

# Heritage Statement

Land at Walstead Grange, Lindfield, West Sussex

On behalf of Gladman Developments Ltd.

Date: February 2024 | Pegasus Ref: P21-3373

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## Document Management.

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# 1. Introduction

- 1.1. Pegasus Group have been commissioned by Gladman Developments Ltd to prepare a Heritage Statement to consider the proposed residential development on land at Walstead Grange, Lindfield, West Sussex as shown on the Site Location Plan provided at Plate 1.

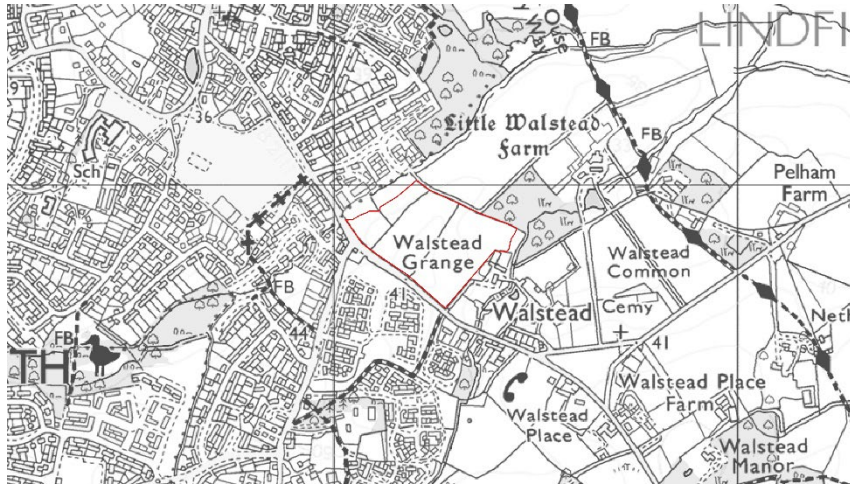


Plate 1: Site Location Plan

- 1.2. There are no designated heritage assets within the Site boundary. Designated heritage assets in the near vicinity comprise the Grade II Listed Grayfriars, c.25m south-west of the site (NHLE ref. 1025623), the Grade II Listed Tythe Cottage, c.105m south-east of the site (NHLE ref. 1180964), and the Lindfield Conservation Area c.120m north-west of the site.
- 1.3. In addition, Walstead Grange, which lies 50m to the south-east of the site, is considered to be a non-designated heritage asset.
- 1.4. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 200 of the Government's *National Planning Policy Framework* (the *NPPF*) which requires:
- "...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".<sup>1</sup>***
- 1.5. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment, following paragraphs 205 to 209 of the *NPPF*, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.
- 1.6. As required by paragraph 200 of the *NPPF*, the detail and assessment in this Report is considered to be *"proportionate to the assets' importance"*.<sup>2</sup>

<sup>1</sup> Department for Levelling Up, Housing and Communities (DLUHC), *National Planning Policy Framework (NPPF)* (London, December 2023), para. 200.

<sup>2</sup> DLUHC, *NPPF*, para. 200.

## 2. Site Description and Planning History

### Site Description

- 2.1. The site covers an area of approximately 6.62ha, spread across three agricultural fields. It is bound to the south-west by the B2111 (Scamps Hill), with residential development beyond. To the north-west of the site lies a small watercourse (Scrase Stream) with commercial and residential development beyond. To the north-east lies woodland, and to the south-east lie rural properties with associated gardens and paddocks.



*Plate 2 Looking north-west across the north-western area of the site*



*Plate 3 Looking south-east across the site*

### Planning History

- 2.2. No previous planning applications relating to the site have been identified on online planning records held by Mid Sussex District Council.

### 3. Methodology

3.1. The aims of this Report are to assess the significance of the heritage resource within the study area, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

3.2. This assessment considers built heritage.

#### Sources

3.3. The following key sources have been consulted as part of this assessment:

- The West Sussex Historic Environment Record (HER) for information on the recorded heritage resource within the vicinity of the site;
- The National Heritage List for England for information on designated heritage assets;
- Historic maps available online;
- Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above;
- Historic England's Aerial Archaeology Mapping Explorer;
- The West Sussex Archives online catalogue;

- Old photographs accessible via the Historic England Architectural Red Box Collection; and
- Other online resources, including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscales Viewer; Google Earth satellite imagery; and LiDAR data from the Environment Agency.

3.4. For digital datasets, information was sourced for 1km study area measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as **Appendix 1** and maps illustrating the resource and study area are included as **Appendix 2**.

3.5. Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.

#### Site Visit

3.6. A site visit was undertaken by a Heritage Consultant from Pegasus Group, the author of this report in March 2022, during which the site and its surrounds were assessed.

#### Photographs

3.7. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate

visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

### Assessment Methodology

3.8. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 3**. However, for clarity, this methodology has been informed by the following:

- ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*;<sup>3</sup>
- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter *GPA:2*);<sup>4</sup>
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of*

*Heritage Assets*, the key guidance of assessing setting (hereafter *GPA:3*);<sup>5</sup>

- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter *HEAN:1*).<sup>6</sup>
- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter *HEAN:12*);<sup>7</sup> and
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*.<sup>8</sup>

### Consideration of Harm

3.9. It is important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "substantial harm" or "less than substantial harm" to the identified designated heritage assets, in the context of paragraphs 207 and 208 of the *NPPF*.<sup>9</sup> With regard to non-designated heritage assets, potential harm should be considered within the context of paragraph 209 of the *NPPF*.<sup>10</sup>

<sup>3</sup> Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

<sup>4</sup> Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment (GPA:2)* (2<sup>nd</sup> edition, Swindon, July 2015).

<sup>5</sup> Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets (GPA:3)* (2<sup>nd</sup> edition, Swindon, December 2017).

<sup>6</sup> Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management (HEAN:1)* (2<sup>nd</sup> edition, Swindon, February 2019).

<sup>7</sup> Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (HEAN:12)* (Swindon, October 2019).

<sup>8</sup> English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

<sup>9</sup> DLUHC, *NPPF*, paras. 207 and 208.

<sup>10</sup> DLUHC, *NPPF*, para. 209.



3.10. The PPG clarifies that within each category of harm ("*less than substantial*" or "*substantial*"), the extent of the harm may vary and should be clearly articulated.<sup>11</sup>

3.11. The guidance set out within the PPG also clarifies that "*substantial harm*" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development which is to be assessed.<sup>12</sup> In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm 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>13</sup>

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<sup>11</sup> DLUHC, *Planning Practice Guidance (PPG)*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

<sup>12</sup> DLUHC, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

<sup>13</sup> EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

## 4. Policy Framework

### Legislation

- 4.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.<sup>14</sup>
- 4.2. Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.<sup>15</sup> Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.
- 4.3. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.<sup>16</sup>
- 4.4. Full details of the relevant legislation are provided in **Appendix 4**.

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

<sup>15</sup> UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

<sup>16</sup> UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

### National Planning Policy Guidance

- 4.5. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework* (NPPF), an updated version of which was published in December 2023. The NPPF is also supplemented by the national *Planning Policy Guidance* (PPG) which comprises a full and consolidated review of planning practice guidance documents to be read alongside the NPPF and which contains a section related to the Historic Environment.<sup>17</sup> The PPG also contains the *National Design Guide*.<sup>18</sup>
- 4.6. Full details of the relevant national policy guidance is provided within **Appendix 5**.

### The Development Plan

- 4.7. Applications for Planning Permission are currently considered against the policy and guidance set out within Adopted Mid Sussex District Plan 2014–2031, adopted 28<sup>th</sup> March 2018.
- 4.8. Details of the policy specific relevant to the application proposals are provided within **Appendix 6**.

<sup>17</sup> Department for Levelling Up, Housing and Communities (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>18</sup> Department for Levelling Up, Housing and Communities (DLUHC), *National Design Guide* (London, January 2021).

## 5. The Historic Environment

5.1. This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.

5.2. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers have the prefix 'EWS' and HER 'monument' numbers have the prefix 'MWS'.

5.3. A gazetteer of relevant heritage data is included as Appendix 1. Designated heritage assets and HER records are illustrated on Figures 1-4 in Appendix 2.

