence is provided at **Appendix 2**.
- 2.12. The key documents that have been used in the preparation of this Proof of Evidence comprise:
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (henceforth referred to as 'GPA 2', CD 9.2);
  - Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition), the key guidance of assessing setting (henceforth referred to as 'GPA 3', CD 9.3);
  - Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12 (CD 9.5); and
  - Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (henceforth referred to as 'Conservation Principles', CD 9.5).

## Key Issues and Case Summary

- 2.13. The significance and setting of Lindfield Conservation Area, the Grade II listed buildings known as Greyfriars and Tythe Cottage and the non-designated heritage asset Walstead Grange which were cited in the Reason for Refusal relating to heritage, have been carefully considered.
- 2.14. With regards to the Conservation Area, the site is not considered to contribute to the heritage significance of the asset through setting, and the change to the intrinsic character of the site will cause no harm to the asset. The significance of the area is very largely derived from the buildings and spaces within it, comprising the High Street which is lined with historic buildings, largely between the church at the north and the large spring-fed pond to the south. The historic core is now mostly flanked by later development to the east and west, but has adjacent agricultural land adjacent to the northern end, experienced on the approaches by road and footpath. The open edge of the historic core is fossilised by the common at the southern end, which although it has a recreational character, has preserved the open aspect of the southern end of the historic settlement core. The common has now been enclosed by modern development. The site lies not only beyond the southern edge of the historic settlement core and the common which fossilises it, but also beyond enclosing intervening modern development. Intervisibility between the two areas is very limited. The approach which passes the site is not noted in the Conservation Area document as being an important approach, and I would consider that it is not such on the basis a consideration of the historic development of the area and the experience of the approach in relation to the asset today. As such, change within the site will cause no harm to the heritage significance of the Conservation Area.
- 2.15. With regards to the Grade II Listed Greyfriars, further research on the history of the vicinity of the asset suggests a link between the building and the estate of the local philanthropist and social reformer William Allen, who established a large house, Gravelye House, and an experimental colony of cottages to give the means of self-sufficiency to local poor families off Gravelye Lane. Reference to later land ownership patterns and the architectural detailing of Greyfriars, Gravelye House, some of the colony cottages and the extant school buildings constructed by Allen may suggest that Greyfriars was a lodge to Gravelye House or a cottage given architectural treatment as a way-finder to the wider estate including experimental cottage colony from the main road. The site appears to be functionally unrelated to Greyfriars, and makes a minimal contribution to the heritage significance of the asset through being illustrative of its wider rural setting. Change to the character of the site would result in less than substantial harm at the lowermost end of the spectrum only to Greyfriars.
- 2.16. With regards to the Grade II Listed Tythe Cottage, notwithstanding some limited intervisibility with the asset, the site is not considered to contribute to its heritage significance through setting. The site was part of a separate landholding and tenancy historically, and unrelated to the common which the cottage appears to have been established on the edge of. The site is separated from the asset by the buildings of the Walstead Grange complex. Whilst the proposed development will change the character of part of the site, built form will be significantly set back from Tythe Cottage, with the retention and strengthening of intervening planting to soften any glimpses possible from the asset. The parkland character of the wider grounds of Walstead Grange will be restored. Following development all elements which positively contribute to the heritage significance of the asset through setting will be retained, and the sense of separation will remain.

Development will not be an incongruous or intrusive element in the wider surrounds. No harm to the heritage significance of the asset will be caused.

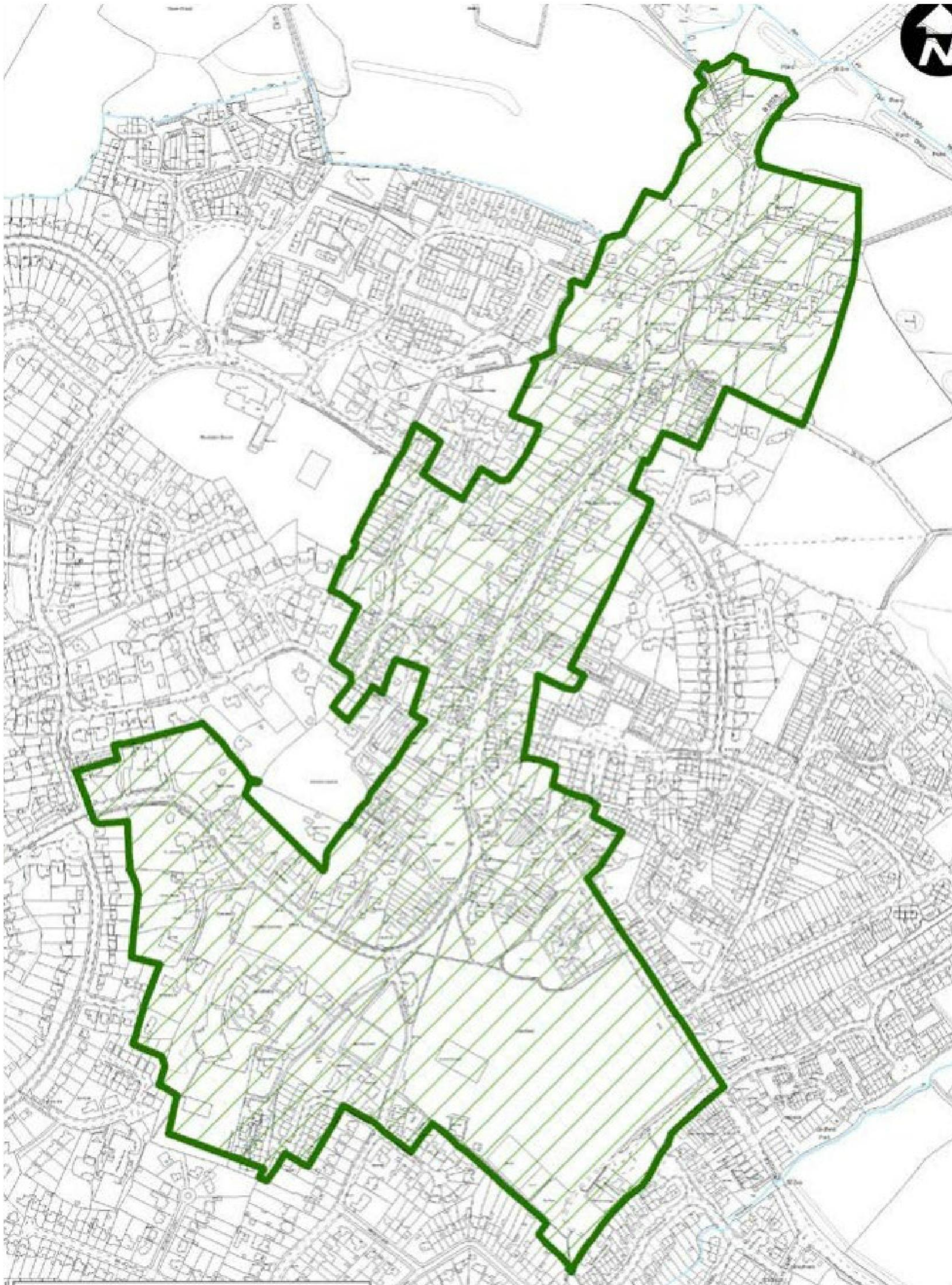
- 2.17. Walstead Grange is considered to be a non-designated heritage asset, of a higher level of significance within the range for such assets. The site includes the former parkland area to the north-west of the house and the further landholding beyond to the north-west. The site is considered to make a low/moderate contribution to the heritage significance of the asset through setting, through historic illustrative value, and forming part of a designed view from the asset (artistic value).
- 2.18. The proposed development has been very sensitive to the heritage significance of Walstead Grange. Development is set back very largely beyond the former parkland area, in the fields to the north-west. The intervening area will have its parkland character restored through appropriate scattered tree planting and will be used as public open space. This area will experience more activity and movement, being public open space rather than private grounds.
- 2.19. Built form will be visible beyond this area in views from the house, its curtilage and drive, including the opened up view facilitated by the modern ha-ha, but built form will be set back 160m from the asset in this view, and will lie beyond retained and supplemented planting, to soften it in views. Those elements of the setting which principally contribute to the significance of the asset, including the outbuildings, immediate curtilage, and coach road will retain their legibility, and the legibility of the parkland will be enhanced. Views in the direction of the site from the house were filtered by planting historically. With development conserving part of the contribution which the site makes to the heritage significance of the asset through setting, a minor level of harm to the overall heritage significance of the asset is anticipated.



## 3. The Historic Environment

### Lindfield Conservation Area

- 3.1. Lindfield Conservation Area was designated in 1969. The Conservation Area boundary was extended in 1989 to include the properties in Black Hill and again in 1998 to include Compton Road (Plate 1).
- 3.2. Mid Sussex District Council have published a brief guide titled '*Conservation Areas of Mid Sussex*' on their website (CD 9.1). This document describes how Lindfield Conservation Area was designated in "*recognition of the special architectural quality and historic interest of the High Street and the area around the Common.*" As such, it follows that the heritage significance of the area is largely embodied in the buildings and spaces within its bounds.
- 3.3. It continues; "*Lindfield has a strong individual village identity with a pond, a common, a church dating from the 13th century and a High Street. The High Street is lined with many buildings of architectural interest. Although representative of a variety of periods there are a number of buildings of medieval origin and the Georgian period. One of the most attractive features in the south part of the High Street is the way in which shops alternate with other uses. Black Hill forms an important approach to the village, the hill and the bend in the road providing changing views of trees and buildings and a glimpse of the Common beyond. Compton Road is indicative of how Lindfield grew in the early twentieth century, comprising mainly brick built dwellings with clay tiled roofs and retaining many of their original features.*"



*Plate 1 Lindfield Conservation Area boundary (Source: Mid Sussex District Council)*

3.4. The document highlights the following features, in particular, which contribute to the character of the Conservation Area:

- ***the variety of buildings both in terms of age and architectural style and detail including timber framing, a variety of brick bonds, original features such as windows, chimneys and doors;***

- *the use of natural and traditional building materials including clay tiled roofs, sandstone, Horsham Stone roofs, mathematical tiles, tile hanging and stucco;*
- *the rising curve of the High Street with the Church as a focal point;*
- *a tree and hedge lined approach into the village from the north;*
- *the presence of trees and hedges around and between the buildings in Black Hill which contribute to the overall character and appearance of the area;*
- *the trees along the High Street;*
- *the work of Charles Kempe at Old Place; and*
- *the large residential properties in Black Hill set well back from the road in spacious grounds*

3.5. The heritage significance of Lindfield Conservation Area is derived predominantly from its architectural, historic and archaeological interests. The well-preserved layout of its historic core stems from its medieval origins and contributes greatly to the townscape character of the village. Bookended by the Town Pond and the Parish Church All Saints which dates to the early 14<sup>th</sup> century, the ancient High Street is the backbone of the village. With medieval timber framed buildings, Georgian buildings and later buildings interspersed, its architectural character and pattern of development give the area a strong sense of time depth (Plates 2 and 3).



*Plate 2 Looking north-north-east along the High Street*



*Plate 3 Looking north-north-east along the High Street to the Church*

- 3.6. The built environment's relationship to open spaces such as the spring fed pond (Plate 4) and The Common at the south end of the village (Plate 5) is integral to its special character and appearance. The presence of trees, particularly the lime trees lining the High Street and around the Common, reinforce the historic roots of the village and softly frame buildings and spaces and have high amenity value in the conservation area.



*Plate 4 The pond at the southern end of the High Street, looking north*



*Plate 5 The Common, looking south-east*

- 3.7. With regards to historic development, the Conservation Area covers the historic core of the village, as shown on the Tithe Map of 1848 (Plate 6).



*Plate 6 Extract from the Tithe Map of 1848*

- 3.8. This source shows development focussed along the High Street, mostly between the church and the pond, with the southern edge of the settlement bounded by the common.
- 3.9. Later mapping of 1879 (Plate 7) shows that settlement had expanded along Black Hill, but the southern settlement edge was still formed by the common. Large areas of parkland lay to the west of the High Street.



Plate 7 Extract from the Ordnance Survey mapping of 1879

- 3.10. Mapping of 1899 shows development expanding along the wider routes branching from the High Street, with the common encroached upon slightly (Plate 8).

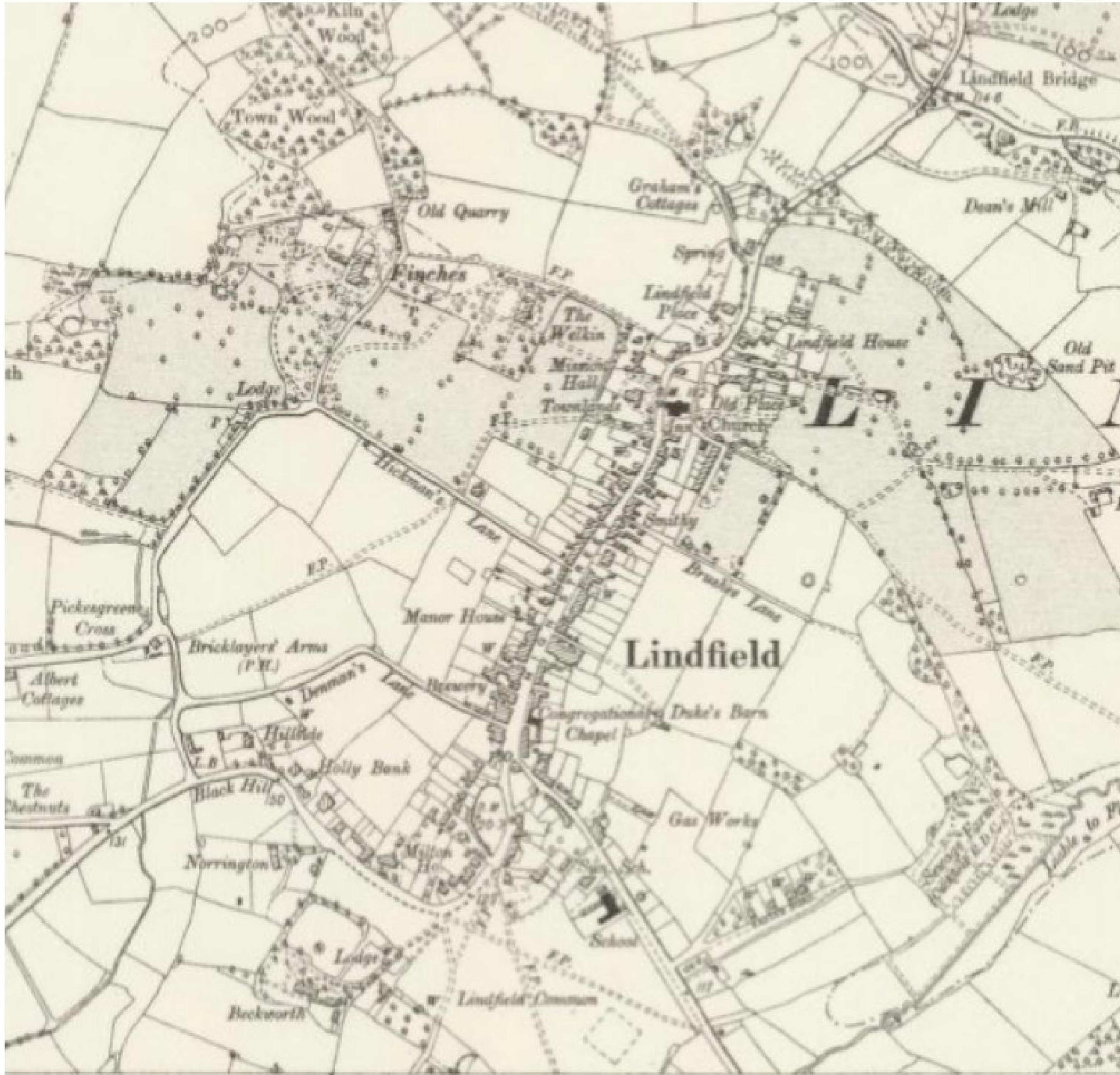


Plate 8 Extract from the Ordnance Survey map of 1899

- 3.11. Only in 1912 does settlement extend beyond the common to the south (Plate 9, the housing depicted on this mapping to the south of the common is not within the Conservation Area).