### Previous Archaeological Works

5.4. No previous archaeological works are recorded within the site, however a moderate number are recorded in the wider vicinity. These comprise:

- An evaluation and watching brief on land east of Gravelye Lane, c.15m south-west of the site (ref. EWS2006);
- A geophysical survey (ref. EWS1580) and trial trench evaluation (ref. EWS1354) at Gravelye Lane, c.80m south of the site;
- Archaeological investigations at Scamps Hill and Gravelye Lane, c.200m south-east of the site (ref. EWS1982);

- Archaeological investigations at Newton Road, c.270m north of the site (ref. EWS1299); and,
- A watching brief at Pear Tree Cottage, Lindfield, c.915m north-north-west of the site (ref. EWS2233).

5.5. Several previous desk-based assessments are also recorded as having been undertaken in the vicinity (refs. EWS1302, EWS1410, EWS1693, EWS1983, and EWS1102), along with a programme of historic building recording (ref. EWS1117).

5.6. The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

### Topography and Geology and the palaeoenvironment

5.7. There is a highpoint in the south of the site, lying at c.40m aOD, with the land sloping downwards from this to c.36m aOD in the east and c.31m aOD in the west, where the site slopes down towards Scrase Stream.

5.8. Bedrock geology across the site is mapped as Upper Tunbridge Wells Sand – sandstone and siltstone, interbedded. This sedimentary bedrock formed between 139.4 and 133.9 million years ago during the Cretaceous period.

5.9. No superficial deposits are mapped across the majority of the site, however a band of alluvium – clay, silt, sand and gravel is mapped as extending into the north-west of the site. This sedimentary superficial deposit formed

between 11.8 thousand years ago and the present during the Quaternary period.<sup>19</sup>

- 5.10. The soilscape across the site is mapped as slightly acid loamy and clayey soils with impeded drainage.<sup>20</sup>
- 5.11. The South–East Research Framework notes that heritage from the Upper Palaeolithic in the region is sparse, although it is noted that Quaternary deposits have potential for palaeoenvironmental evidence from the Late Pleistocene. Although some alluvial deposits are mapped as potentially extending into the north–western extent of the site, and there is some limited potential associated with these deposits, Early Palaeolithic remains are not anticipated across the majority of the site.<sup>21</sup>
- 5.12. The bedrock geology of the site is identified as falling within one of the four main geological contexts, noted by the South–East Research Framework, as holding the majority of key Mesolithic sites. In this case the ‘Central Weald’ context includes Tunbridge Wells Sandstone and Hastings Beds deposits. It is however noted that sites are principally associated with outcrops of hard Tunbridge Wells Sandstone, which are thought to have been used as rock shelter habitation sites. Although there are possible buried sandstone deposits within the proposed

development site, there are no exposed outcroppings which would fit this category.<sup>22</sup>

### Archaeological Baseline

#### Earlier prehistoric (pre c. 700 BC)

- 5.13. As noted above, the site is identified as corresponding to one of the main geological contexts for Mesolithic sites, however it does not correspond with the principal types of site identified in association with these contexts. No remains from these periods have been identified within the site or wider study area.
- 5.14. Archaeological sites in the region from the Neolithic and early Bronze Age are typically represented by monumental sites, e.g. long barrows and causewayed enclosures in the Neolithic, and round barrows in the early Bronze Age. Scatters of flint artefacts are also recorded as providing indications of more or less populated areas.<sup>23</sup>
- 5.15. From the middle of the second millennium BC, a major change is noted within the archaeological record of the region, with monuments going out of use and the archaeological record mainly comprising the remains of domestic occupation and agriculture.<sup>24</sup>

<sup>19</sup> British Geological Survey, *Geology of Britain Viewer*, <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>.

<sup>20</sup> Cranfield University, *Soilscales*, <http://www.landis.org.uk/soilscales/>.

<sup>21</sup> Pope M. *et al.*, 2011 with revisions in 2014, 2018 and 2019, *South East Research Framework Resource Assessment and Research Agenda for the Upper Palaeolithic and Mesolithic periods*

<sup>22</sup> *Ibid.*

<sup>23</sup> Leivers, M., *South East Research Framework resource assessment seminar*

Neolithic and Early Bronze Age lithics in South East England: some preliminary notes

<sup>24</sup> Champion, T., 2011 with additions in 2018 and 2019, *South East Research Framework Resource Assessment and Research Agenda for the Middle Bronze Age to Iron Age periods*, p.2

- 5.16. There is only a small amount of archaeology from these periods recorded in the vicinity of the site, comprising:
- A Late Neolithic to Early Bronze Age pit containing a small quantity of worked and burnt flint (ref. EWS2006) recorded during trial trenching on land >15m south-west of the site, with the pit lying c.250m from the site. Another nearby pit was undated but was noted as being similar in nature and potentially broadly contemporary; and,
  - A single Bronze Age pit (ref. MWS11482), recorded c.375m north of the site during archaeological investigations at Newton Road (ref. EWS1299).

5.17. Based on the limited recorded heritage from these periods, and our understanding of the area's archaeological resource, the site is considered to have low potential for archaeological remains from the earlier prehistoric periods.

Iron Age (c. 700 BC – AD 43) and Romano-British (AD 43 – 410)

5.18. The South-East Research Framework notes a marked change in the archaeological record of the region from the domestic and agricultural evidence typical of the Iron Age, to a pattern of more centralised settlement, along with a recognisable burial custom of cremation and deposition, and new material culture from around 150 BC.<sup>25</sup> The South-East is noted as being particularly rich in terms of Roman archaeology with evidence of activities

including settlements, agriculture, crafting, and metal working.

5.19. No Iron Age archaeology is recorded within the site and only a very small amount is identified in the vicinity.

5.20. A series of pits, interpreted as probable fire pits were recorded during archaeological works at Gravelye Lane (ref. EWS1354), c.475m south of the site (ref. MWS11668). Radiocarbon dating of charcoal from one of these provided a mid-late Iron Age date. Several undated pits were also recorded on land to the east which are noted as being similar in nature and are interpreted as also being potentially Iron Age (ref. MWS15019).

5.21. Despite the abundance of Romano-British heritage noted in the wider region, no archaeological remains are recorded either within the site or its vicinity.

5.22. The site is considered to have low potential for significant archaeological remains from the Iron Age and Romano-British periods.

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

5.23. The site is likely to have formed part of the agricultural hinterland to nearby settlements from at least the medieval period. Only a relatively small amount of heritage from these periods is recorded within the vicinity of the site, much of which is focussed within the

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<sup>25</sup> Ibid.

historic settlement core of Lindfield >545m north-west of the site.

- 5.24. Remnant ridge and furrow was recorded during archaeological works >15m south-west of the site (ref. MWS15019), while a medieval pit and possible posthole were recorded during works >200m south-east of the site (ref. MWS15065).
- 5.25. As the majority of the recorded medieval heritage in the vicinity is not considered to be of direct relevance to the site's archaeological potential it will not be discussed in detail here. However, all elements will be outlined in Appendix 1, with locations provided on Figure 3, Appendix 2.
- 5.26. The site is considered to have low potential for significant archaeological remains from the medieval periods.
- Post-medieval (1540 – 1750), Early Modern (1750 – 1901), and Modern (1901 – present)
- 5.27. The site is anticipated to have been under agricultural use throughout these periods.
- 5.28. A single element of heritage is recorded within the centre of the site, comprising an apparent anti-aircraft battery site (ref. MWS7173). The suggested location of this battery site broadly corresponds to a small, lightly wooded enclosure visible early-21<sup>st</sup> century satellite

imagery. However, no extant remains associated with this are observable within the site or are visible on historic aerial photographs dating to 1944 (refs. US\_7PH\_GP\_LOC165\_V\_5047 and US\_7PH\_GP\_LOC165\_V\_5048). The battery is also not recorded on the Defence of Britain dataset<sup>26</sup>, so has possibly been mislocated by the HER.

- 5.29. The majority of the recorded heritage from these periods in the vicinity comprises historic farmsteads, and elements of extant built form within the nearby settlements. As is not considered to be of direct relevance to the site's archaeological potential it will not be discussed in detail here. However, all elements will be outlined in Appendix 1, with locations provided on Figure 4, Appendix 2.

#### **Designated Heritage Assets**

- 5.30. No designated heritage assets lie within the site.
- 5.31. Designated heritage assets in the vicinity of the site are considered in further detail in the Setting Assessment Section below.

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<sup>26</sup> CBA (Council for British Archaeology) 2006. *Defence of Britain Archive*, accessed 2023 via <https://archaeologydataservice.ac.uk/archives/view/dob/download.cfm>

## 6. Setting Assessment

- 6.1. Step 1 of the methodology recommended by the Historic England guidance *GPA:3* (see 'Methodology') is to identify which heritage assets might be affected by a proposed development.<sup>27</sup>
- 6.2. Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.
- 6.3. Consideration was made as to whether any of the heritage assets present within or beyond the 1km study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.
- 6.4. Assets excluded on the basis of context, distance or lack of intervisibility (Step 1 Assessment) comprise:
- Lindfield Conservation Area
  - The Grade II Listed Tythe Cottage
  - The Grade II\* Listed Little Walstead Farmhouse
- 6.5. Assets considered in Steps 2–4 comprise:

- The Grade II Listed Greyfriars.
- The non-designated Walstead Grange

### Step 1 Assessments

- 6.6. With regards to the Grade II\* Listed Little Walstead Farmhouse, this is a 16<sup>th</sup>-century or earlier timber framed building. Due to topography and intervening vegetation, it has no intervisibility with the site, and no documented historic association with it. Its heritage significance is not considered to be sensitive to residential development within the site, and it has not been put forward for detailed assessment.
- 6.7. With regards to the Grade II Listed Tythe Cottage, this 18<sup>th</sup>-century cottage lies 100m to the south-east of the site, but is visually separated from it by vegetation and built form. Historically, it was under different landownership and tenancy to the site, as demonstrated by the Lindfield Tithes Map and Apportionment of 1848. Its heritage significance is not considered to be sensitive to the proposed development and it has not been put forward for detailed assessment.
- 6.8. Lindfield Conservation Area lies 120m to the north-west, and is separated from the site by modern built form. It is focussed on built form on High Street, but also includes the common. Whilst there is a glimpsed view to the site from the Common, this is at distance and not identified

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<sup>27</sup> Historic England, *GPA:3*, p. 4.

as a key view. The key approach towards the historic core discussed in the Conservation Area description is along Black Hill. The significance of the asset is not considered to be sensitive to residential development within the site and it has not been put forward for detailed assessment.

#### Step 2 – 4 Assessment: Greyfriars

- 6.9. Greyfriars was added to the National List at Grade II on 11<sup>th</sup> May 1983 (NHLE 1025623, Plate 4). 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."***

- 6.10. A full copy of the List Entry is included at **Appendix 7**.
- 6.11. The asset comprises a residence of uncertain origin, according to the List description.



Plate 4 Looking south-east to Greyfriars

- 6.12. The Lindfield Tithe Map records the asset and its wider enclosure as 'House, Greenhouse and Nursery'. There is no wider tenancy listed 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. Gravellye House was constructed between 1825-6, and as such, the origins of Greyfriars as a lodge to this residence are wholly plausible.





*Plate 5 Extract from the Lindfield Tithe Map of 1848*

- 6.13. This explanation gains weight through the form of the asset, which appears to have its principal façade facing west onto Gravelye Lane (Plate 4), whereas a toll house would be expected to face the principal thoroughfare of Scamps Hill.
- 6.14. The north-eastern façade facing Scamps Hill is not a principal façade (Plate 6).



*Plate 6 North-eastern façade of Greyfriars*

- 6.15. 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 7 Context of Greyfriars shown on a recent aerial photograph

- 6.16. 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

- 6.17. 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>28</sup>
- 6.18. The heritage significance of the asset is principally embodied in its physical fabric, which has architectural, artistic and historic interests.
- 6.19. 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.
  - Gravelye Lane, which the asset appears to have been constructed to face, most likely as a lodge.
  - Gravelye House, which the asset was most likely constructed to read as a lodge to.
  - The reduced curtilage of the asset, from where it can be experienced and understood.
- 6.20. The site lies beyond these areas. It was not part of the land held under the same tenancy as Greyfriars, or held in

<sup>28</sup> DLUHC, *NPPF*, para. 200.

hand by the Reverend Thomas Scutt, although it was part of another farm tenancy owned by him.

- 6.21. There is filtered visibility of the site from the asset (Plate 8) and co-visibility with it in views from Scamps Hill (Plate 9).



*Plate 8 Looking north-east to the site from close to Greyfriars*



*Plate 9 Looking south-east from the junction of Scamps Hill and Gravelye Lane*

- 6.22. 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 principal associated residence, and the asset clearly faces in a different direction to the site.
- 6.23. 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, from windows on its secondary façade, replacing a perception of undeveloped land. 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 will remain unaltered, as will the fabric of asset itself.

### Step 2 – 4 Assessment: Walstead Grange

- 6.24. Walstead Lodge is a non-designated heritage asset. Located 50m to the south-east of the site (Plate 10).



Plate 10 Looking south-east to Walstead Grange

- 6.25. 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.
- 6.26. 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.'.

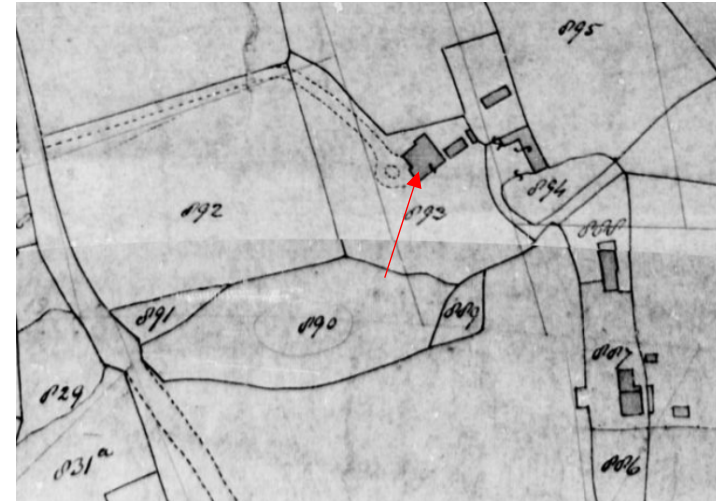


Plate 11 Extract from the Lindfield Tithe Map of 1848

- 6.27. The wider tenancy, which was called 'Beadles and Maynards Farm' and included land extending north-west from the immediate curtilage of the house (Plate 12).

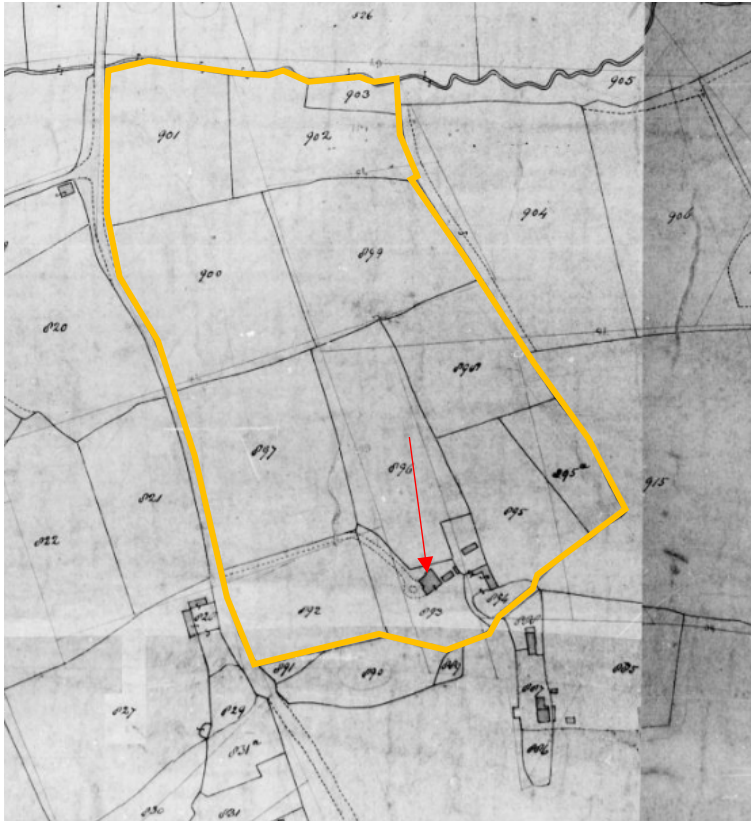


Plate 12 Tenancy associated with Walstead Grange, as shown on the Tithe Map of 1848

- 6.28. Of the tenancy landholding, the field directly north-east of the house is listed as 'Lawn' and may have had a parkland character.
- 6.29. 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 (Plate 12).