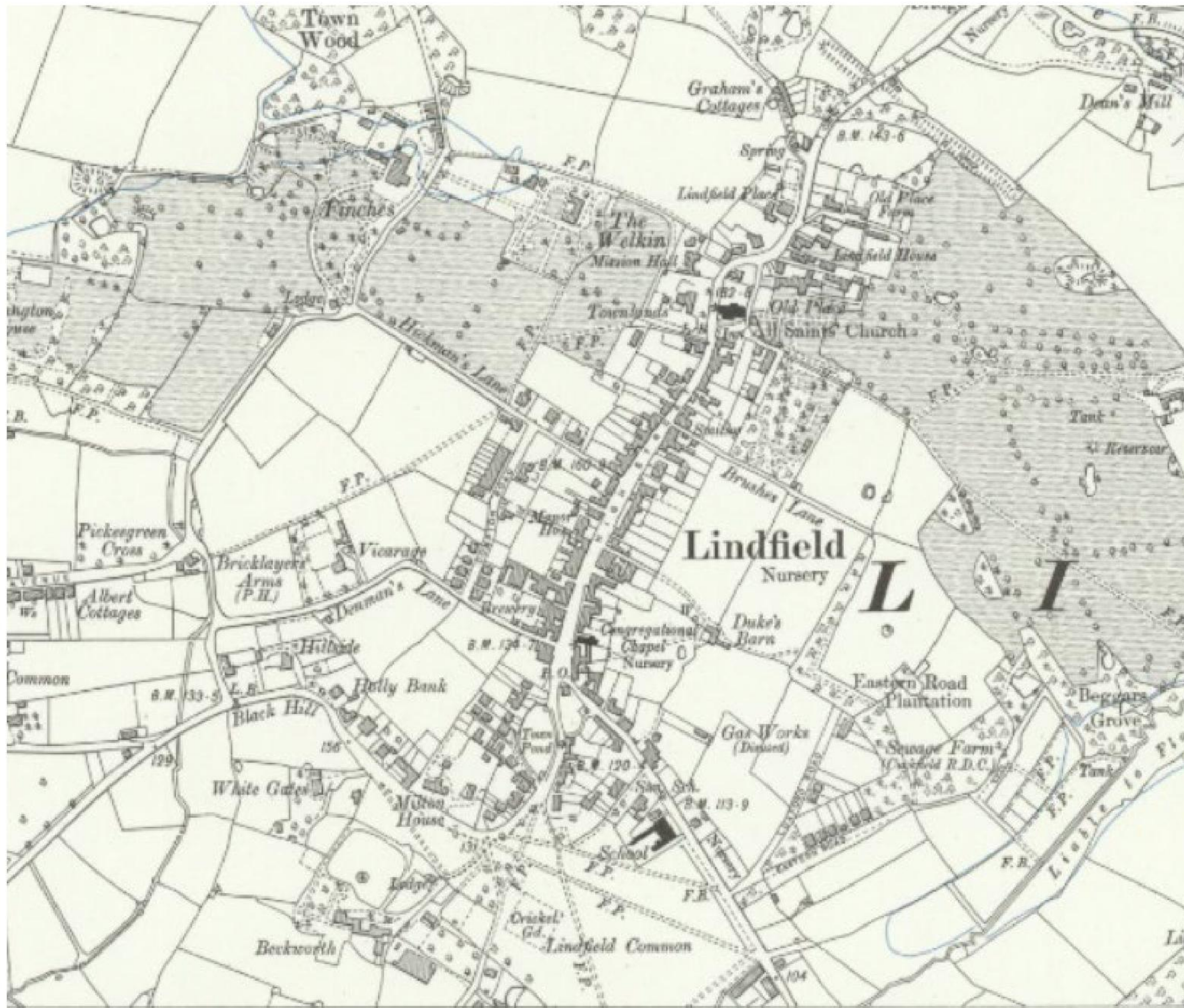


Plate 9 Extract from 1912 Ordnance Survey mapping.

- 3.12. Even in the mid 20<sup>th</sup>-century, the common was not surrounded to the south (Plate 10). Consolidated development behind the frontages of the High Street and other routes is evident on this source.



*Plate 10 Mid 20<sup>th</sup>-century map Ordnance Survey map*

- 3.13. Today, the Historic settlement core is largely flanked by modern development, with only the northernmost area contiguous with agricultural land (see Plate 1). The open character of this adjacent agricultural land is best appreciated on footpath and road approaches to the north (Plates 11 and 12).



*Plate 11 The rural edge of the Conservation Area to the north at Buckshalls Hill*



*Plate 12 The footpath north-west of the northern part of the Conservation Area*

- 3.14. Areas of open space are fossilised beyond the Conservation Area in the form of Hickmans Lane Recreation Ground (Plate 13, orange arrow) and the allotments (Plate 13, blue arrow), but these lie beyond relatively late development in the Conservation Area.
- 3.15. By contrast, the common (Plate 13, purple arrow) preserves part the southern open edge of the historic core, at the southern end of the High Street. However, this has since been enclosed by modern development fossilising the edge, and has changed the character of the area itself to recreation.



*Plate 13 Modern area photograph (Conservation Area shaded green)*

- 3.16. With regards to approaches, the Conservation Area Document mentions the tree and hedge-lined approach from the north (Plate 11). From this direction, there is no intervening modern development between the historic core and the countryside.

- 3.17. Whilst the approach along Black Hill is through later development, the Conservation Area Document notes that this is *'an important approach to the village, the hill and the bend in the road providing changing views of trees and buildings and a glimpse of the Common beyond.'* (Plates 14 and 15).



*Plate 14 View along Black Hill outside the Conservation Area*



*Plate 15 View along Black Hill inside the Conservation Area*

### **Any Contribution of the site**

- 3.18. The application site lies to the north side of Scamps Hill, c. 140m from the south-eastern most point of the Conservation Area. The site comprises three agricultural fields bounded and bisected by established hedgerows and trees.
- 3.19. The site is separated from the closest point of the Conservation Area by modern development, which enclosed the common in the later 20<sup>th</sup> century, comprising residential development and commercial premises.
- 3.20. As discussed above, the southern open edge of the historic core of Lindfield was preserved within Lindfield Common, which then became part of the Conservation Area. This was encircled by later development, which separates the site from the Conservation Area.
- 3.21. The site has very limited intervisibility with the Conservation Area, with only glimpses of the site possible from the common (Plate 16).



*Plate 16 Looking south-east from the common, with glimpse of the site*

- 3.22. This glimpse is in the context of intervening development.
- 3.23. The approach to the Conservation Area along Scamps Hill is not mentioned in the Conservation Area document. This is perhaps due to the distance from the historic edge of the settlement, and the presence of modern development south-east of the common.
- 3.24. Neither is the approach along Scamps Hill particularly characterful. The site is largely screened on the approach by the hedgerow to the south-east (Plate 17).



*Plate 17 Looking north-east along Scamps Hill*

- 3.25. On the egress from the Conservation Area, the interior of the site is not visible (Plate 18).



*Plate 18 Looking south-east towards the site from the edge of the Conservation Area*



- 3.26. There is one glimpse of the site from Scamps Hill (Plate 19), but this is over 100m beyond the edge of the Conservation Area, beyond intervening modern development, and in the context of commercial premises. This does not illustrate the historic context of the historic settlement core or the common, being separated by intervening modern development.



*Plate 19 Glimpsed view into site from beyond intervening modern development*

- 3.27. Taking all of the above into account, the site is not considered to contribute to the heritage significance of the Conservation Area through setting.
- 3.28. As such, change to the intrinsic character of the site through the proposed development will cause no harm to the heritage significance of the asset through setting. Any glimpses of development from within the Conservation Area will be in the context of modern development.
- 3.29. In their Statement of Case, the LPA considers views from within the Conservation Area out towards the surrounding rural landscape to reinforce the significance of the Conservation Area (para 3.29); *“The surviving tangible connections between the Conservation Area, which include open views from the northern part of the Area, glimpsed views from the Common looking southeast (including of the site) and the proximity of open countryside in the approaches from the north and from the southeast (again including the site) contribute to reinforcing the significance of the Conservation Area.”*
- 3.30. However, as discussed above, the glimpses of the site from the common and in dynamic views away from the area are not considered to contribute to the heritage significance of the asset, as the common fossilises the southern open edge of the historic core, itself providing the historic rural context to the historic core. The location of the site beyond the historic

edge of the settlement, the common and encircling modern built form means that it is dislocated from the settlement, and does not have historic illustrative value.

- 3.31. The LPA consider that *“The site forms one part of that landscape, and has particular significance as it is the one remaining area of undeveloped countryside which is visible from within the southeastern part of the Area, including the village common. (para 3.31).*
- 3.32. However, this does not recognise that the southern countryside edge was formed by the common, and this context is fossilised within the Conservation Area itself.

## Greyfriars – Grade II Listed Building

- 3.33. Greyfriars, also known as Spire Cottage, was added to the National List at Grade II on 11<sup>th</sup> May 1983 (NHLE 1025623, Plate 20). The List Entry describes the building as follows:

***"2. 1830 circa. Possibly once a toll-house or lodge. Stuccoed. Slate roof. Consists of a central portion of 2 storeys and one window, surmounted by a gable with kneelers, coping and pendant, with a single-storeyed portion on each side with pentice having a coping with kneelers on the street side. Pointed casement windows. Doorway with pointed tympanum in north wall."***

- 3.34. A full copy of the List Entry is included at **Appendix 3**.



*Plate 20 Looking south-east to Greyfriars*

- 3.35. The List description notes that the asset was possibly a toll house or lodge. The HER records the building as a tollhouse. However, the location and orientation of the building in relation to the roads on the earliest available detailed mapping (Plate 21) suggests more of a relationship with Gravelye Lane than Scamps Hill, as does the architectural detail of the structure.

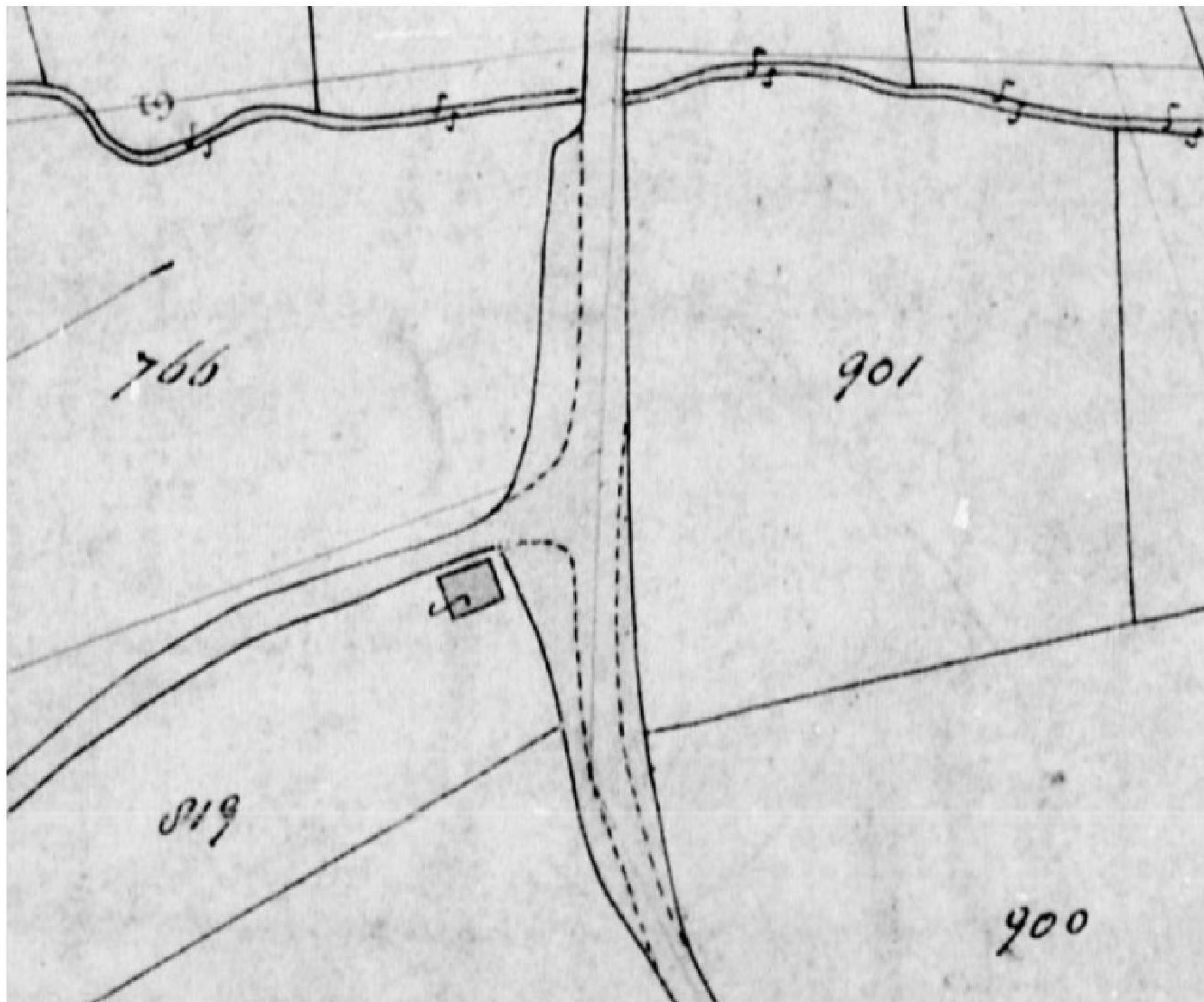


Plate 21 Extract from the Tithe Map of 1848

- 3.36. The Lindfield Tithe Map records the asset and its wider enclosure as 'House, Greenhouse and Nursery'. There is no wider tenancy area recorded for the occupier, who was Henry Simmons, but the landowner was the Reverend Thomas Scutt, whose residence was 'Gravelly House and Grounds' which is the Grade II Listed Gravellye House, a sizeable residence which lies 675m to the south-west of the lodge, along Gravellye Lane.
- 3.37. Gravellye House was constructed between 1825–6, for William Allen, who was a local philanthropist. William Allen was a chemist and quaker, and also a social reformer and his influence was profound in the local area. He believed that people could be raised from poverty by providing them with independent means of support, and chose Lindfield as the location to put his ideas into practice with the establishment of a trial 'colony of cottages', funded by a friend, John Smith and possibly the Earl of Chichester. In the late 1820s twelve single storey cottages, six larger cottages, and three pairs of semi-detached two-storey cottages were built, each with supporting land for the occupation of poor families. These became known as 'The Colony' and 'America'. In addition to the plots associated with each dwelling, other land could be rented by the tenants as needed, and loans provided for seed, tools and livestock<sup>4</sup>.
- 3.38. The 'two-shilling a week' cottages were long single storey thatched buildings (Plate 22), but the two-and-sixpence a week cottages had stuccoed fronts and slate roofs<sup>5</sup> (Plate 23).