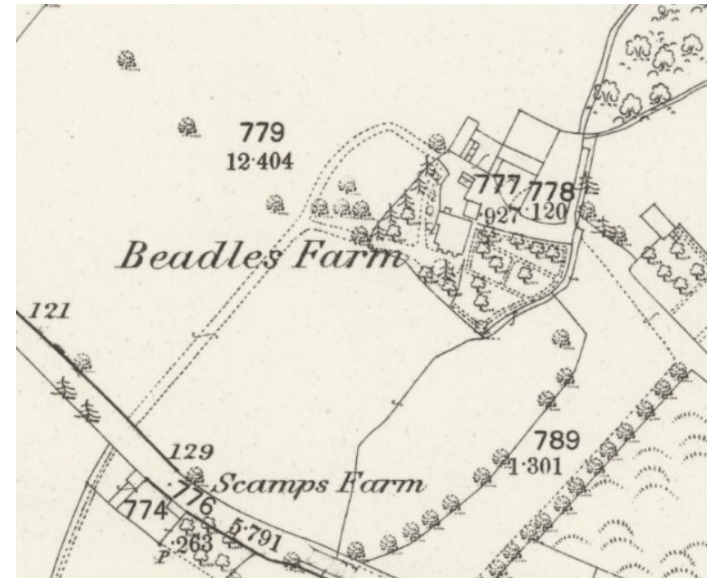


Plate 13 Extract from The First Edition Ordnance Survey map of 1884





*Plate 16 Recent aerial photograph – Walstead Grange arrowed red*



*Plate 17 Looking south across the tennis court*



*Plate 18 Looking south-east across the swimming pool*

- 6.34. 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 19). This is facilitated by a ha-ha of modern construction (Plate 20).



*Plate 19 View west-north-west from Walstead Grange*



*Plate 20 Reciprocal view to house showing the modern ha-ha*

- 6.35. The carriage drive remains in place, approaching the house from the south-west (Plate 21), with a mature garden area to the south-east (Plate 22).





*Plate 21 Coach road to the south-west of the house*



*Plate 22 Garden to the south of the house*

- 6.36. Some of the historic farmbuildings remain in altered form, The complex no longer operates as a farm.

Statement of Significance

- 6.37. Walstead Grange is a non-designated heritage asset of higher value within that range of significances.
- 6.38. The heritage significance of the asset is principally embodied in its physical fabric, which has architectural, artistic and historic interests.
- 6.39. 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.

- 6.40. 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).
- 6.41. 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 be used as public open space with a parkland character, and will experience more activity and movement, being public open space rather than private grounds. New trees will be planted to restore the scattered treed character to the area.
- 6.42. 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.
- 6.43. Those elements of the setting which principally contribute to the significance of the asset, including the outbuildings, immediate curtilage, coach road and former parkland will retain their legibility.
- 6.44. Overall, the level of harm anticipated to the asset will be at a minor level.

## 7. Conclusions

- 7.1. Based on the limited recorded heritage from the periods, and our understanding of the area's archaeological resource, the site is considered to have low potential for archaeological remains from the earlier prehistoric periods, Iron Age and Romano-British periods.
- 7.2. Whilst there is more recorded archaeology of medieval and post-medieval date in the study area, the potential for significant archaeology to be present within the site is considered to be low.
- 7.3. With regards to the setting of designated heritage assets, the proposed development is anticipated to cause less than substantial harm at the lowermost end of the spectrum to the Grade II Listed Greyfriars. Analysis of historic mapping suggests that this asset originated as a lodge to the still-extant Gravelye House.
- 7.4. Consideration has also been made of the setting of the non-designated Walstead Grange, which the site lies within the associated landholding of. The built form of the proposed development will be set back very largely beyond the former parkland area associated with the house, where tree planting will be restored. Those elements that make the greatest contribution to the significance of the asset through setting will remain legible following the development. Overall harm will be minor.

## Sources

Legislation
UK Public General Acts, Ancient Monuments and Archaeological Areas Act 1979.
UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.
UK Public General Acts, Planning and Compulsory Purchase Act 2004.
UK Public General Acts, Town and Country Planning Act 1990.

Policy and Guidance
Chartered Institute for Archaeologists (CIfA), <i>Standard and Guidance for Historic Environment Desk-Based Assessment</i> (revised edition, October 2020).
Department for Levelling Up, Housing and Communities (DLUHC), <i>National Planning Policy Framework (NPPF)</i> (London, September 2023).
Department for Levelling Up, Housing and Communities (DLUHC), <i>Planning Practice Guidance (PPG)</i> (revised July 2019).
English Heritage, <i>Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment</i> (London, April 2008).
Historic England, <i>Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1</i> (2 <sup>nd</sup> edition, Swindon, February 2019).

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).

Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

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

#### Court and Appeal Decisions

Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137.

Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin).

Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697.

Jones v Mordue [2015] EWCA Civ 1243.

Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin).

Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.

R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

# Appendix 1: Gazetteer

## Heritage Data

### HER Event Data

Ev UID	Name	Event Type
EWS1102	Wilmington Way Estate, Haywards Heath – Desk Based Assessment	DBA
EWS1117	36 & 38 High Street, Lindfield (formerly Barclays Bank)	HBR
EWS1302	Land to the East of Haywards Heath: Cultural Heritage Desk Based Assessment	DBA
EWS1410	Land at Newton Road, Lindfield – Desk Based Assessment	DBA
EWS1693	Land South of Scamps Hill, Lindfield Rural	DBA
EWS1983	Land to the East of Gravelye Lane, Lindfield – Desk-Based Assessment	DBA
EWS1580	Gravelye Lane, Lindfield – Gradiometer Survey	EVS
EWS1299	Land at Newton Road, Lindfield – Archaeological Investigation Summary and Recommendations	EVT
EWS1354	Gravelye Lane, Lindfield – Archaeological Evaluation	EVT
EWS1982	Land at Scamps Hill and Gravelye Lane, Lindfield Rural – Archaeological Investigations	EVT
EWS2006	Land to the East of Gravelye Lane, Lindfield Rural – Evaluation and Watching Brief	EVT

EWS2233	Pear Tree Cottage, Lindfield - Watching Brief	EVT
EWS1102	Wilmington Way Estate, Haywards Heath - Desk Based Assessment	DBA

HER Monument Data

Mon UID	Pref Ref	Name	Mon Type	Period
MWS11482	MWS11482	Land at Newton Road, Lindfield: Archaeological Investigation Summary and Recommendations	PIT; PIT; LINEAR FEATURE; LINEAR FEATURE	Early prehistoric
MWS15065	MWS15065	Land to the East of Gravelye Lane, Lindfield Rural- Evaluation and Watching Brief	PIT; PIT; POST HOLE; DITCH; DITCH; PIT; POST HOLE; FIRE PIT	Early prehistoric
MWS11668	MWS11668	Archaeological Evaluation at Gravelye Lane, Lindfield	PIT; DITCH; GULLY; POST HOLE; POST HOLE; GULLY; DITCH; PIT	Iron Age
MWS15019	MWS15019	Land south of Scamps Hill and Gravelye Lane, Lindfield Rural - Archaeological Investigations	PIT; RIDGE AND FURROW; BUILDING; FIELD BOUNDARY; RUBBISH PIT; PIT?; POST HOLE; FIELD BOUNDARY; DRAINAGE DITCH	Iron Age
MWS12147	MWS12147	Little Walstead Farm Historic Farmstead, Lindfield Rural	FARMSTEAD	Medieval

MWS5495	MWS5495	Old Place, Lindfield	HOUSE; GARDEN	Medieval
MWS6836	MWS6836	36 & 38 High Street, Lindfield (formerly Barclays Bank)	CONTINUOUS JETTY HOUSE; BANK (FINANCIAL)	Medieval
MWS767	MWS767	Tollhouse - Lindfield	TOLL HOUSE	Medieval
MWS977	MWS977	The Parish Church of All Saints, Lindfield	PARISH CHURCH; TOWER; LANCET WINDOW; DOORWAY; WINDOW; ARCH; BROACH SPIRE; NAVE; ARCADE; AISLE; TREFOIL WINDOW; WINDOW; AISLE; PORCH; DOORWAY; CHANCEL; CHANCEL ARCH; WINDOW; WINDOW; PARISH CHURCH; TRANSEPT; ROOD LOFT; FONT; Triple Light Window; CHAPEL; PI	Medieval
MWS15019	MWS15019	Land south of Scamps Hill and Gravelye Lane, Lindfield Rural - Archaeological Investigations	PIT; RIDGE AND FURROW; BUILDING; FIELD BOUNDARY; RUBBISH PIT; PIT?; POST HOLE; FIELD BOUNDARY; DRAINAGE DITCH	Medieval
MWS15065	MWS15065	Land to the East of Gravelye Lane, Lindfield Rural-Evaluation and Watching Brief	PIT; PIT; POST HOLE; DITCH; DITCH; PIT; POST HOLE; FIRE PIT	Medieval