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<sup>4</sup> Hall, H, 1953, *William Allen 1770-1843* (Appendix 5)

<sup>5</sup> Hall, H, 1953, *William Allen 1770-1843*, p119 (Appendix 5)



Plate 22 Two-pence a week Colony cottages

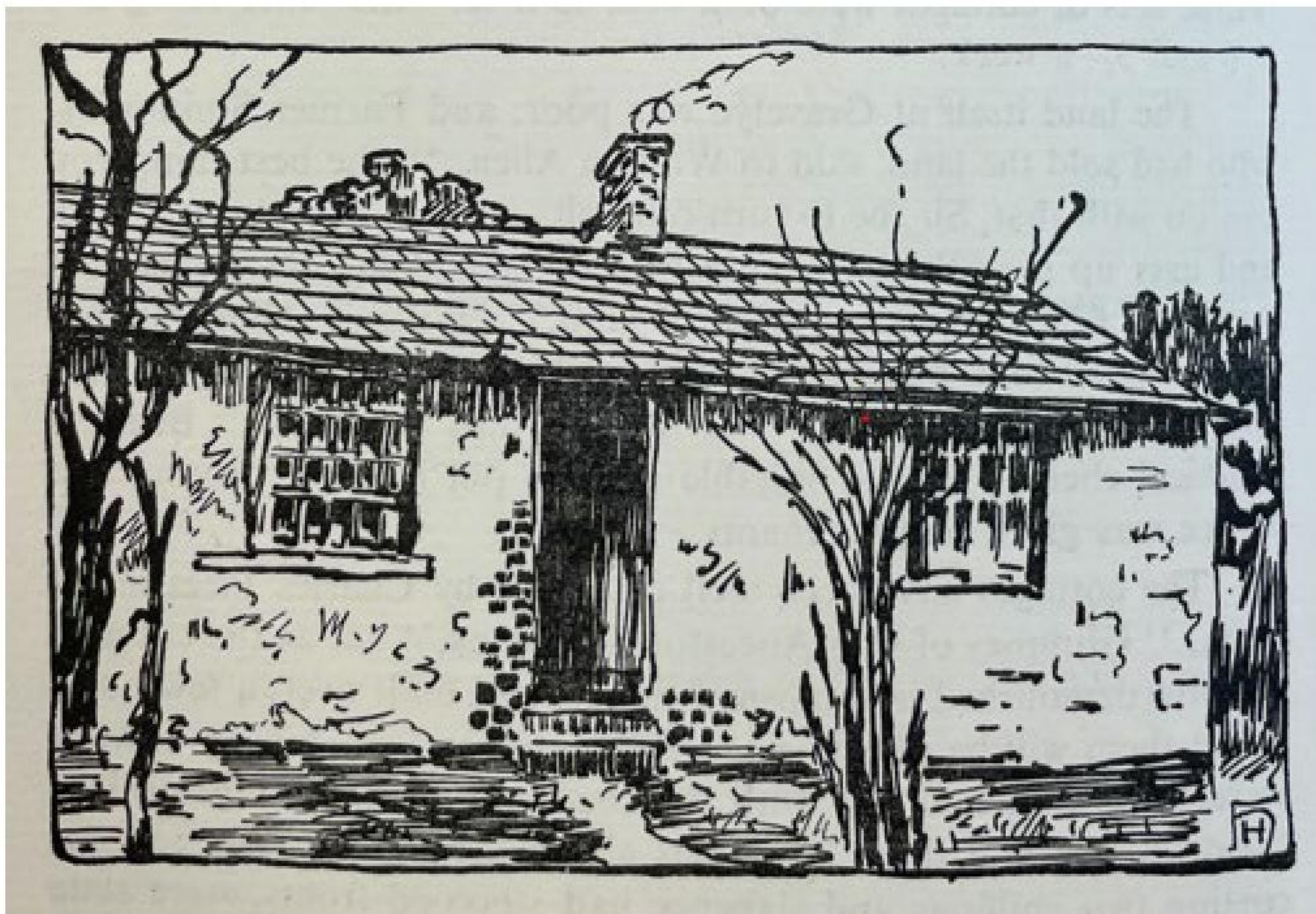


Plate 23 Colony cottage with slate roof and stucco

- 3.39. Larger cottages were built 'further up' Gravelye Lane, 'on a line with William Allen's own house'<sup>6</sup> (Plate 24). These were said to have been '*such as any member of the middle ranks might be happy to occupy*'.<sup>7</sup>

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<sup>6</sup> Hall, H, 1953, *William Allen 1770-1843*, p119 (Appendix 5)

<sup>7</sup> Nicolle, M. 2001, *William Allen, Quaker Friend of Lindfield 1770-1843*, p120 (Appendix 6)



*Plate 24 Possible colony cottage on Gravelye Lane*

- 3.40. The experiment was a success within Allen's lifetime, but faltered following his death in 1843. These cottages have since been demolished.
- 3.41. William Allen's house for his own use is now the Grade II Listed Gravelye House (Plate 25). This used to be white-painted<sup>8</sup>.



*Plate 25 Looking south-west to Gravelye House*

- 3.42. William Allen is known to have been closely involved with the wellbeing of his tenants, paying for livestock and children's shoes. A description of 1852 printed in the Brighton Herald stated:

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<sup>8</sup> See Historic England image, available online, but not for reproduction, <https://historicengland.org.uk/listing/the-list/list-entry/1025624>

*From his house at Gravelye, William Allen looked down on his colony, and it flourished beneath his eye; for he appealed to the best feelings of Englishmen – the love of home and independence; and I believe it is a fact that no member of the colony ever went to the parish for relief.<sup>9</sup>*

- 3.43. William Allen also constructed an industrial school within Lindfield village, the dormitories and workshops of which were converted to cottages<sup>10</sup> in the later 19th century and bear a plaque referencing him (Plates 26 and 27).



*Plate 26 Pelham Place Cottages*

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<sup>9</sup> Nicolle, M. 2001, William Allen, Quaker Friend of Lindfield 1770-1843, p123 (Appendix 6)

<sup>10</sup> Hall, H, 1953, William Allen 1770-1843, p121



*Plate 27 Plaque at Pelham Place Cottages*

- 3.44. The precise landholding associated with the experimental colony and his wider estate can perhaps be traced in the landholding of the Reverend Scutt, who inherited the estate after the death of William Allen in 1848<sup>11</sup>, This is depicted on the Lindfield Tithe Map, and its extent was as shown on Plate 28.

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<sup>11</sup> Nicolle, M. 2001, William Allen, Quaker Friend of Lindfield 1770-1843, p120 (Appendix 6)



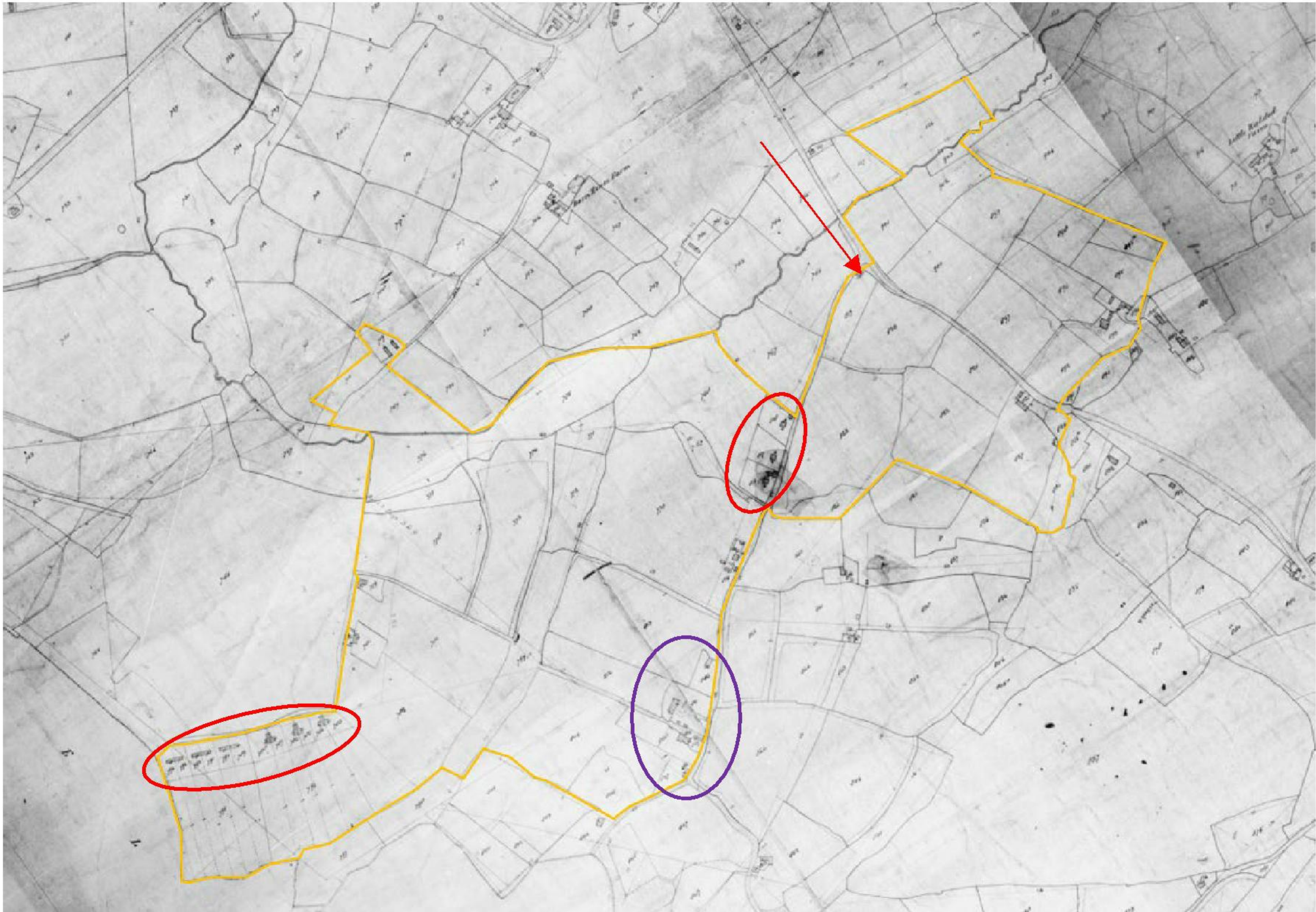


Plate 28 Extent of the estate of the Reverend Thomas Scutt in 1848, showing the colony cottages ringed red, the Gravelye House complex ringed purple and the building which became Greyfriars with the red arrow

- 3.45. On this source, Greyfriars is labelled as 'House, Greenhouses and Nursery', as noted above, with the tenancy extending to plot 819 alone (Plate 29).

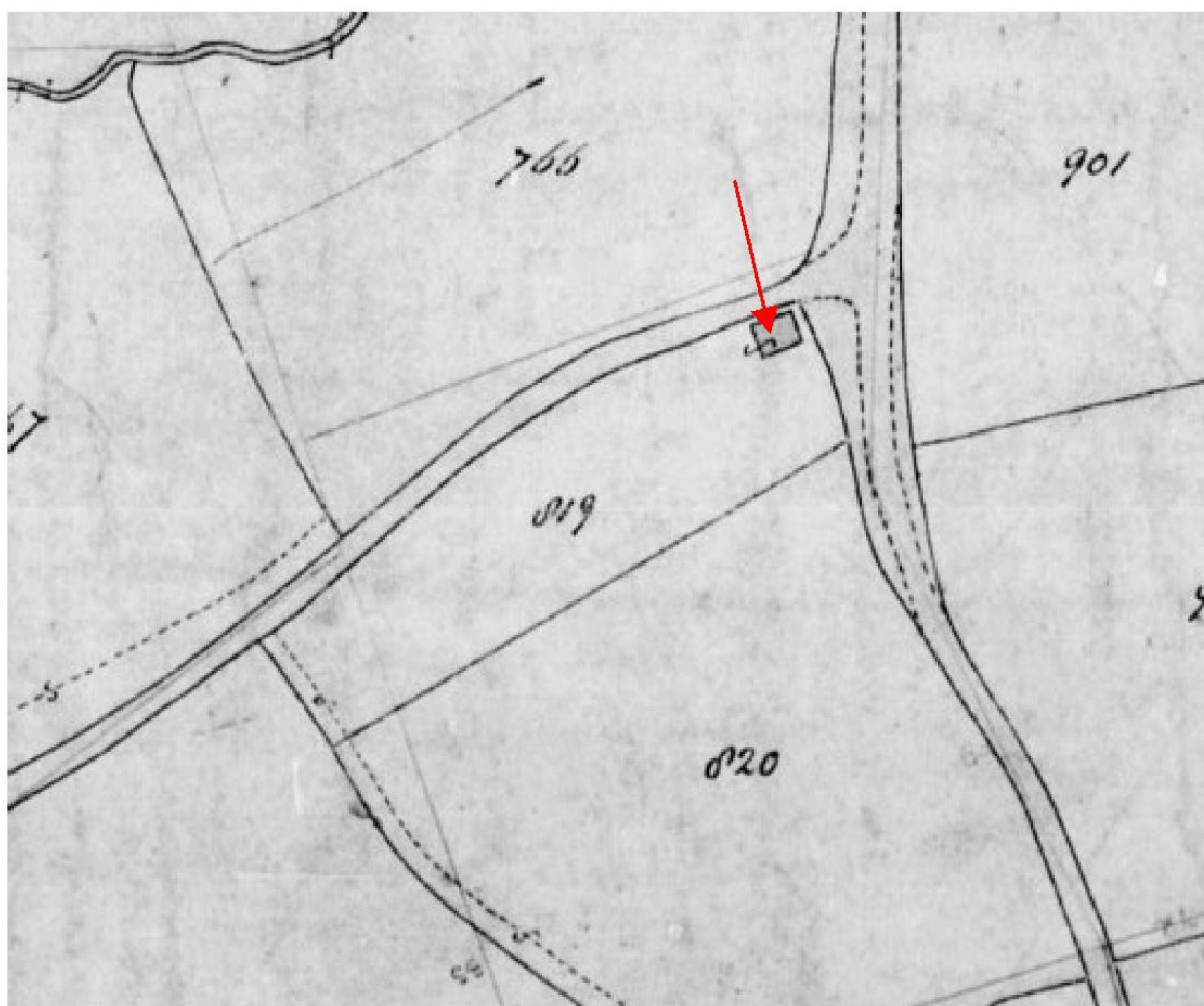


Plate 29 Extract from the Lindfield Tithe Map of 1848

- 3.46. The Listing description states that the building was constructed in circa 1830. Considering the historic map evidence and assumed date of the building, an association with William Allen is likely. It is possible that the building was a cottage with plot to support its residents of a similar nature to those of the colony, but perhaps also fulfilling a role as a marker or lodge to the main house, or even to the wider colony estate area, signposting its presence from the main road.
- 3.47. Architecturally there are elements which might corroborate this, including the white-painted stucco and slate roof, reflecting the main house and also the materiality of the mid-range Allen-built cottages and the School buildings at Pelham Place.
- 3.48. Greyfriars also has a window with gothic tracery, which may mirror in the tracery of Gravelye House, albeit the window in Greyfriars has a slight point whereas those at Gravelye House are round-headed.
- 3.49. Today, Greyfriars is separated from Gravelye House by intervening development, although the possible associations remain legible. It appears to have been extended and enclosed, with its architectural interest most visible from its north-west façade (Plate 20, above).
- 3.50. The north-eastern façade facing Scamps Hill does not read as a principal façade (Plate 30).



*Plate 30 North-eastern façade of Greyfriars*

- 3.51. The modern context of the asset comprises a small garden plot surrounded by vegetation to the south and east, Scamps Hill to the north and Gravelye Lane to the west (Plate 31).



*Plate 31 Context of Greyfriars shown on a recent aerial photograph*

- 3.52. The wider surrounds of the asset comprise modern residential development to the west and south, including between the asset and Gravelye House. Public open space lies to the south-east and pasture to the north, on the other side of Scamps Hill.

#### **Statement of Significance**

- 3.53. The Grade II Listing of the building indicates it is a heritage asset of less than the highest significance as defined by the *NPPF*.<sup>12</sup>
- 3.54. The heritage significance of the asset is principally embodied in its physical fabric, which has architectural, artistic and historic interests.
- 3.55. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "setting") which are considered to contribute to its heritage significance comprise:
- The junction of Gravelye Lane and Scamps Lane, at which the asset appears to have been deliberately sited, perhaps as a lodge to Gravelye House, or a marker to the estate including the cottage 'colony', or possibly as a toll house.
  - Gravelye Lane, which the asset appears to have been constructed to face, most likely as a lodge or way marker.

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<sup>12</sup> DLUHC, *NPPF*, para. 200.

- Gravelye House, which the asset was likely to have been a lodge to or otherwise related to. The common ownership is documented on the Tithe Apportionment.
- The reduced curtilage of the asset, from where it can be experienced and understood.

3.56. The site lies beyond these areas. It was not part of the land held under the same tenancy as Greyfriars, or held in hand by the Reverend Thomas Scutt, although it was part of another farm tenancy owned by him. There is no evidence the site was ever part of the experimental cottage colony, rather it appears to have been part of a separate farm tenancy.

3.57. There is filtered visibility of the site from the asset (Plate 32) and co-visibility with it in views from Scamps Hill (Plate 33).



*Plate 32 Looking north-east to the site from close to Greyfriars*



*Plate 33 Looking south-east from the junction of Scamps Hill and Gravelye Lane*

- 3.58. Whilst little of the site is visible, there is a sense of undeveloped land, which is part of the historic context which the lodge was sited in, at a rural road junction, and as such the site makes a very modest contribution to the heritage significance of the asset through setting. However, this is much lesser than the historic illustrative values of the roads and likely associated principal residence, and the asset clearly faces in a different direction to the site.
- 3.59. The site is considered to make a very modest contribution to the heritage significance of the asset through setting, through illustrating part of its historic rural context. However, it does not appear to have been related to its historic tenancy holding, which comprised the field south-west of Scamps Hill, and did not relate to either Gravelye House or the related experimental cottage colony, which it may have formed a lodge to or waymarker for.
- 3.60. The proposed development includes residential development in land of open character to the north-east of the asset. This will be visible from the asset, mainly from windows on its secondary façade, replacing undeveloped land.
- 3.61. The very slight reduction in illustrative value of its historic context will result in less than substantial harm at the lowermost end of the spectrum. Those elements of the setting of the asset which principally contribute, comprising the curtilage, roads and principal residence of the historic landholding will remain unaltered, as will the fabric of asset itself.
- 3.62. In summary, the proposals would be anticipated to cause less than substantial harm to the significance of Greyfriars through a change to its setting. This would be at the lowermost end of the spectrum of less than substantial harm.



3.63. I note that the LPA statement of case asserts that the suggestion in the heritage statement that Greyfriars is a lodge is 'tenuous', but makes no consideration of historic land ownership patterns nor architectural links.

## Tythe Cottage – Grade II Listed Building

- 3.64. Tythe Cottage was added to the National List at Grade II on 11<sup>th</sup> May 1983 (NHLE 1190964, Plate 34). It is located c. 130 m to the east of the application site.



*Plate 34 Looking east to Tythe Cottage*

- 3.65. The listing entry briefly states:

***“ C18. Two storeys. Three window. Ground floor red brick, above faced with weather-boarding. Tiled roof. Casement windows.”***

- 3.66. A full copy of the List Entry is included at **Appendix 4**.
- 3.67. The asset is a residence dating to the early 18<sup>th</sup> century. The cottage comprises two storeys of four bays with a modern rear extension. As noted in the listing entry, the ground floor is red brick in Flemish bond, while the upper floor is weather-boarded under a tiled roof. Windows are predominantly two or three pane casements with an off-centre front doorway on its principal (south-west) elevation.
- 3.68. The blocked door opening adjacent to it may indicate that the cottage was formerly two cottages at one time. The cottage has gable end brick chimney stacks and a central stack corresponding to what would have been the dividing wall between two separate residences.
- 3.69. An origin as two smaller cottages fits with the edge of common location. Small dwellings were often constructed at common edges on land assarted (cleared and taken into agricultural use) from the main common area.

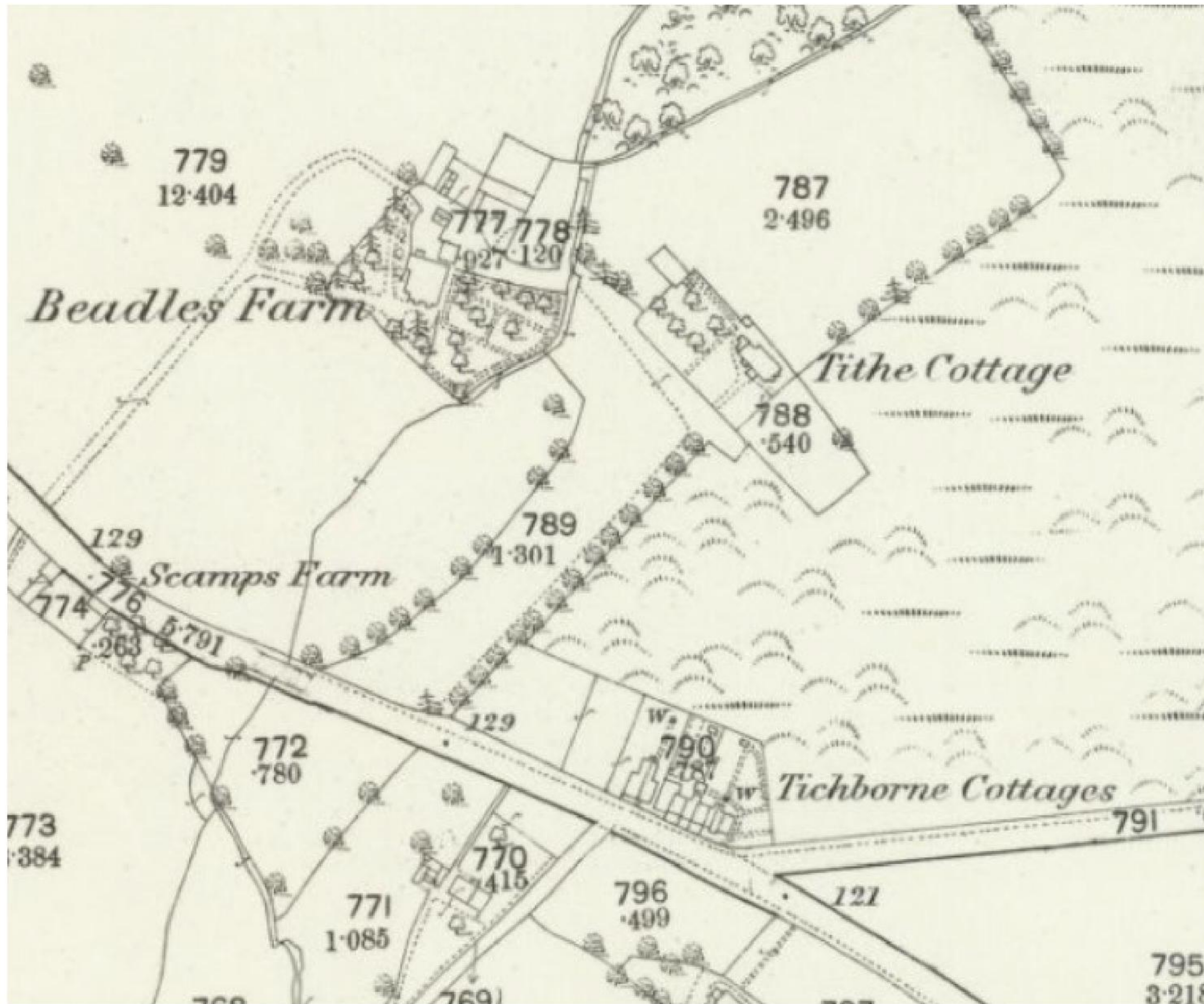
3.70. The Tithe Map and apportionment lists the cottage as 'Jn<sup>o</sup> [Jonathan] Cox Cottage and Garden'. It was part of a dispersed landholding in the ownership of a J H Nainby and occupied by a Mr Gladman (this is not a typo), comprising a house and associated land on the other side of Lindfield village, and plots in the vicinity comprising a barn and plot to the north-west and various small plots of meadow and pasture (Plate 35, edged yellow). To the south-east of the cottage lay open common.



*Plate 35 Extract from the 1848 Tithe Map*

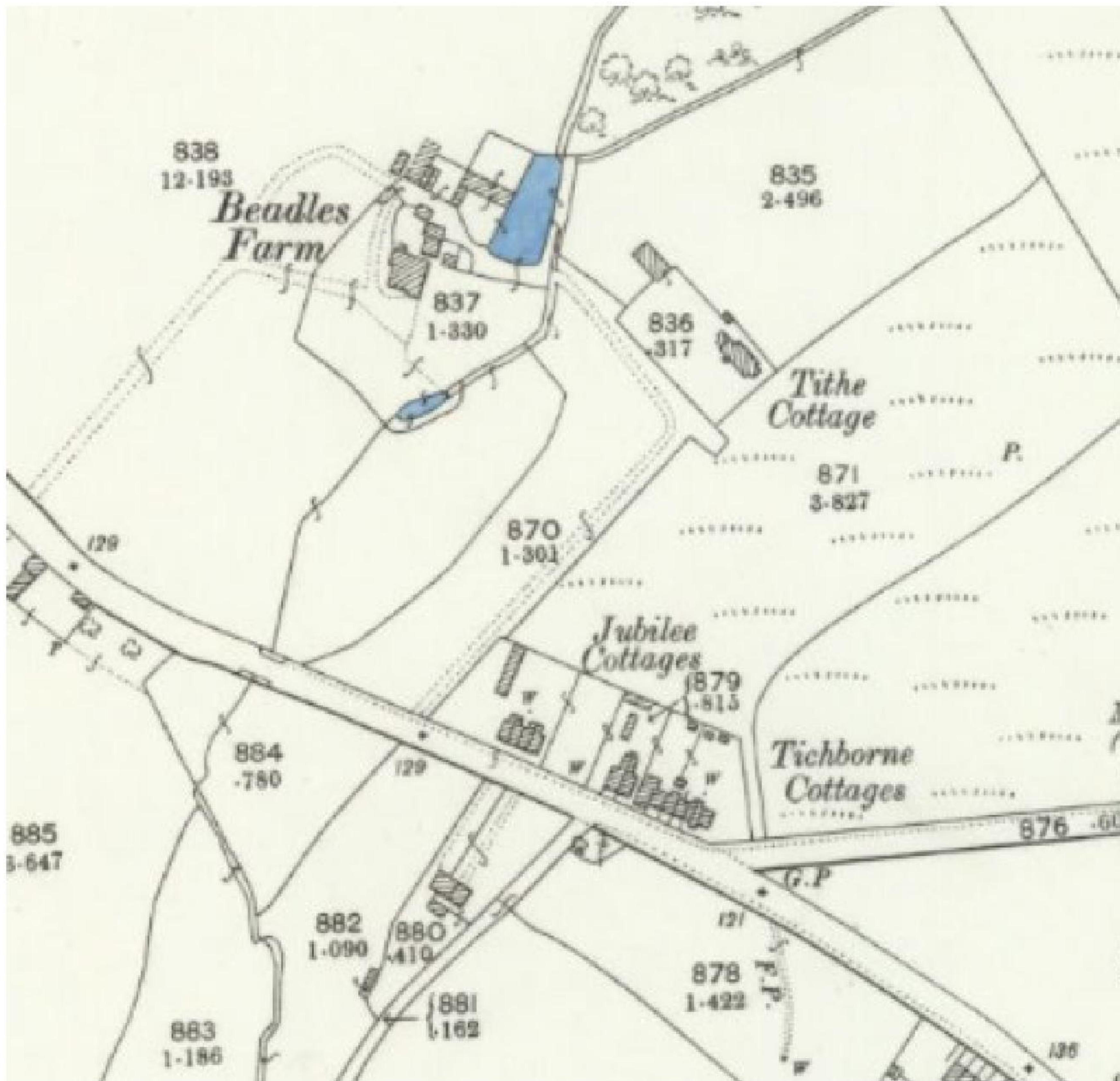


- 3.71. The Ordnance Survey map of 1874 shows the cottage lying within a garden plot with orchard to the north-west. A trackway links the cottage to the main road to the south-west (Plate 36).



*Plate 36 Extract from the Ordnance Survey map of 1874*

- 3.72. Further south, on land outwith the area of landholding shown on the Tithe Map, a row of dwelling called Tichborne Cottages have been built.
- 3.73. The Second Edition Ordnance Survey map of 1899 has less detail but clearly illustrates 'Tithe Cottage', adjacent barn, and the track leading to it. Further south, a short terrace called Jubilee Cottages has been built alongside Tichborne Cottages (Plate 37).



*Plate 37 Second Edition Ordnance Survey map 1896.*

- 3.74. Cartographic analysis shows that there were few changes in the vicinity of Tythe Cottage until the 1970s when the barn was demolished, and a detached property Walstead Spinney was constructed in the field to the south of the cottage.
- 3.75. The current arrangement of the curtilage of Tythe Cottage can be seen on recent aerial photographs. A two storey rear extension was approved under application DM/18/0344, replacing an earlier flat roofed addition. A detached garage (approved under DM/19/5001) has been constructed to the north-west corner of its large garden plot which retains the historic boundaries on the Tithe Map of 1848. The tree planting along the field boundaries has been retained and supplemented by additional planting to the south-east (Plate 38).



*Plate 38 Recent aerial photograph*

- 3.76. Today, the cottage is located within a garden plot, with recent outbuilding, but also small outhouse. Part of the plot is orchard (Plate 39).



*Plate 39 Looking east to Tythe Cottage's garden and outbuildings*

3.77. The cottage faces south-west onto a front garden area, defined by a hedge (Plate 40).



*Plate 40 Looking north-east to Tithes Cottage*

- 3.78. To the south-east of the asset, lies an area of rough grassland with trees, flanked by the driveway, across which there are views to the asset, and over which the asset has views from its primary façade (Plate 41). This appears to be a remnant of the common which the cottage lay on the edge of.



*Plate 41 Looking north-east to Tythe Cottage, showing the grassland and drive to the south-east*

- 3.79. Across this area, the asset has views to development on Scamps Hill (Plate 42).



*Plate 42 Looking south-west to development on Scamps Hill from close to Tythe Cottage*

- 3.80. The field immediately to the north-east has clear intervisibility and co-visibility with the asset (Plate 43).



*Plate 43 Looking north-east to the field adjacent to Tythe Cottage, to its north-east*

- 3.81. To the north-west of the asset lies the buildings of Walstead Grange, with associated land beyond.

#### **Statement of Significance**

- 3.82. The Grade II Listing of Tythe Cottage indicates it is a heritage asset of less than the highest significance as defined by the *NPPF*.<sup>13</sup>
- 3.83. The heritage significance of the asset is principally embodied in its physical fabric, which has predominantly architectural and historic interests. The cottage is a good example of an 18<sup>th</sup>-century rural dwelling, possibly originating as small dwellings on the edge of the common, built using traditional construction techniques and local raw materials which would have been available at the time.
- 3.84. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "setting") which are considered to contribute to its heritage significance comprise:
- Its garden, from where the interests of the asset can best be appreciated.

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<sup>13</sup> DLUHC, *NPPF*, para. 200.

- The extant historically associated outhouse/outbuilding.
- The historically associated field to the north-east, with which it retains clear intervisibility.
- The area of rough grassland to the south-east over which it has clear visibility, and which flanks the approach driveway. This appears to be a remnant of the common, and the building may have originated as small edge of common dwellings.
- Those areas which separate the asset from other residences at Walstead Grange, and development on Scamps Hill.

3.85. The site lies beyond these areas.

3.86. Since the production of the Heritage Statement, some visibility of the asset has opened up from the site (possibly due to the reduction in an evergreen tree to the north-west of the asset), albeit the visibility is filtered and beyond intervening buildings (Plate 44). As such, the site is anticipated to be visible from the asset in oblique largely-screened views from its south-eastern façade.



*Plate 44 Glimpsed visibility of Tythe Cottage from the site*





*Plate 45 Looking towards the site from west of Tythe Cottage showing the context of any glimpsed visibility beyond existing buildings.*

- 3.87. Notwithstanding the limited intervisibility, the site is not considered to contribute to the heritage significance of the asset through setting. It was part of a separate landholding and tenancy historically, and the site is unrelated to the area of common which the cottage appears to have been sited on the edge of. It is separated from the asset by the buildings of the Walstead Grange complex.
- 3.88. Whilst the proposed development will change the character of part of the site, built form will be significantly set back from Tythe Cottage, with the retention and strengthening of intervening planting to soften any glimpses possible from the asset. The parkland character of the wider grounds of Walstead Grange, which development will be set back behind, will be restored. Following development, all elements which positive contribute to the heritage significance of the asset through setting will be retained, and the sense of separation of the asset will remain. Development will not be an incongruous or intrusive element in the wider surrounds. No harm to the heritage significance of the asset will be caused.
- 3.89. I note that the LPA considers that the development within the site would suburbanise the character of the vicinity and reduce the separation of the asset from Lindfield. With regards to this, I note that the asset currently has a sense of separation rather than isolation, and a sense of separation will remain. The character of the public open space (which would form part of the Reserved Matters application) need not be suburban, but would restore the rural parkland character to the area which was present historically.

## Walstead Grange – non-designated heritage asset

- 3.90. Walstead Grange is a non-designated heritage asset. Located 50m to the south-east of the site (Plate 46).