MWS10838	MWS10838	Site of Gravelye Farm Historic Farmstead, Lindfield Rural	FARMSTEAD; U SHAPE PLAN	Post-Medieval/Modern
MWS10960	MWS10960	Great Walstead Farm Historic Farmstead, Lindfield Rural	FARMSTEAD	Post-Medieval/Modern
MWS11037	MWS11037	Osborne Cottage, Lindfield	HOUSE; CHIMNEY	Post-Medieval/Modern
MWS11168	MWS11168	Hangman's Acre Historic Farmstead, Lindfield Rural	FARMSTEAD; L SHAPE PLAN	Post-Medieval/Modern
MWS11860	MWS11860	Site of Jordans Barn Historic Farmstead, Lindfield Rural	FARMSTEAD; L SHAPE PLAN	Post-Medieval/Modern
MWS11979	MWS11979	Lindfield Farm Historic Farmstead, Lindfield	FARMSTEAD; FARMHOUSE	Post-Medieval/Modern
MWS12447	MWS12447	Site of Lindfield Workhouse, Lindfield	WORKHOUSE	Post-Medieval/Modern
MWS12466	MWS12466	Nether Walstead Farm Historic Farmstead, Lindfield Rural	FARMSTEAD	Post-Medieval/Modern
MWS13134	MWS13134	Site of Historic Outfarm South East of Little Walstead Farm, Lindfield Rural	OUTFARM	Post-Medieval/Modern
MWS13269	MWS13269	Pascott's Farm Historic Farmstead, Lindfield Rural	FARMSTEAD; FARMHOUSE	Post-Medieval/Modern
MWS13317	MWS13317	Pesthouse Farm Historic Farmstead, Lindfield Rural	FARMSTEAD	Post-Medieval/Modern

MWS13513	MWS13513	Site of Scamps Farm Historic Farmstead, Lindfield Rural	FARMSTEAD	Post-Medieval/Modern
MWS13894	MWS13894	Walstead Farm Historic Farmstead, Lindfield Rural	FARMSTEAD	Post-Medieval/Modern
MWS13895	MWS13895	Walstead Grange (Beadles Farm) Historic Farmstead, Lindfield Rural	FARMSTEAD	Post-Medieval/Modern
MWS14040	MWS14040	Site of Woodside Cottage Historic Farmstead, Haywards Heath	FARMSTEAD	Post-Medieval/Modern
MWS7173	MWS7173	Anti Aircraft - The Kentish Gun Belt - Criplands	ANTI AIRCRAFT BATTERY	Post-Medieval/Modern
MWS768	MWS768	Lindfield Brewery, Lindfield	BREWERY; INDUSTRIAL BUILDING	Post-Medieval/Modern
MWS8676	MWS8676	Boarsland House, Lindfield	HOUSE; CASEMENT WINDOW; CHIMNEY; PANELLED DOOR; HOUSE	Post-Medieval/Modern
MWS9315	MWS9315	Backwood Farm Historic Farmstead, Lindfield	FARMSTEAD	Post-Medieval/Modern
MWS9462	MWS9462	War Memorial within the grounds of All Saints Church, Lindfield	WAR MEMORIAL; CROSS; WAR MEMORIAL	Post-Medieval/Modern
MWS9691	MWS9691	3 Chest Tombs to the north of All Saints Church, Lindfield	CHEST TOMB	Post-Medieval/Modern
MWS9694	MWS9694	3 Chest Tombs to the north of All Saints Church, Lindfield	CHEST TOMB; CHEST TOMB; CHEST TOMB	Post-Medieval/Modern

MWS9696	MWS9696	4 Chest Tombs to the north of All Saints Church, Lindfield	CHEST TOMB	Post-Medieval/Modern
MWS9698	MWS9698	Monument to the south of All Saints Church, Lindfield	CHEST TOMB	Post-Medieval/Modern
MWS9699	MWS9699	Monument to the south of All Saints Church, Lindfield	CHEST TOMB	Post-Medieval/Modern
MWS9700	MWS9700	Monument located south of the south corner of All Saints Church, Lindfield	CHEST TOMB	Post-Medieval/Modern
MWS9701	MWS9701	Pair of Head, Foot and Body stones located to the east of All Saints Churchyard Wall, Lindfield	GRAVESTONE	Post-Medieval/Modern
MWS9702	MWS9702	Monument located to the south of the South Porch of All Saints Church, Lindfield	CHEST TOMB	Post-Medieval/Modern
MWS9703	MWS9703	Monument to the south of All Saints Church, Lindfield	CHEST TOMB	Post-Medieval/Modern
MWS9704	MWS9704	A Range of Head, Foot and Body Stones located to the South of All Saints Church, Lindfield	GRAVESTONE	Post-Medieval/Modern
MWS9705	MWS9705	Monument to Mrs Harriet Johnson located to the South of All Saints Church, Lindfield	CHEST TOMB	Post-Medieval/Modern
MWS9706	MWS9706	Monument to George Newton located to the east of the South Porch of All Saints Church, Lindfield	CHEST TOMB	Post-Medieval/Modern
MWS9707	MWS9707	Monument to the south of All Saints Church, Lindfield	CHEST TOMB	Post-Medieval/Modern

MWS15357	MWS15357	The Hall, Black Hill, Lindfield	HOUSE; HIPPED ROOF; WINDOW; PORCH; PANELLED DOOR	Post-Medieval/Modern
MWS15397	MWS15397	Site of Lindfield Gasworks, Linfield	GAS WORKS; GAS WORKS	Post-Medieval/Modern
MWS3353	MWS3353	Ouse Valley railway	RAILWAY	Post-Medieval/Modern
MWS15499	MWS15499	Pear Tree Cottage, Lindfield - Watching Brief	GLASSHOUSE?; STRUCTURE	Post-Medieval/Modern

**Historic England Data (within 1km of site)**Historic England Listed Buildings

List Entry	Name	Grade	Eastings	Northings
1025425	3 CHEST TOMBS APPROXIMATELY 30 METRES NORTH OF TRANSEPT OF ALL SAINTS CHURCH	II	534894	125872.3608
1025426	WEST WING MIDDLE HOUSE EAST WING TURRET HOUSE AND ARCHWAY COTTAGE AT OLD PLACE	II*	534960	125888.3608
1025427	Mulbury Cottage, Sundial and White Cottage with linking archway	II	535034	125888.3608
1025428	GATES AND GATEPIERS ADJOINING NORTH FRONT OF OLD PLACE	II	534940	125895.3608
1025429	GATES, WALL AND GATEPIERS APPROXIMATELY 20 METRES WEST OF WEST FRONT OF OLD PLACE	II	534923	125888.3608
1025430	GATES AND GATEPIERS SITUATED 60 METRES SOUTH EAST OF OLD PLACE	II	535024	125839.3608
1025431	SUNDIAL SITUATED 30 METRES SOUTH OF OLD PLACE	II	534952.0312	125861.4312
1025432	STATUE OF PAN 15 METRES TO EAST OF OLD PLACE	II	535007	125882.3608
1025433	DONKEY WHEEL SITUATED APPROXIMATELY 60 METRES TO SOUTH OF OLD PLACE	II	534930	125831.3608
1025434	PAVILION TO SOUTH OF OLD PLACE	II	534945	125807.3608

1025435	CARRIERS	II	534751	125335.3608
1025446	CHANTRY COTTAGE	II	534809	125729.3608
1025447	FROYLES	II	534818	125742.3608
1025448	THE BOWER HOUSE	II*	534849	125802.3608
1025449	ST JOHN'S LODGE	II	534831	125936.3608
1025450	LITTLE BLACKLANDS	II	534880	125921.3608
1025451	FIRS COTTAGE	II	534897	125928.3608
1025452	LINDFIELD PLACE	II*	534954	125984.3608
1025455	36 and 38 (Old Bank Cottage) High Street	II	534698	125394.3608
1025456	THE TOLL HOUSE	II	534709	125467.3608
1025457	LITTLE BOARSLAND	II	534751	125551.3608
1025458	PRIORY COTTAGE	II	534777	125605.3608
1025459	MALLING PRIORY	II*	534788	125617.3608
1025460	OUTBUILDING 5 METRES TO SOUTH OF NO 106	II	534836	125728.3608

1025461	TIGER COTTAGES	II	534869	125791.3608
1025462	PARISH CHURCH OF ALL SAINTS	II*	534888	125850.3608
1025463	MONUMENT TO ROBERT AND ELIZABETH WOOD APPROXIMATELY 1 METRE TO SOUTH EAST OF ITEM 6/211	II	534888	125832.3608
1025464	MONUMENT APPROXIMATELY 1 METRE TO SOUTH OF ITEM 6/215	II	534887	125822.3608
1025465	MONUMENT OF CAPTAIN WILLIAM PRESTON RN, APPROXIMATELY 1 METRE SOUTH OF SOUTH CORNER OF CHURCH	II	534872	125839.3608
1025466	PAIR OF HEAD, FOOT AND BODYSTONES APPROXIMATELY 4 METRES EAST OF CHURCHYARD WALL	II	534873	125867.3608
1025479	DRINKING FOUNTAIN AND ANIMAL DRINKING TROUGH	II	534597	125161.3608
1025480	ST ANNE'S	II	534593	125198.3608
1025481	THE HALL	II	534390	125350.3608
1025482	75, 77 AND 79, HIGH STREET	II	534697	125526.3608
1025483	THE MANOR HOUSE	II*	534701	125570.3608
1025484	89, HIGH STREET	II	534720	125586.3608
1025485	LINDFIELD ANTIQUES	II	534748	125638.3608

1025486	ARMINTA	II	534765	125662.3608
1025487	SECKHAM'S HOUSE	II	534796	125710.3608
1025622	BARN IN THE GROUNDS OF GREAT WALSTEAD SCHOOL TO THE NORTH OF WALSTEAD HOUSE	II	536417	124973.3608
1025623	GRAYFRIARS	II	535047	124842.3608
1025624	GRAVELYE HOUSE	II	534794	124208.3608
1180891	NETHER WALSTEAD	II	536093.73	124553.5782
1180964	TYTHE COTTAGE	II	535501	124745.3608
1192796	PARTRIDGES	II	534400	125323.3608
1192804	THE OLD FORGE	II	534656	125432.3608
1192816	WINCOTE	II*	534689	125491.3608
1192878	NASH HOUSE	II	534723	125601.3608
1192889	WAIN HOUSE	II	534720	125624.3608
1192901	LIMES COTTAGE	II	534754	125658.3608
1192916	109, HIGH STREET	II	534772	125678.3608



1193056	WALL, GATEPIERS, GATE AND STEPS TO EAST OF LINDFIELD PLACE	II	534967	125973.3608
1193087	LINDFIELD PLACE COTTAGE	II	534933	125984.3608
1193101	PELHAM HOUSE	II	534681	125216.3608
1193146	PORTERS	II	534715	125484.3608
1193170	CROSSKEYS	II	534755	125563.3608
1193184	OSBORNE COTTAGE	II	534776	125592.3608
1193197	WALL AND GATEPIERS TO NO 88	II	534770	125620.3608
1193213	SPONGS	II	534827	125702.3608
1193226	PILSTYE	II	534843	125736.3608
1193230	OAKLEY HOUSE	II	534860	125766.3608
1193272	122, HIGH STREET	II*	534886	125808.3608
1193295	MONUMENT APPROXIMATELY 3 METRES SOUTH OF SOUTH PORCH OF PARISH CHURCH OF ALL SAINTS	II	534880	125832.3608
1193301	MONUMENT APPROXIMATELY 3 METRES TO SOUTH WEST OF MONUMENT TO ROBERT AND ELIZABETH WOOD	II	534884	125830.3608

1193313	RANGE OF HEAD FOOT AND BODY STONES 1 METRE TO WEST OF ITEM 6/215	II	534880	125823.3608
1193332	3 CHEST TOMBS APPROXIMATELY 3 METRES NORTH OF CHANCEL OF CHURCH OF ALL SAINTS	II	534900	125863.3608
1193433	CLAIR-VOYEE TO EAST OF PAVILION	II	534966	125796.3608
1193499	LINDFIELD HOUSE	II*	534974	125939.3608
1193509	MEAD COTTAGE	II	534729	125346.3608
1241037	LYOTH COTTAGE	II	535054	123830.3608
1244649	LINDFIELD JUNIOR SCHOOL SOCIAL CENTRE (FORMERLY NATIONAL SCHOOL)	II	534786	125218.3608
1285253	CRIPLANDS HOUSE	II	535032.0094	124404.6616
1285280	WALSTEAD HOUSE	II	536406	124946.3608
1286186	GATES TO PAVILION APPROXIMATELY 60 METRES TO NORTH WEST OF PAVILION	II	534913	125850.3608
1286215	MONUMENT TO MRS HARRIET JOHNSON APPROXIMATELY 1 METRE TO SOUTH OF ITEM 6/213	II	534886	125824.3608
1286308	"HALIFAX BUILDING SOCIETY	II	534700	125404.3608
1286410	FORMER GAZEBO WALL AND GATEPIERS TO NO 85	II	534718	125558.3608

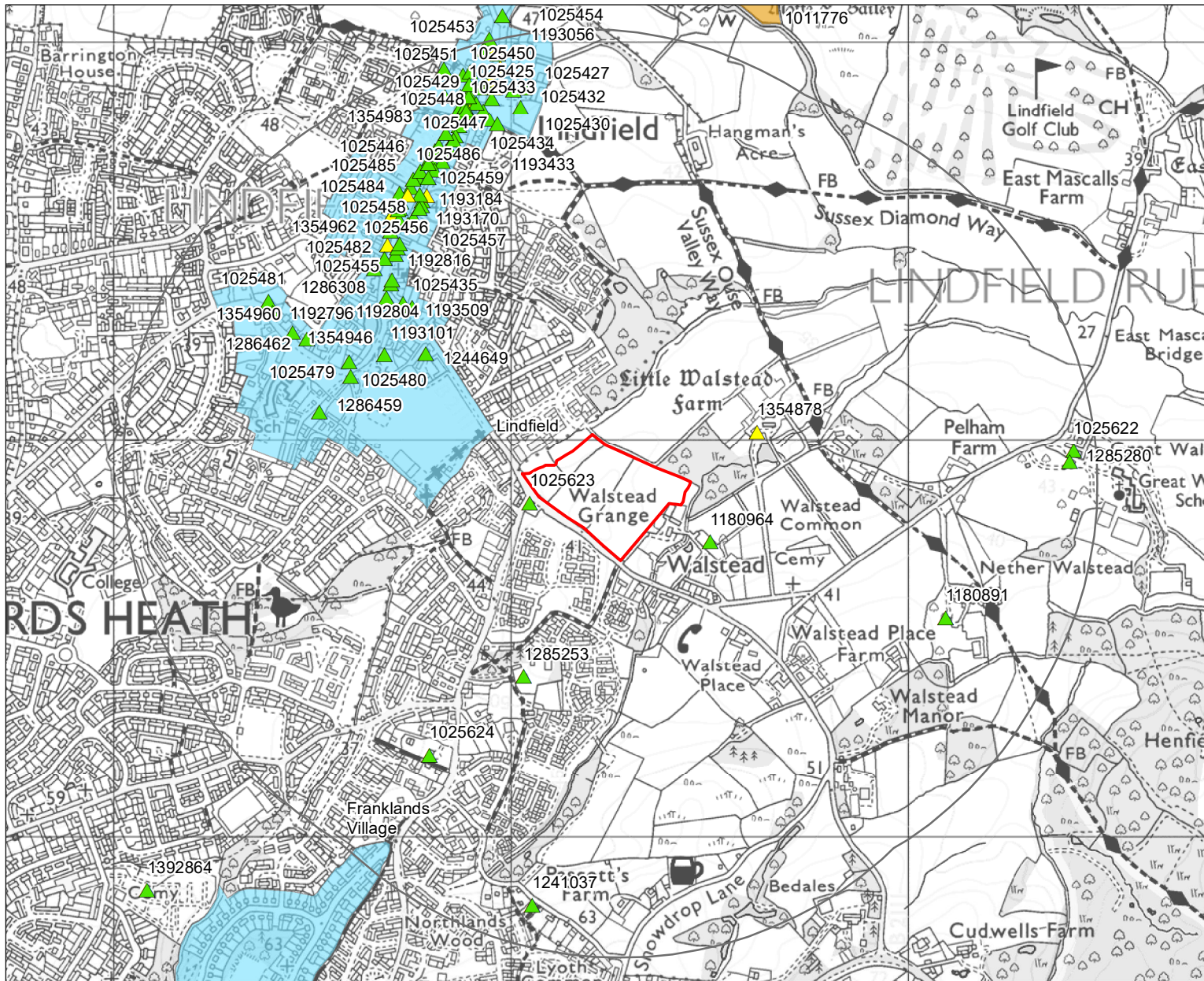
1286414	OUTBUILDING TO NORTH EAST OF MANOR HOUSE	II	534716	125582.3608
1286459	BURNT HOUSE FARMHOUSE	II	534518	125072.3608
1286462	PELHAM PLACE COTTAGES	II	534486	125256.3608
1354878	LITTLE WALSTEAD FARMHOUSE	II	535618.9661	125021.8088
1354946	PEAR TREE COTTAGE	II	534686	125360.3608
1354947	THE RED LION INN	II*	534719	125494.3608
1354948	ROSEMARY COTTAGE	II	534769	125586.3608
1354949	THE BENT ARMS HOTEL	II	534807	125681.3608
1354950	PIERPOINT HOUSE	II	534856	125756.3608
1354951	MONUMENT TO GEORGE NEWTON APPROXIMATELY 1 METRE EAST OF SOUTH PORCH OF ALL SAINTS PARISH CHURCH	II	534884	125841.3608
1354952	MONUMENT APPROXIMATELY 1 METRE TO EAST OF ITEM 6/213	II	534887	125830.3608
1354953	4 CHEST TOMBS APPROXIMATELY 6 METRES NORTH OF TRANSEPT OF ALL SAINTS CHURCH	II	534894	125866.3608
1354960	LITTLE PELHAM	II	534450	125272.3608