*Plate 46 Looking south-east to Walstead Grange*

- 3.91. The building is a sizeable residence, which includes two perpendicular timber ranges of probable 16<sup>th</sup>-century date, with an infill range dating to the first half of the early 19<sup>th</sup> century, and later extensions.
- 3.92. The Tithe Map for Lindfield of 1848 shows the residence set within a plot listed as House and Garden, with an enclosure to the west labelled 'Coach Road' evidently crossed by a drive, and outbuildings to the east, listed as 'Pond, Barn, Yard, etc.' (Plate 47).

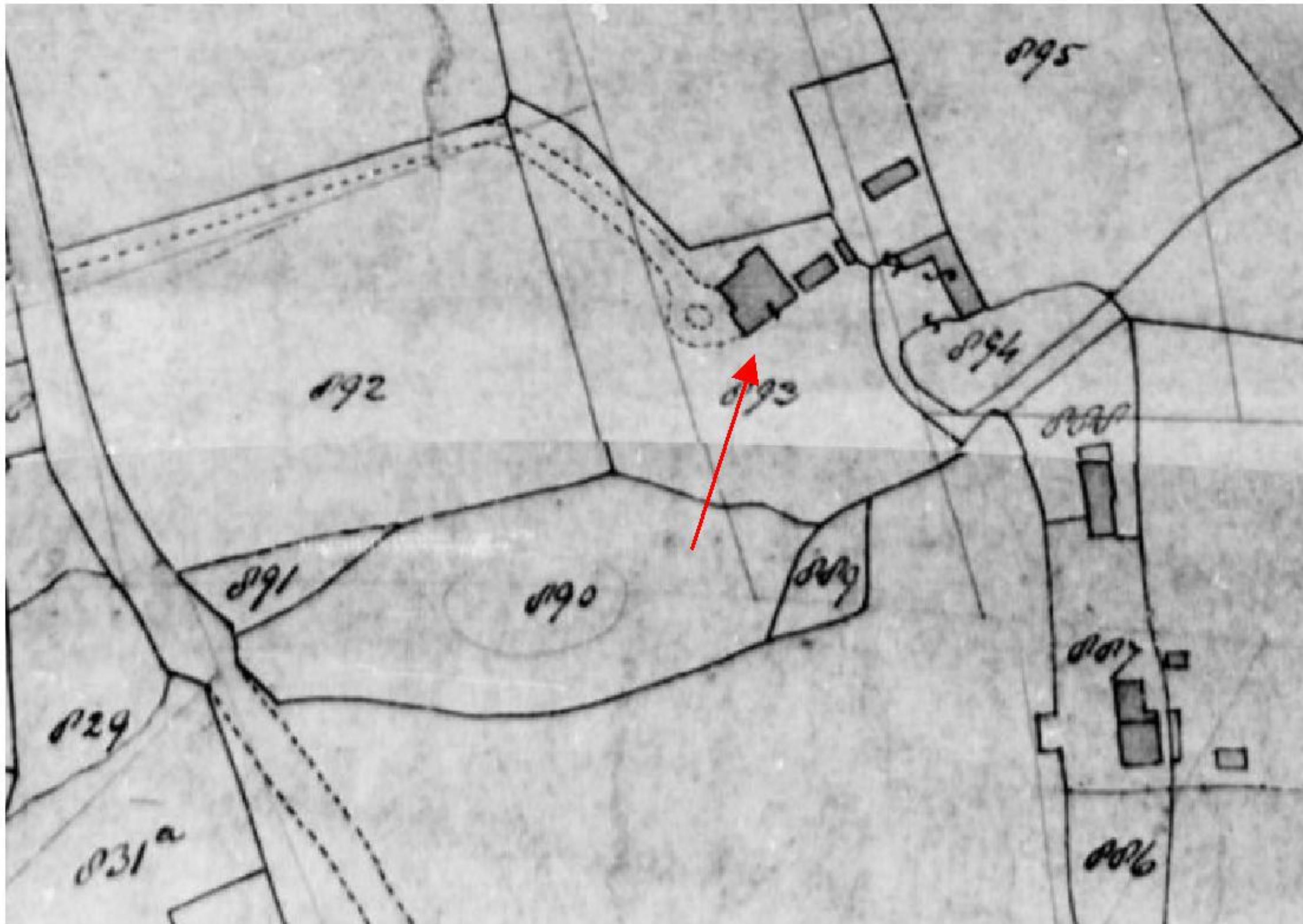


Plate 47 Extract from the Lindfield Tithe Map of 1848

- 3.93. The wider tenancy, which was called 'Beadles and Maynards Farm' and included land extending north-west from the immediate curtilage of the house (Plate 48).

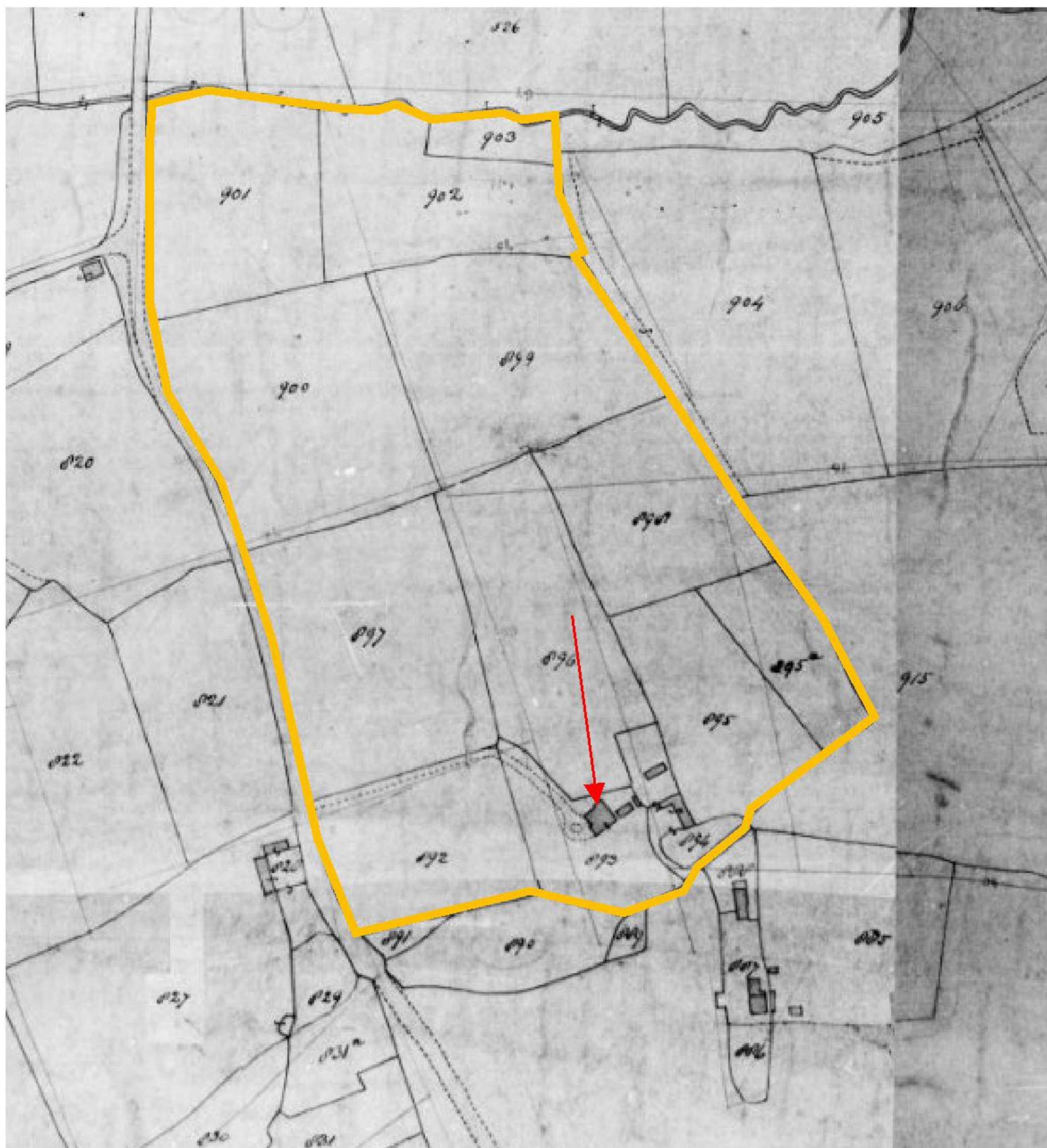


Plate 48 Tenancy associated with Walstead Grange, as shown on the Tithe Map of 1848

- 3.94. Of the tenancy landholding, the field directly north-east of the house (896) is listed as 'Lawn' and may have had a parkland character.
- 3.95. The First Edition Ordnance Survey map of 1884 shows the immediate vicinity of the house as little altered, with the exception of an enlarged driveway turning circle to the west of the

house with evergreen planting filtering views west and north-west from the house (Plates 49 and 50).