1354961	"TV SERVICING CO	II	534681	125457.3608
1354962	FORMER STABLES TO NORTH WEST OF MANOR HOUSE	II	534694	125590.3608
1354963	BARNLANDS	II*	534740	125618.3608
1354964	115, HIGH STREET	II	534792.5287	125697.4077
1354973	126, HIGH STREET	II	534895	125897.3608
1354974	THE THATCHED COTTAGE	II*	534951	125908.3608
1354981	VIKING	II	534805	125719.3608
1354982	"ROMANY COTTAGE	II	534836	125772.3608
1354983	"GREEN ORCHARD TOWNLANDS"	II	534834	125867.3608
1366116	BOARSLAND HOUSE	II	534741.725	125546.0562
1390850	K6 TELEPHONE KIOSK OUTSIDE NUMBER 98	II	534792.55	125662.3618

Conservation Areas

FID	Name	Area (sqm)	Eastings	Northings
10033	Franklands Village	177763.8192	534361	123657
10098	Lindfield	414482.4111	534693	125400

## Appendix 2: Figures



**KEY**

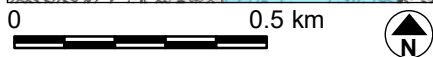
- Site
- 1km Buffer
- ▲ Grade II\* Listed Building
- ▲ Grade II Listed Building
- Conservation Area
- Scheduled Monument

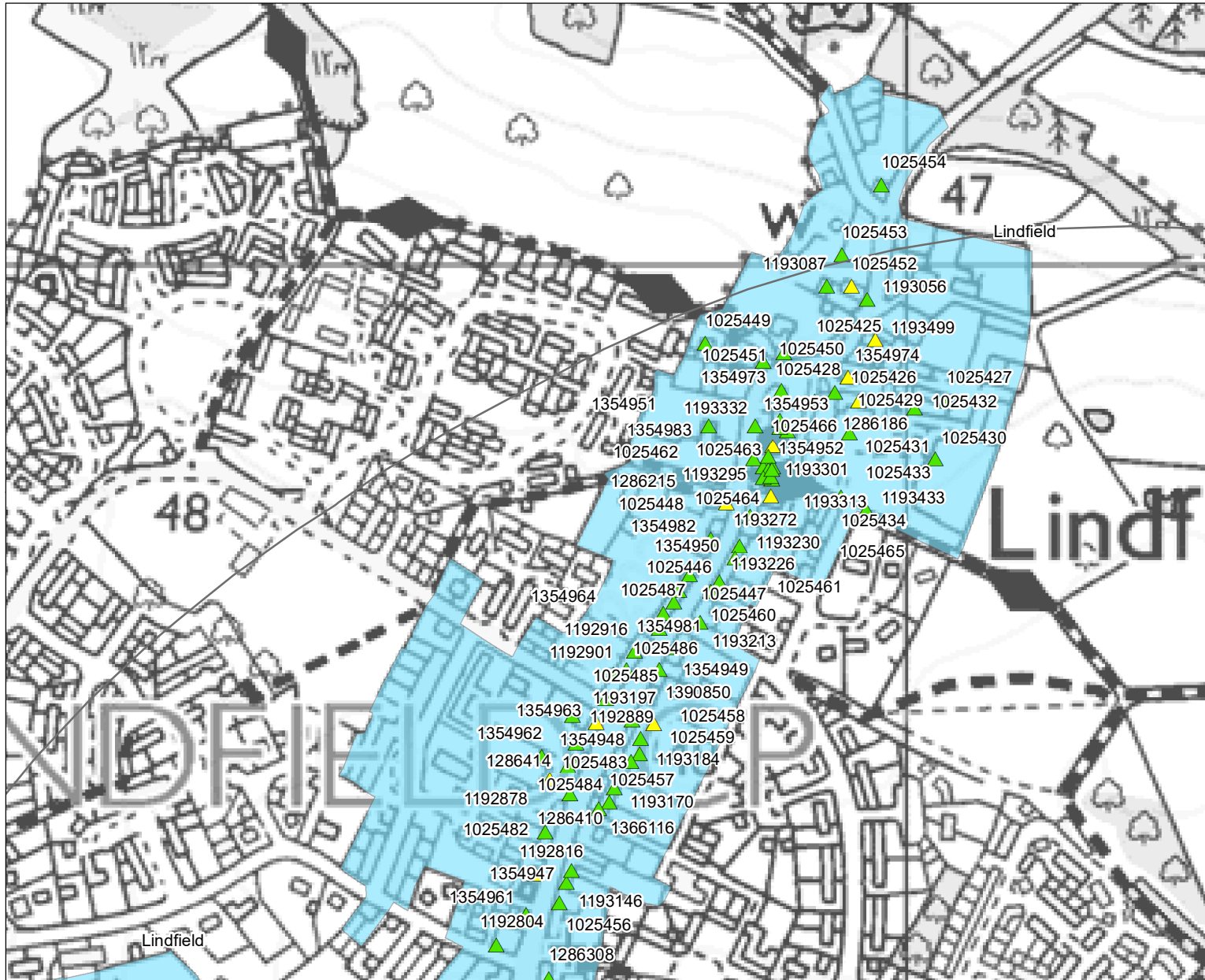
Revisions:  
 First Issue- 29/11/2023 DS  
 Second Issue- 12/02/2024 DS

**Figure 1a: Designated Heritage Assets**

**Land at Walstead Grange, Lindfield, West Sussex**

Client: Gladman Developments Ltd  
 DRWG No: P21-3373\_1a Sheet No: - REV: -  
 Drawn by: DS Approved by: -  
 Date: 12/02/2024 **Pegasus**  
 Scale: 1:15,000 @ A4 Group





## KEY

- Site
- 1km Buffer
- ▲ Grade II\* Listed Building
- ▲ Grade II Listed Building
- Conservation Area
- Scheduled Monument