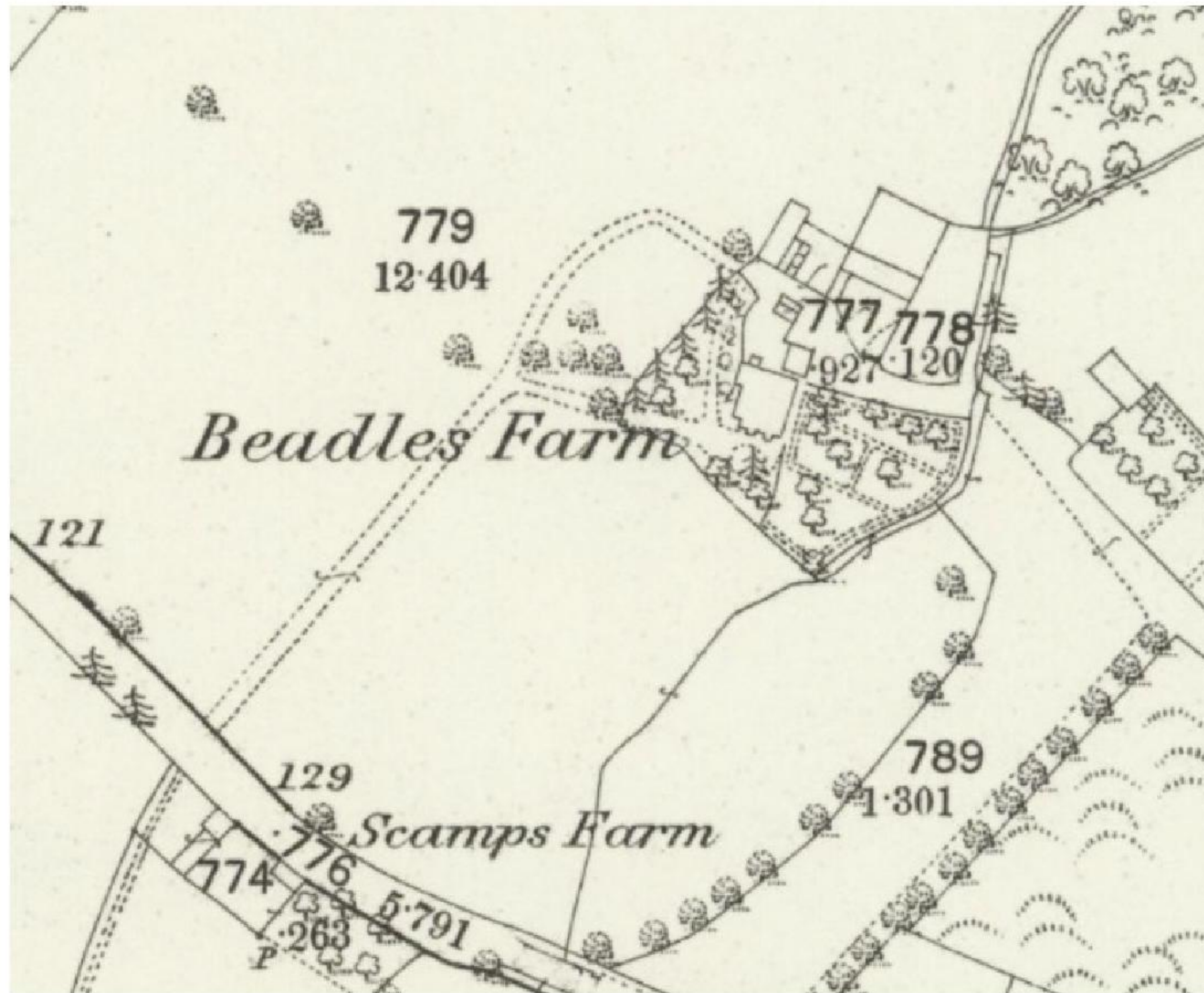


Plate 49 Extract from The First Edition Ordnance Survey map of 1884

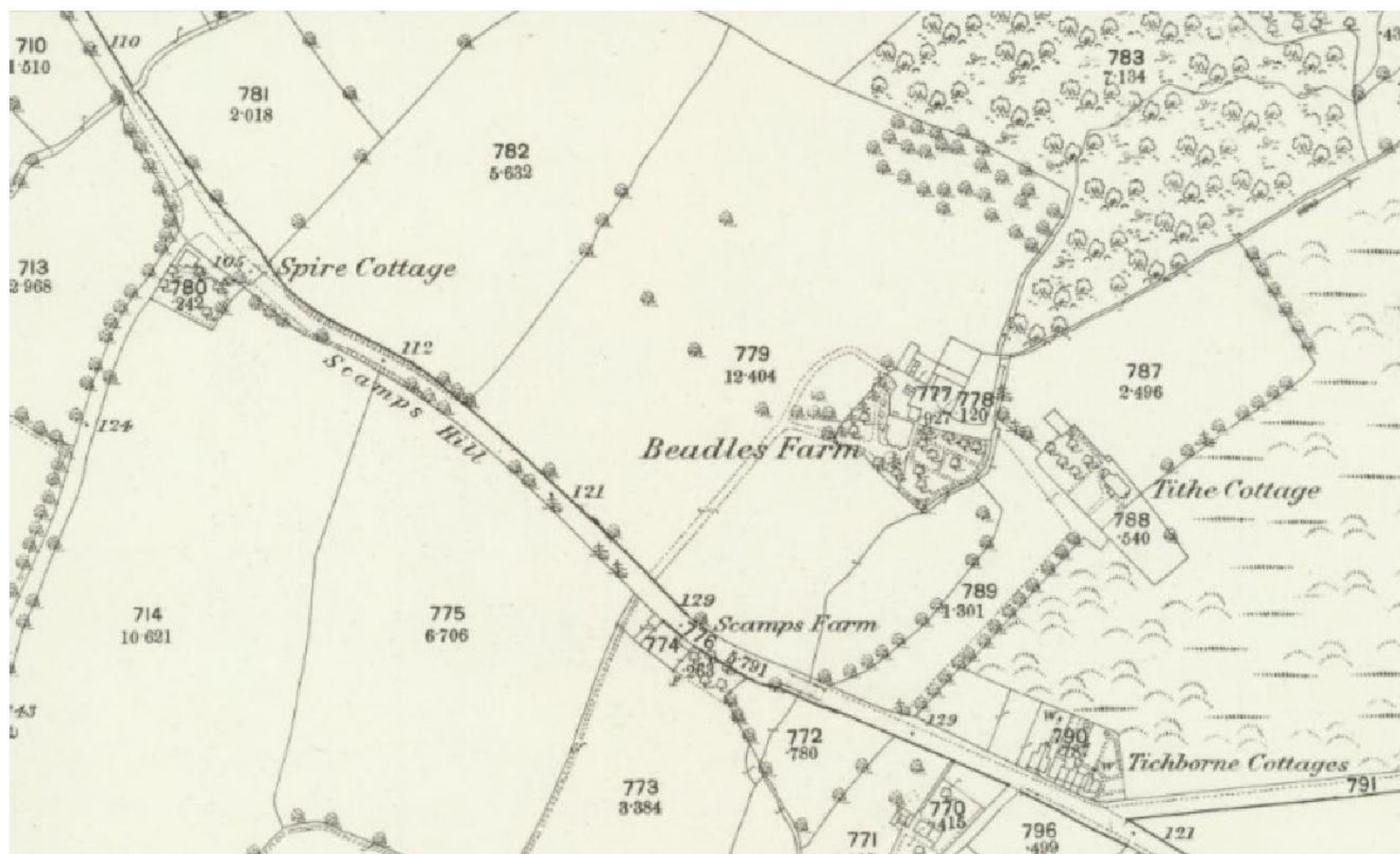


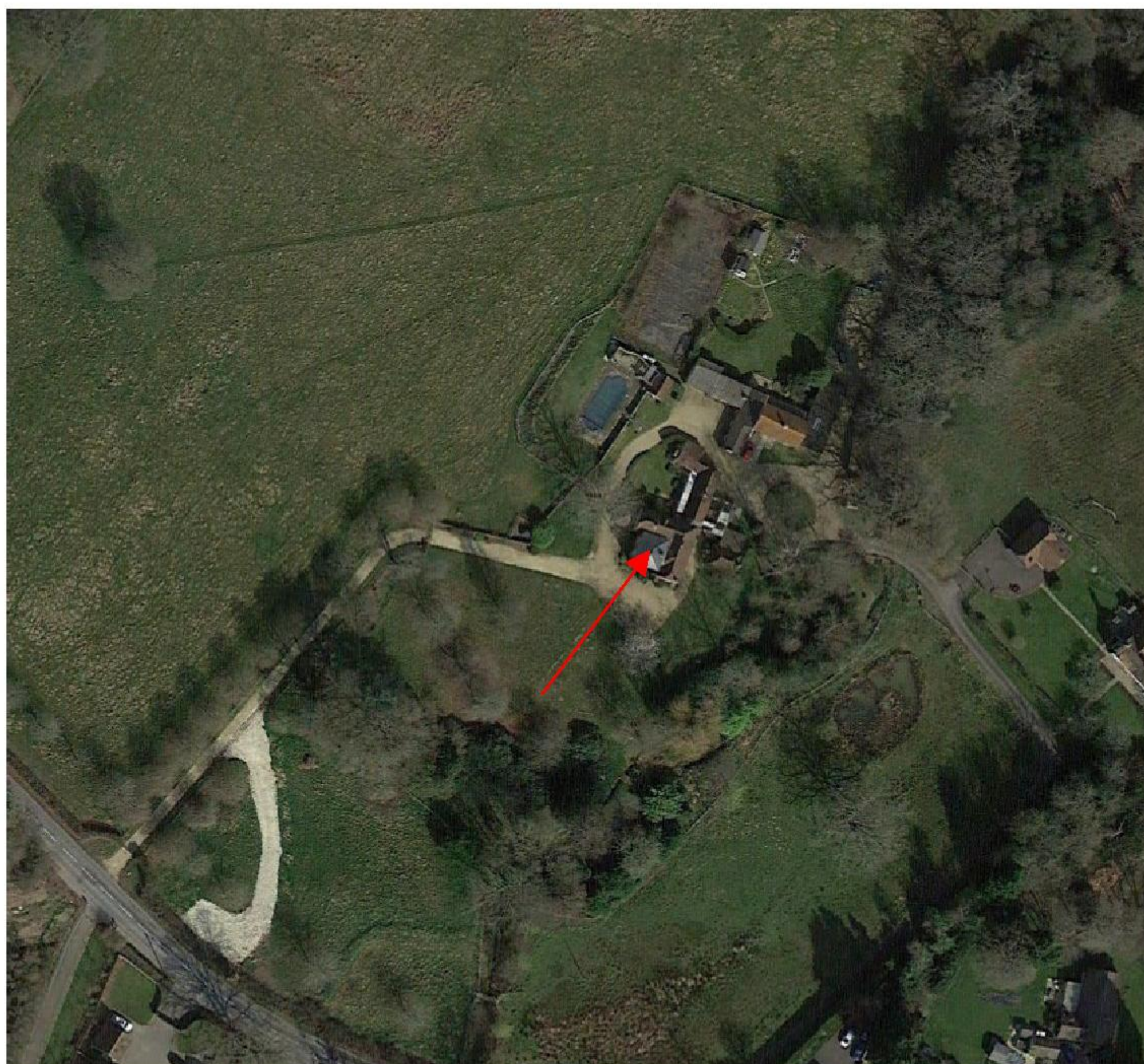
Plate 50 Extract from the First Edition Map of 1884

- 3.96. The wider south-eastern portion of the tenancy appears to be parkland at this time, with the removal of field boundaries to give a large enclosure within which scattered trees were present. This may have been an expansion to the north-east and south-west of an enclosure of pre-existing parkland.
- 3.97. The Ordnance Survey mapping of 1954 shows additional buildings at the farm complex (Plate 51).



*Plate 51 Extract from the Ordnance Survey map of 1954*

- 3.98. No scattered trees are depicted within the area of former parkland to the north-west of the house at this time.
- 3.99. The current arrangement of the curtilage of Walstead Grange can be seen on recent aerial photographs. The larger turning circle has been removed, as has the planting immediately to the west of the house. A tennis court has been constructed to the north of the house, and a swimming pool with surrounding earth bund to the north-west. These give some sense of separation between the house and the parkland beyond (Plates 52-54).



*Plate 52 Recent aerial photograph – Walstead Grange arrowed red*



*Plate 53 Looking south across the tennis court*



*Plate 54 Looking south-east across the swimming pool*

- 3.100. A narrow gap has been opened up through removal of planting, to the west-north-west of the house, between the swimming pool and the planting flanking the drive, where there is a view towards the former parkland (Plate 55). This is facilitated by a ha-ha of modern blockwork construction (Plate 56).



*Plate 55 View west-north-west from Walstead Grange*



*Plate 56 Reciprocal view to house showing the modern ha-ha*

3.101. The carriage drive remains in place, approaching the house from the south-west (Plate 57), with a mature garden area to the south-east (Plate 58).



*Plate 57 Coach drive to the south-west of the house*



*Plate 58 Garden to the south of the house*



- 3.102. Some of the historic farm buildings remain in altered form. The complex no longer operates as a farm (Plate 59).



*Plate 59 Altered outbuildings, looking north*

### **Statement of Significance**

- 3.103. Walstead Grange is a non-designated heritage asset of higher value within that range of significances.
- 3.104. The heritage significance of the asset is principally embodied in its physical fabric, which has architectural, artistic and historic interests.
- 3.105. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "setting") which are considered to contribute to its heritage significance comprise:
- The outbuildings, which give legibility as to the phase of its history when it was a farmhouse.
  - The garden area and immediate curtilage.
  - The approach along the coach drive.
  - The former parkland area to the north-east, to which the asset has designed views, although these appear to have been largely filtered or screened historically, through the placement of planting.

- The wider former landholding beyond the parkland to the north-west.

- 3.106. The site includes the former parkland area to the north-west of the house and the further landholding beyond to the north-west. The site is considered to make a low/moderate contribution to the heritage significance of the asset through setting, through historic illustrative value, and forming part of a designed view from the asset (artistic value), albeit historically filtered to some degree by vegetation.
- 3.107. The proposed development has been very sensitive to the heritage significance of Walstead Grange. Development is set back very largely beyond the former parkland area, in the fields to the north-west.
- 3.108. The intervening area will have its parkland character restored through appropriate scattered tree planting and will be used as public open space. This area will experience more activity and movement, being public open space rather than private grounds.
- 3.109. Built form will be visible beyond this area in views from the house, its curtilage and drive, including the opened up view facilitated by the modern ha-ha, but built form will be set back 160m from the asset in this view, and will lie beyond retained and supplemented planting, to soften it in views. Views from the house in this direction would historically have been filtered by planting close to the house.
- 3.110. Those elements of the setting which principally contribute to the significance of the asset, including the outbuildings, immediate curtilage, and coach road will retain their legibility, and the legibility of the parkland will be enhanced.
- 3.111. Overall, the level of harm anticipated to the asset will be at a minor level.
- 3.112. I note that the LPA assert that the 'agricultural' land of the site is a fundamental part of the asset's significance. However, they do not appear to have taken account of the parkland character of the area historically, and that this character will be restored to the land adjacent to the house. They also appear to consider that the character of the parkland will be inevitably suburban. This would not be the case. It can be informal with a restored rural parkland character. This aspect of the development would be within the LPA's control via a reserved matters application.

## 4. Summary and Conclusions

- 4.1. The significance and setting of Lindfield Conservation Area, the Grade II listed buildings known as Greyfriars and Tythe Cottage and the non-designated heritage asset Walstead Grange which were cited in the Reason for Refusal relating to heritage, have been carefully considered.
- 4.2. With regards to the Conservation Area, the site is not considered to contribute to the heritage significance of the asset through setting, and the change to the intrinsic character of the site will cause no harm to the asset. The significance of the area is very largely derived from the buildings and spaces within it, comprising the High Street which is lined with historic buildings, largely between the church at the north and the large spring-fed pond to the south. The historic core is now mostly flanked by later development to the east and west, but has adjacent agricultural land adjacent to the northern end, experienced on the approaches by road and footpath. The open edge of the historic core is fossilised by the common at the southern end, which although it has a recreational character, has preserved the open aspect of the southern end of the historic settlement core. The common has now been enclosed by modern development. The site lies not only beyond the southern edge of the historic settlement core and the common which fossilises it, but also beyond enclosing intervening modern development. Intervisibility between the two areas is very limited. The approach which passes the site is not noted in the Conservation Area document as being an important approach, and I would consider that it is not such on the basis a consideration of the historic development of the area and the experience of the approach in relation to the asset today. As such, change within the site will cause no harm to the heritage significance of the Conservation Area.
- 4.3. With regards to the Grade II Listed Greyfriars, further research on the history of the vicinity of the asset suggests a link between the building and the estate of the local philanthropist and social reformer William Allen, who established a large house, Gravelye House, and an experimental colony of cottages to give the means of self-sufficiency to local poor families off Gravelye Lane. Reference to later land ownership patterns and the architectural detailing of Greyfriars, Gravelye House, some of the colony cottages and the extant school buildings constructed by Allen may suggest that Greyfriars was a lodge to Gravelye House or a cottage given architectural treatment as a way-finder to the wider estate including experimental cottage colony from the main road. The site appears to be functionally unrelated to Greyfriars, and makes a minimal contribution to the heritage significance of the asset through being illustrative of its wider rural setting. Change to the character of the site would result in less than substantial harm at the lowermost end of the spectrum only to Greyfriars.
- 4.4. With regards to the Grade II Listed Tythe Cottage, notwithstanding some limited intervisibility with the asset, the site is not considered to contribute to its heritage significance through setting. The site was part of a separate landholding and tenancy historically, and unrelated to the common which the cottage appears to have been established on the edge of. The site is separated from the asset by the buildings of the Walstead Grange complex. Whilst the proposed development will change the character of part of the site, built form will be significantly set back from Tythe Cottage, with the retention and strengthening of intervening planting to soften any glimpses possible from the asset. The parkland character of the wider grounds of Walstead Grange will be restored. Following development all elements which positively contribute to the heritage significance of the asset through setting will be retained, and the sense of separation will remain. Development

will not be an incongruous or intrusive element in the wider surrounds. No harm to the heritage significance of the asset will be caused.

- 4.5. Walstead Grange is considered to be a non-designated heritage asset, of a higher level of significance within the range for such assets. The site includes the former parkland area to the north-west of the house and the further landholding beyond to the north-west. The site is considered to make a low/moderate contribution to the heritage significance of the asset through setting, through historic illustrative value, and forming part of a designed view from the asset (artistic value).
- 4.6. The proposed development has been very sensitive to the heritage significance of Walstead Grange. Development is set back very largely beyond the former parkland area, in the fields to the north-west. The intervening area will have its parkland character restored through appropriate scattered tree planting and will be used as public open space. This area will experience more activity and movement, being public open space rather than private grounds.
- 4.7. Built form will be visible beyond this area in views from the house, its curtilage and drive, including the opened up view facilitated by the modern ha-ha, but built form will be set back 160m from the asset in this view, and will lie beyond retained and supplemented planting, to soften it in views. Those elements of the setting which principally contribute to the significance of the asset, including the outbuildings, immediate curtilage, and coach road will retain their legibility, and the legibility of the parkland will be enhanced. Views in the direction of the site from the house were filtered by planting historically. With development conserving part of the contribution which the site makes to the heritage significance of the asset through setting, a minor level of harm to the overall heritage significance of the asset is anticipated.

# Appendix 1: Legislation and Planning Policy

## Legislation

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*,<sup>14</sup> which provides statutory protection for Listed Buildings and Conservation Areas.

**Section 66(1)** of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

***“In considering whether to grant planning permission [or permission in principle] 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.”<sup>15</sup>***

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

***“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”<sup>16</sup>***

A judgment in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 draft of the NPPF, the requirements of which are now given in paragraph 208 of the revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.<sup>17</sup>

With regards to development within Conservation Areas, **Section 72(1)** of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

***“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.”***

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

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<sup>14</sup> UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*

<sup>15</sup> *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 66(1)

<sup>16</sup> *Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others* [2014] EWCA Civ 137. para. 24 CD 9.6

<sup>17</sup> *Jones v Mordue* [2015] EWCA Civ 1243 CD 9.7

## National Planning Policy Framework (December 2023)

National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in December 2023. This replaced and updated the previous NPPF (September 2023), with little change to policy relating to the historic environment. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

Heritage Assets are defined in Annex 2 of the NPPF 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)."***<sup>18</sup>

As set out above, significance is also defined as:

***"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."***<sup>19</sup>

**Section 16** of the NPPF relates to 'Conserving and enhancing the historic environment'.

**Paragraph 201** states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

**Paragraph 203** states that, in determining planning applications, local authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets by putting them to viable uses consistent with their conservation; and the desirability of new development making a positive contribution to local character and distinctiveness.

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<sup>18</sup> DLUHC, NPPF, p. 70

<sup>19</sup> DLUHC, NPPF, pp. 75.

**Paragraph 205** states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

**Paragraph 208** states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

**Paragraph 209** confirms that the effect of an application on the significance of a non-designated heritage asset should be taken into account, with a balanced judgement undertaken which has regard to the scale of harm or loss and the overall significance of the asset.

## National Planning Practice Guidance

The then Department for Communities and Local Government (now the Department for Levelling Up, Housing and Communities) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment,<sup>20</sup> which confirms that the consideration of 'significance' in decision taking is important and states:

***"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."***<sup>21</sup>

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

***"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to***

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<sup>20</sup> DLUHC, *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23<sup>rd</sup> July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>,

<sup>21</sup> DLUHC, PPG, paragraph 007, reference ID: 18a-007-20190723



***be assessed. The harm may arise from works to the asset or from development within its setting.***

***While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”<sup>22</sup> (my emphasis)***

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<sup>22</sup> DLUHC PPG, paragraph 018, reference ID: 18a-018-20190723



## Appendix 2: Methodology

### Key Documents

The key documents that have been used in the preparation of this Heritage Proof of Evidence comprise:

- *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment*<sup>23</sup> (henceforth referred to as 'GPA 2');
- *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition)*<sup>24</sup>, the key guidance of assessing setting (henceforth referred to as 'GPA 3');
- *Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12*<sup>25</sup>;
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*<sup>26</sup> (henceforth referred to as 'Conservation Principles'); and

### Assessment of Significance

In the NPPF, heritage significance is defined 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. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”***<sup>27</sup>

GPA 2 gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.

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<sup>23</sup> Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2<sup>nd</sup> edition, Swindon, July 2015) CD 9.2

<sup>24</sup> Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> edition, Swindon, December 2017) CD 9.3

<sup>25</sup> Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019) CD 9.4

<sup>26</sup> English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008) CD 9.5

<sup>27</sup> DLUHC, *NPPF*, p. 75.

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in *Conservation Principles*.<sup>28</sup> These essentially cover the heritage ‘interests’ given in the glossary of the *NPPF*<sup>29</sup> and the *PPG* which are **archaeological**, **architectural and artistic** and **historic**.

The *PPG* provides further information on the interests it identifies:

- **Archaeological interest:** “As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”
- **Architectural and artistic interest:** “These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.”
- **Historic interest:** “An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”<sup>30</sup>

Significance results from a combination of any, some or all of the interests described above.

The most-recently issued guidance on assessing heritage significance, Historic England’s *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, *Historic England Advice Note 12*,<sup>31</sup> advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Proof of Evidence.

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<sup>28</sup> English Heritage, *Conservation Principles* – These heritage values are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32. CD 9.5

<sup>29</sup> DLUHC, *NPPF*, p. 75.

<sup>30</sup> DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

<sup>31</sup> Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, *Historic England Advice Note 12* (Swindon, October 2019) CD 9.4

## Setting and Significance

As defined in the NPPF:

***“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”<sup>32</sup>***

Setting is defined 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.”<sup>33</sup>***

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

## Assessing Change Through Alteration to Setting

How setting might contribute to these values has been assessed within this Proof of Evidence with reference to *GPA 3* particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.<sup>34</sup>

In *GPA 3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and also that factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement)<sup>35</sup>:

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<sup>32</sup> DLUHC, *NPPF*, p. 75.

<sup>33</sup> DLUHC, *NPPF*, p. 75.

<sup>34</sup> Historic England, *GPA 3* p. 8 CD 9.3

<sup>35</sup> *Catesby Estates Ltd. V. Steer* [2018] EWCA Civ 1697, para. 25 and 26 CD 9.8

*Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.*

*Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”*

## Levels of Significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the NPPF and the PPG, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 206 of the NPPF, comprising Grade I and II\* Listed Buildings, Grade I and II\* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 68 of the NPPF;
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 206 of the NPPF, comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and
- **Non-designated heritage assets**. Non-designated heritage assets are defined within the PPG as “buildings, monuments, sites, places, areas or landscapes identified by plan-

*making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”.*<sup>36</sup>

Additionally, it is of course possible that sites, buildings or areas have **no heritage significance**.

## Assessment of Harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In order to relate to key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would “have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced”;<sup>37</sup> and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

***“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”***<sup>38</sup>

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle of the spectrum and upper end of the less than substantial harm scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated. As such, harm to such assets is articulated as a level of harm to their overall significance, with levels such as negligible, minor, moderate and major harm identified.

It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, ‘preserving’ means doing ‘no harm’.<sup>39</sup>

Preservation does not mean no change; it specifically means no harm.

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<sup>36</sup> DLUHC, PPG, paragraph 039, reference ID: 18a-039-20190723.

<sup>37</sup> EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council, para. 25 CD 9.13

<sup>38</sup> DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723

<sup>39</sup> R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin) CD 9.9

GPA 2 which states that “*Change to heritage assets is inevitable but it is only harmful when significance is damaged*”.<sup>40</sup> Thus, change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in GPA 3, described above. Again, fundamental to the methodology set out in this document is stating “*what matters and why*”. Of particular relevance is the checklist given on page 13 of GPA 3.

It should be noted that this key document also states that:

***“Setting is not itself a heritage asset, nor a heritage designation...”<sup>41</sup>***

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.

With regards to changes in setting, GPA 3 states that:

***“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.<sup>42</sup> (my emphasis)***

Additionally, it is also important to note that, as clarified in the Court of Appeal, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused.<sup>43</sup>

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<sup>40</sup> Historic England, GPA 2, p. 9.

<sup>41</sup> Historic England, GPA 3, p. 4

<sup>42</sup> Historic England, GPA 3., p. 8

<sup>43</sup> *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061 CD 9.10



## Appendix 3: Greyfriars Listing Entry

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1025623

**Date first listed:** 11-May-1983

**Statutory Address 1:** GRAYFRIARS, GRAVELYE LANE

### Location

**Statutory Address:** GRAYFRIARS, GRAVELYE LANE

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

**District:** West Sussex

**Parish:** Lindfield Rural

**National Grid Reference:** TQ 35047 24842

### Details

LINDFIELD RURAL GRAVELYE LANE 1. 5405 Grayfriars TQ 32 SE 17/333 II

2. 1830 circa. Possibly once a toll-house or lodge. Stuccoed. Slate roof. Consists of a central portion of 2 storeys and one window, surmounted by a gable with kneelers, coping and pendant, with a single-storeyed portion on each side with pentice having a coping with kneelers on the street side. Pointed casement windows. Doorway with pointed tympanum in north wall.

**Listing NGR:** TQ3504724842

### Legacy

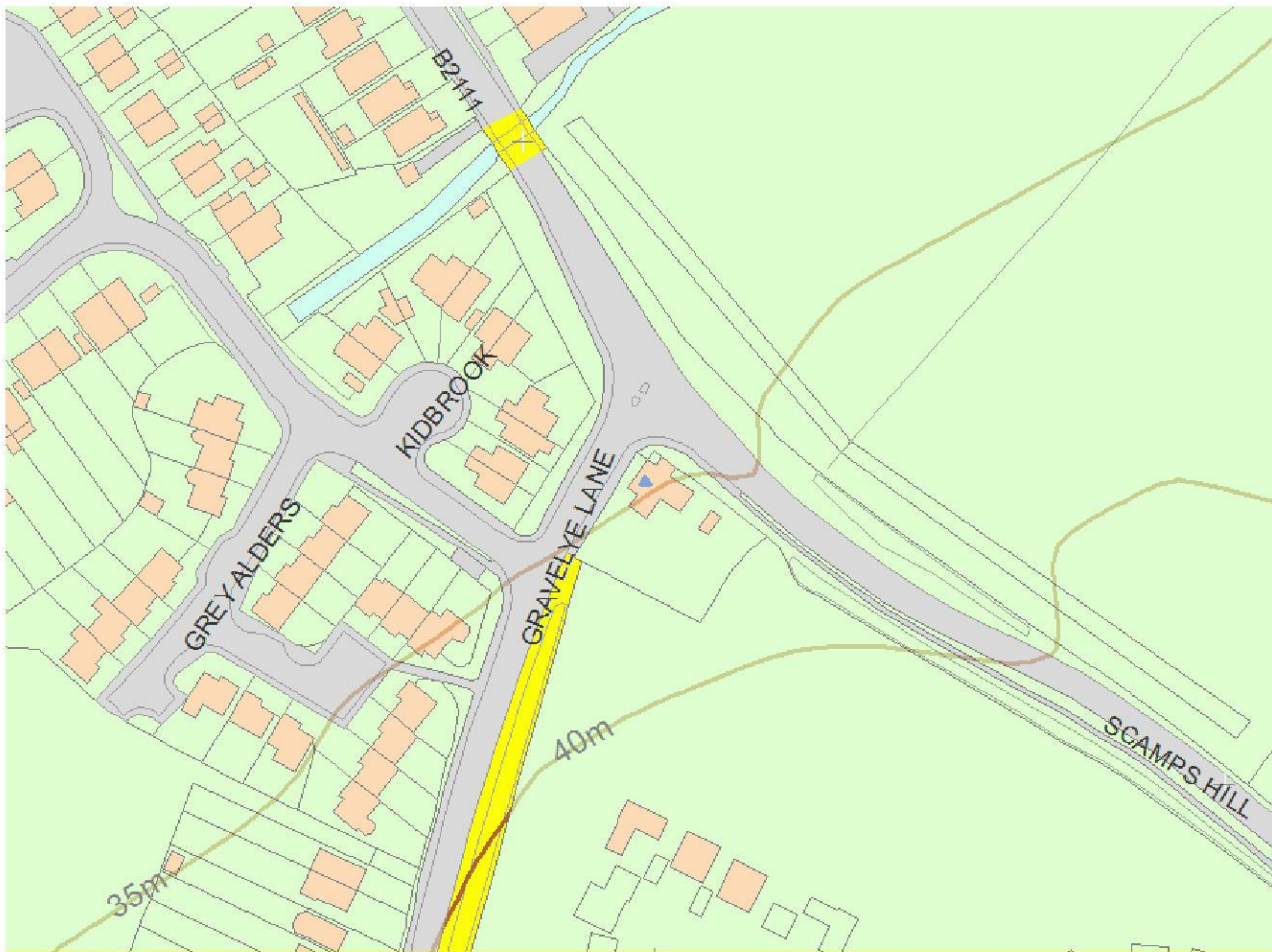
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302695

**Legacy System:** LBS

### Legal

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



**End of official list entry**





## Appendix 4: Tythe Cottage Listing Entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1180964

**Date first listed:** 11-May-1983

**List Entry Name:** TYTHE COTTAGE

**Statutory Address 1:** TYTHE COTTAGE, SCAMP'S HILL

### Location

**Statutory Address:** TYTHE COTTAGE, SCAMP'S HILL

**County:** West Sussex

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

**Parish:** Lindfield Rural

**National Grid Reference:** TQ 35501 24745

### Details

LINDFIELD RURAL SCAMP'S HILL 1. 5405 Tythe Cottage TQ 32 SE 17/331 II

2. C18. Two storeys. Three window. Ground floor red brick, above faced with weather-boarding. Tiled roof. Casement windows.

**Listing NGR:** TQ3550124745

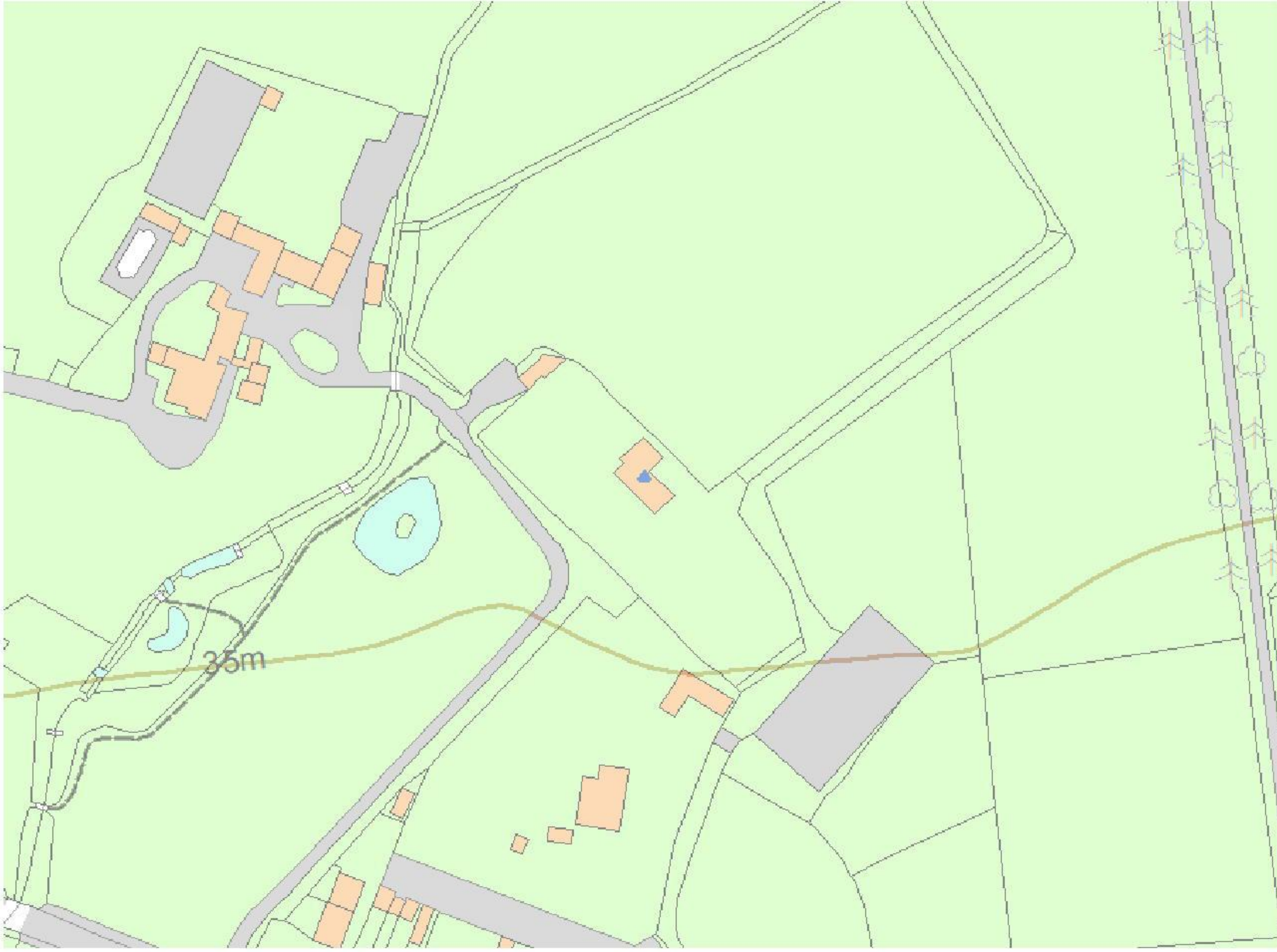
### Legacy

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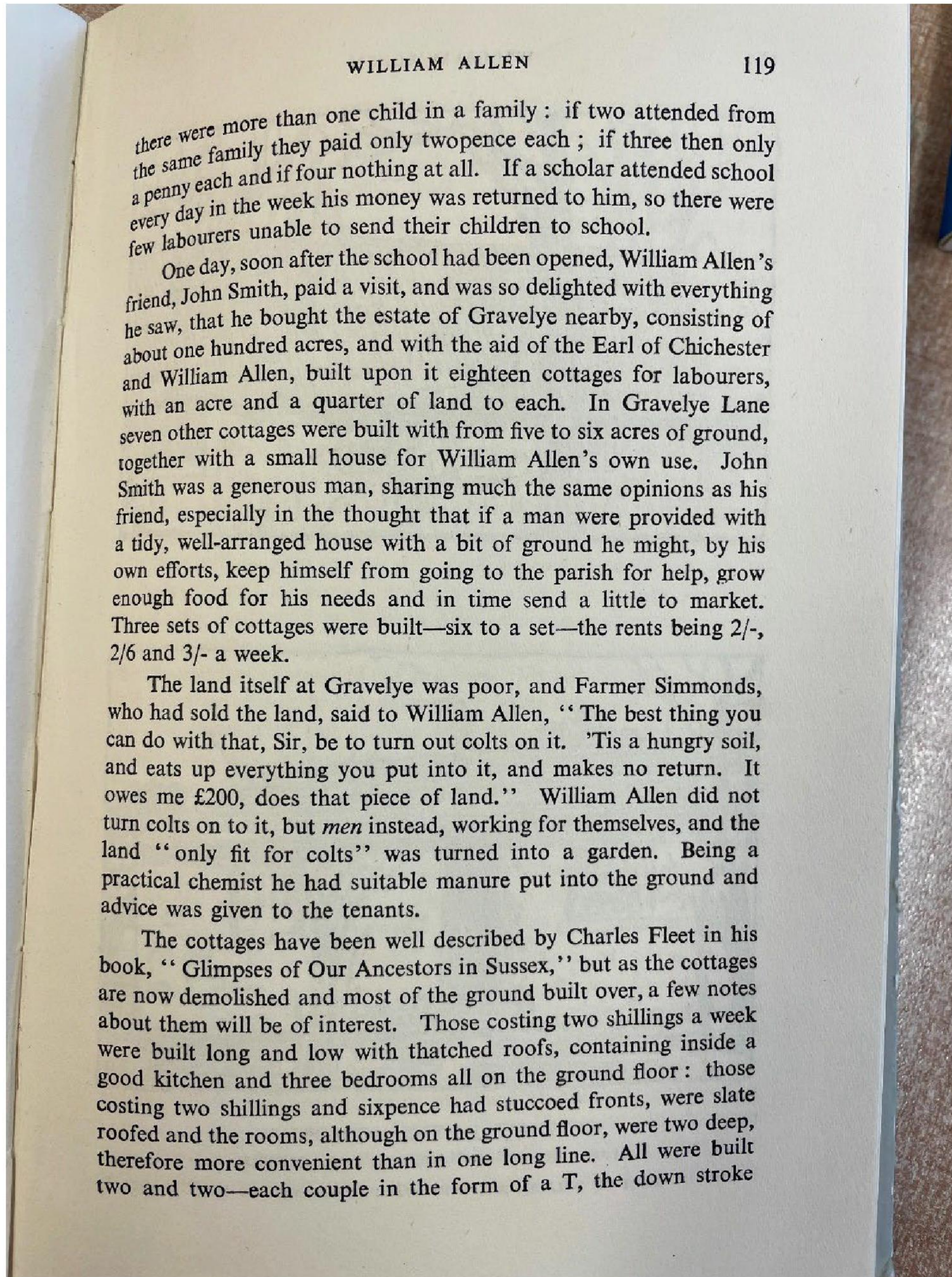
**Legacy System number:** 302707

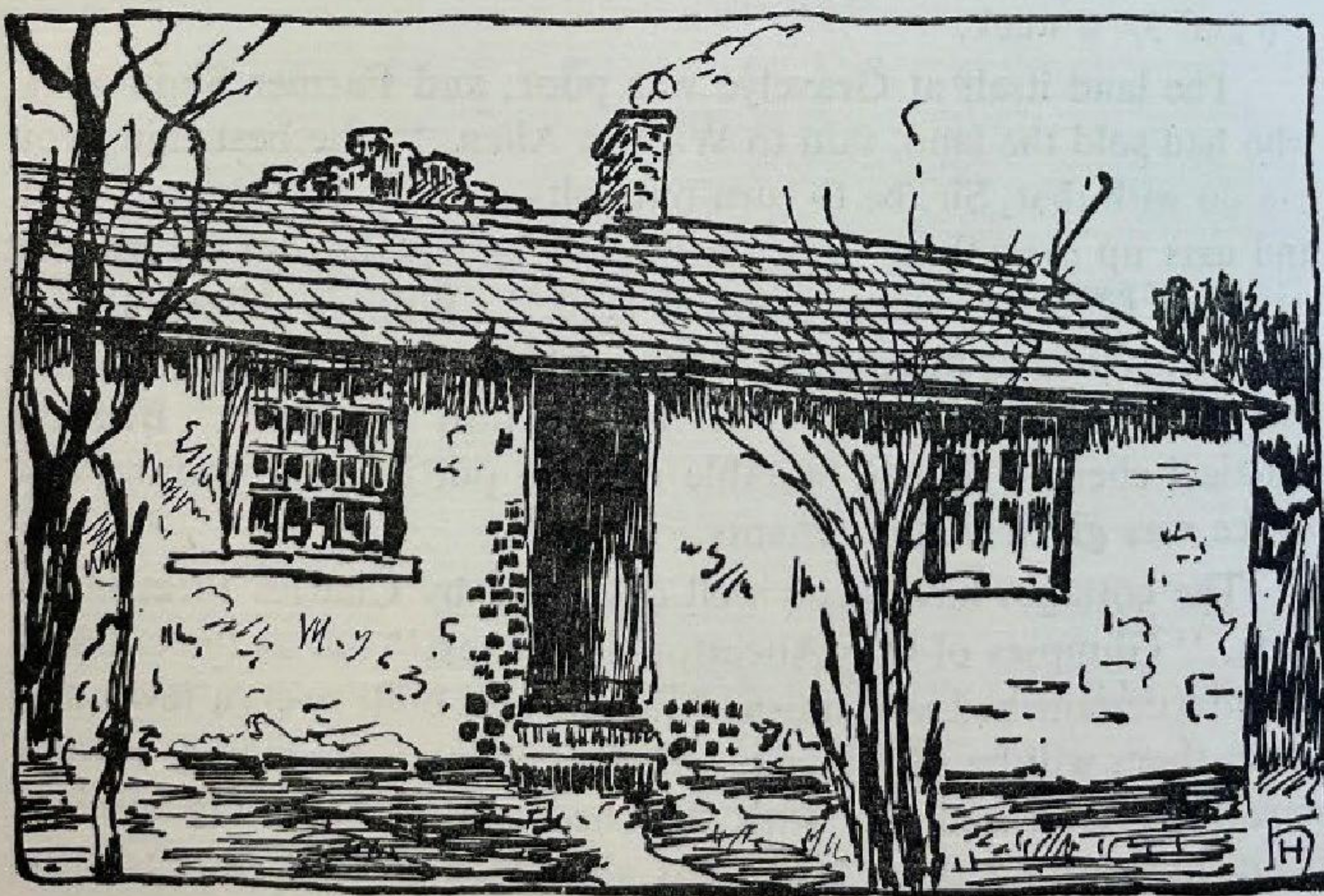
**Legacy System:** LBS

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



## Appendix 5: Extract from Hall. H, 1953 *William Allen 1770-1843*





COTTAGES IN THE "COLONY,"  
LATER KNOWN AS "AMERICA," AT LINDFIELD  
BUILT BY WILLIAM ALLEN IN 1824; DEMOLISHED IN 1941

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meaning the outhouses, woodhouse, bakehouse, washhouse, piggery, etc., facing each way, so that one building provided outhouses for two tenements. And of course a good garden, where wheat was grown as well as vegetables, fruit and flowers. The third set of cottages at three shillings a week were built a little higher up in Gravelye Lane, on a line with William Allen's own house, which was called Gravelye Cottage in those days. These cottages were better and more commodious than the others. In one of them lived Edward Cook, a labourer on Gravelye Farm, when the three partners bought it, and still living there thirty years later. When asked by a Lindfield inhabitant what he thought of William Allen, Cook replied, "Why, William Allen was the best man that ever I knew; he was the poor man's friend. Many a time has William Allen come to me and said 'Well, Edward dost thee want a little money?' Mayhap I did, but I couldn't tell when I could pay it back again. 'Never mind that, Edward; there is £10 and after harvest I dare say thee will be able to pay it.' And he would never ask me for it again, though I always found a way to pay the money, in bits." After other visits paid by William Allen, the village shoemaker would suddenly make his appearance in the Colony, and begin measuring the ill-shod feet of some of the children. He had his orders, and no bill was ever sent in to the parents, no name breathed. It is a fact that no member of this Colony ever went again to the parish for relief. One can imagine the glow of delight on the faces of the Poor Law authorities of Lindfield, when, on the completion of the cottages, William Allen went to them asking for industrious tenants and "the bigger the families the better." The very people who were costing so much! The Colony flourished and grew, and in fun was nicknamed "America." The name of America has continued in use to this day, when America Lane, Allen Road, Hanbury Lane and Hanbury Park remind one of its origin.

The schools carried on with complete success for over fifty years, indeed until 1881, when they were closed as a voluntary institution owing to the election of a School Board, a new school being built on the Common. The old dormitories and workshops for the pupils who worked there on Blackhill are now inhabited as separate cottages and called Pelham Place Cottages, and although they have been renovated are little altered since William Allen built them. They number six, the four facing south have pleasant

## Appendix 6: Extract from Nicolle, M. 2001, *William Allen, Quaker Friend of Lindfield 1770–1843*

showed me his woodhouse and piggery and garden – the latter full of fine fruit trees, planted chiefly by himself. Half his garden was so occupied; the produce of the other half stood in the shape of a plump little stack of wheat. He had grown, he said, two quarters on half-an-acre. He intended to thrash it himself, and smiled when I asked if he sent any to market. He had, he said, seven children, and they did not let any crumbs fall under the table. He, too, had held his tenement from the time of William Allen, and spoke of him as in the like of whom he did not expect to meet in this world.

Passing on to the third set of cottages, 3s. a week, which stand on a higher elevation, on a line with Gravelye House [the former residence of William Allen, but at this time, 1852, the residence of the Rev. Mr Johnson, the Incumbent of Lindfield], a still higher degree of comfort met the eye. These cottages are such as any member of the middle ranks might be happy to occupy – indeed, two of them were now tenanted by respectable tradesmen; but the others were still occupied by the original occupants, and one of these, Edward Cook, was a labourer on Gravelye Farm when William Allen bought it, and went from the farm to his present home, in which he has brought up seven or eight children, now all out and settled but one, who lives with his parents. Edward Cook is still a healthy, stalwart man, with handsome features, and of frank, open address. When asked by my companion (a patriarch of the village) what he thought of William Allen, he replied “What do I think of William Allen? Why, William Allen was the best man that ever I knew. He was the poor man’s friend. Many a time has William Allen come to me and said ‘Well, Edward, dost thee want a little money?’ Mayhap I did, but I couldn’t tell when I could pay it back again. ‘Never mind that, Edward; there is £10, and after harvest I dare say thee will be able to pay it.’ And he would never ask me for it again, though I always found a way to pay the money, in bits.” So spoke Edward Cook. I should observe that this tenant rented seven acres of land in addition to the acre attached to his house. It was a rule with William Allen that a man should have as much land as he could cultivate properly, but then, to ensure proper cultivation, these extra acres were let at the usual rent, 30s. an acre; and of these Cook had, and still has, seven – consisting of a meadow and some cornfields, to raise oats for his horses – he being a carter.

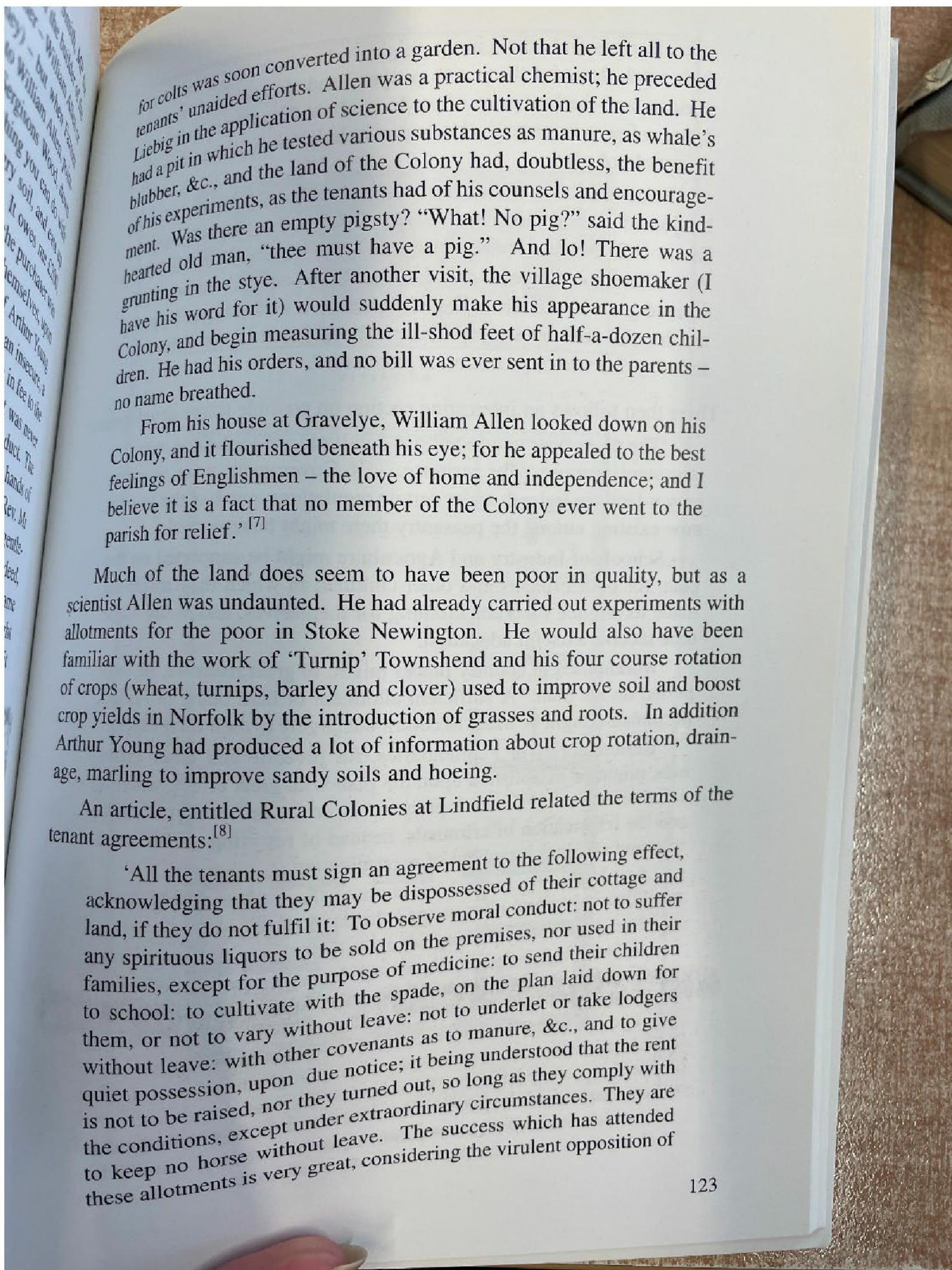
I was anxious to know what kind of land the “colony” was when it was first planted; and my companion told me an anecdote illustrative of the point. After Farmer Simmonds – who must have been a shrewd old customer – had sold the land to William Allen (or to John

Smith, Member for Bucks, and father of John Abel Smith, MP for Chichester – for not even the tenants of the land or the builder of the cottages ever exactly knew which was the owner – William Allen or John Smith – such bosom-friends were they) – but when Farmer Simmonds had sold Gravelye Farm, he said to William Allen, pointing to the land between Bent's Wood and Sergisons Wood, down which run the plots of the Colony, "The best thing you can do with that, Sir, be to turn out colts on it. 'Tis a hungry soil, and eats up everything you put into it, and makes no return. It owes me £200, does that piece of land." The object, however, of the purchaser was to turn out men – independent men – working for themselves, upon it, and not colts. Perhaps he recollected the saying of Arthur Young – "That a sure holding will turn a rock into a garden; an insecure, a garden into a desert;" for though the land was not given in fee to the occupants of it, nor is it even held on lease, yet the rent was never raised, nor was the tenant ever disturbed during good conduct. The estate passed away, at the death of William Allen, into the hands of the Rev. Mr Scutt, and is now held by his son-in-law, the Rev. Mr Johnson, Incumbent of Lindfield; but, to the honour of that gentleman be it said, the colonists remain undisturbed – many, indeed, work for him – and the rent of their cottages and ground is the same as that paid to the founder. However, whether William Allen thought of Arthur Young or not, he turned out his men, and the place only fit



*Gravelye Lane about 1914.  
(Postcard courtesy of Peter Duncan.)*

...the app... which he... and the la... experiments, as the tes... Was there an empty pig... old man, "thee must... in the sty. After a... his word for it) would... He had his orders, an... name breathed.  
From his house at Gr... Colony, and it flourished... feelings of Englishmen... believe it is a fact that... parish for relief.' [7]  
Much of the land do... centist Allen was undau... ments for the poor... malar with the work... crops (wheat, turnip... crop yields in Norfolk... Arthur Young had pr... ge, marling to impr...  
An article, entit... emant agreements:  
'All the t... acknowledg... land, if they... any spiritu... families, e... to school... them, or... without... quiet p... is not... the co... to ke... thes



for colts was soon converted into a garden. Not that he left all to the tenants' unaided efforts. Allen was a practical chemist; he preceded Liebig in the application of science to the cultivation of the land. He had a pit in which he tested various substances as manure, as whale's blubber, &c., and the land of the Colony had, doubtless, the benefit of his experiments, as the tenants had of his counsels and encouragement. Was there an empty pigsty? "What! No pig?" said the kind-hearted old man, "thee must have a pig." And lo! There was a grunting in the sty. After another visit, the village shoemaker (I have his word for it) would suddenly make his appearance in the Colony, and begin measuring the ill-shod feet of half-a-dozen children. He had his orders, and no bill was ever sent in to the parents – no name breathed.

From his house at Gravelye, William Allen looked down on his Colony, and it flourished beneath his eye; for he appealed to the best feelings of Englishmen – the love of home and independence; and I believe it is a fact that no member of the Colony ever went to the parish for relief.<sup>[7]</sup>

Much of the land does seem to have been poor in quality, but as a scientist Allen was undaunted. He had already carried out experiments with allotments for the poor in Stoke Newington. He would also have been familiar with the work of 'Turnip' Townshend and his four course rotation of crops (wheat, turnips, barley and clover) used to improve soil and boost crop yields in Norfolk by the introduction of grasses and roots. In addition Arthur Young had produced a lot of information about crop rotation, drainage, marling to improve sandy soils and hoeing.

An article, entitled Rural Colonies at Lindfield related the terms of the tenant agreements:<sup>[8]</sup>

'All the tenants must sign an agreement to the following effect, acknowledging that they may be dispossessed of their cottage and land, if they do not fulfil it: To observe moral conduct: not to suffer any spirituous liquors to be sold on the premises, nor used in their families, except for the purpose of medicine: to send their children to school: to cultivate with the spade, on the plan laid down for them, or not to vary without leave: not to underlet or take lodgers without leave: with other covenants as to manure, &c., and to give quiet possession, upon due notice; it being understood that the rent is not to be raised, nor they turned out, so long as they comply with the conditions, except under extraordinary circumstances. They are to keep no horse without leave. The success which has attended these allotments is very great, considering the virulent opposition of



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