Revisions:  
 First Issue- 29/11/2023 DS  
 Second Issue- 12/02/2024 DS

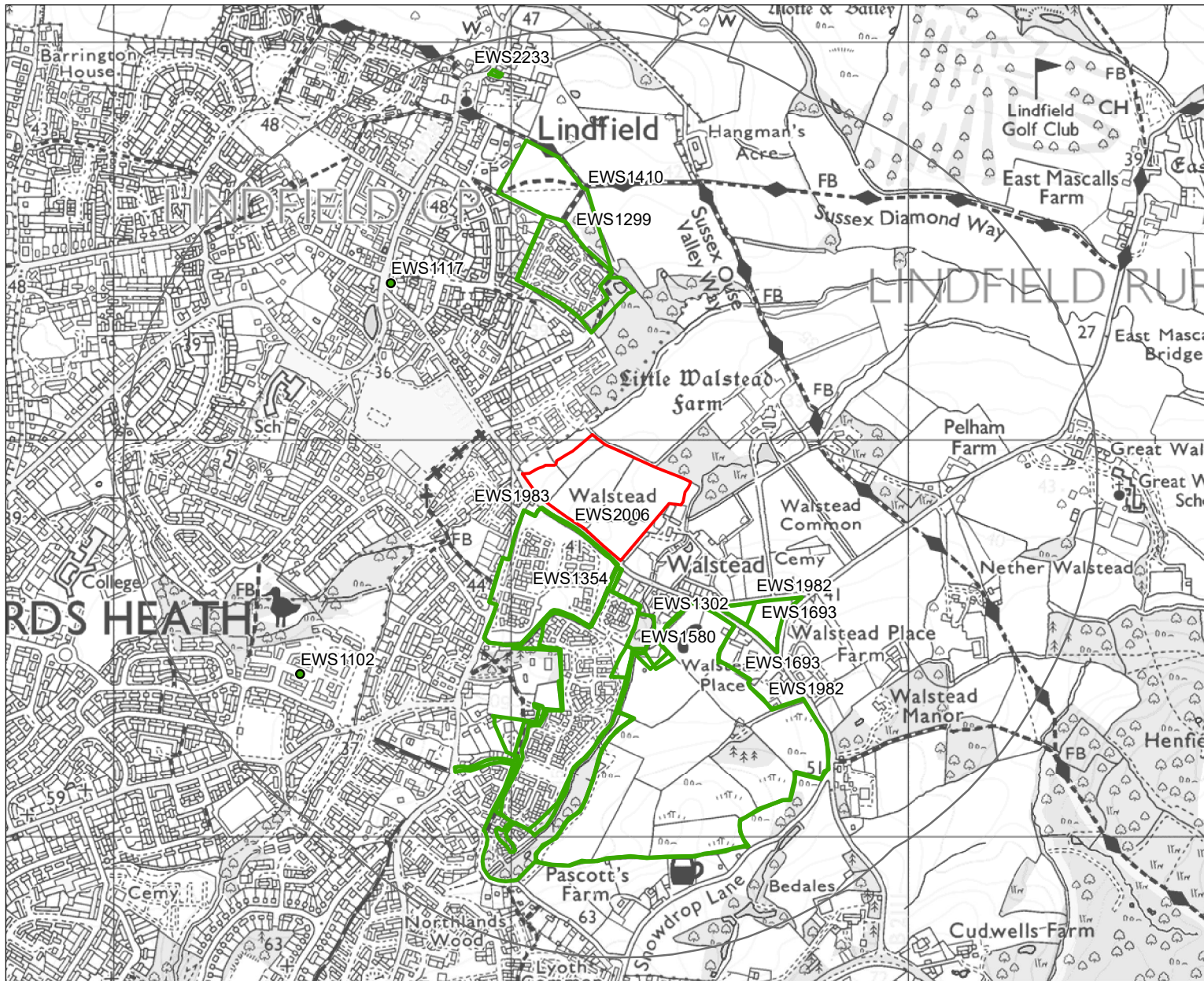
## Figure 1b: Designated Heritage Assets in Lindfield

Land at Walstead Grange,  
 Lindfield, West Sussex

Client: Gladman Developments Ltd  
 DRWG No: P21-3373\_1b Sheet No: - REV: -  
 Drawn by: DS Approved by: -  
 Date: 12/02/2024  
 Scale: 1:5,000 @ A4







**KEY**

- Site
- 1km Buffer
- HER Event Point
- HER Event Polygon

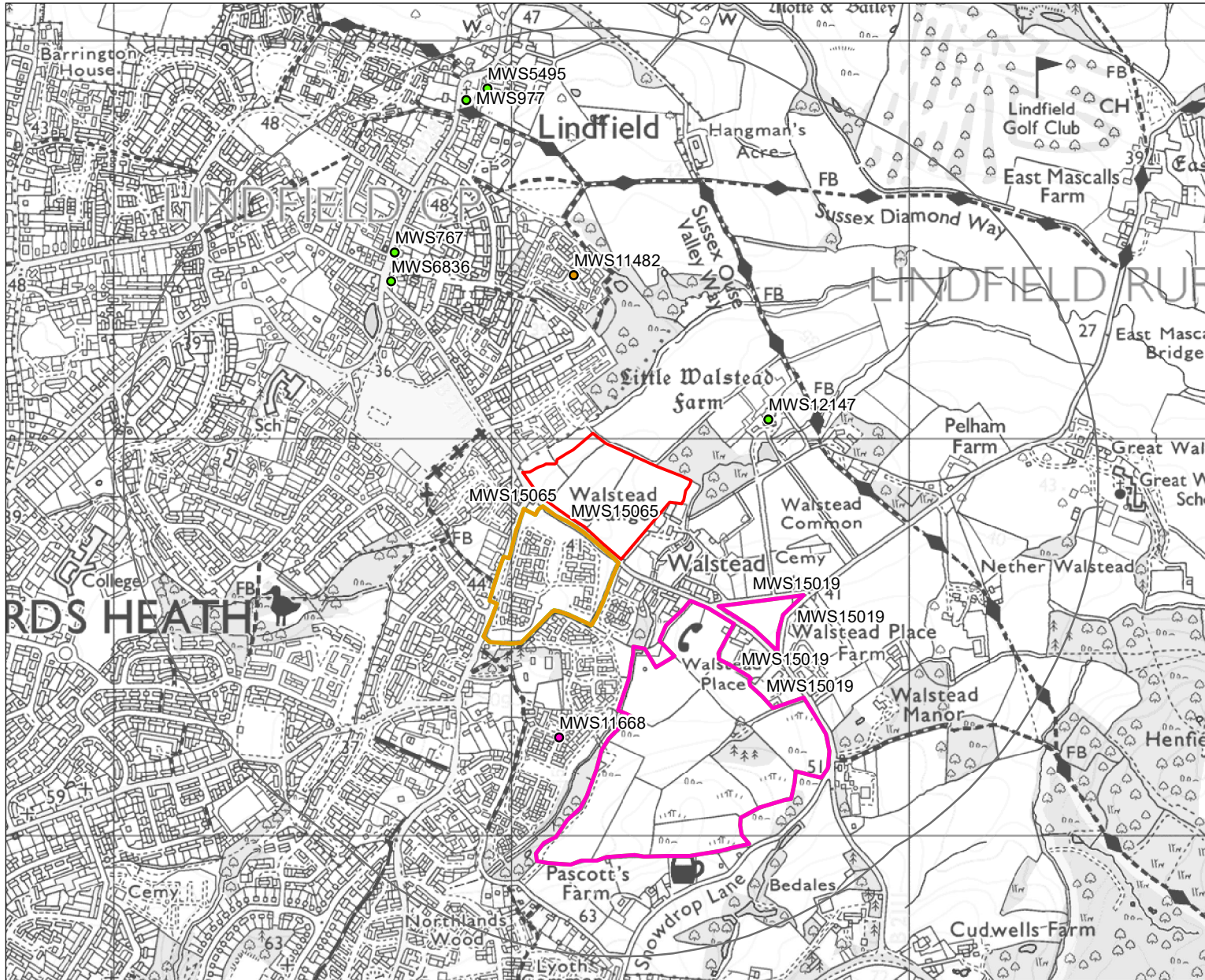
Revisions:  
 First Issue- 29/11/2023 DS  
 Second Issue- 12/02/2024 DS

**Figure 2: HER Events**

**Land at Walstead Grange,  
 Lindfield, West Sussex**

Client: Gladman Developments Ltd  
 DRWG No: P21-3373\_2 Sheet No: - REV: -  
 Drawn by: DS Approved by: -  
 Date: 12/02/2024  
 Scale: 1:15,000 @ A4





## KEY

- Site
- 1km Buffer
- HER Monument Point - Prehistoric
- HER Monument Polygon - Prehistoric
- HER Monument Point - Iron Age
- HER Monument Polygon - Iron Age
- HER Monument Point - Medieval
- HER Monument Polygon - Medieval

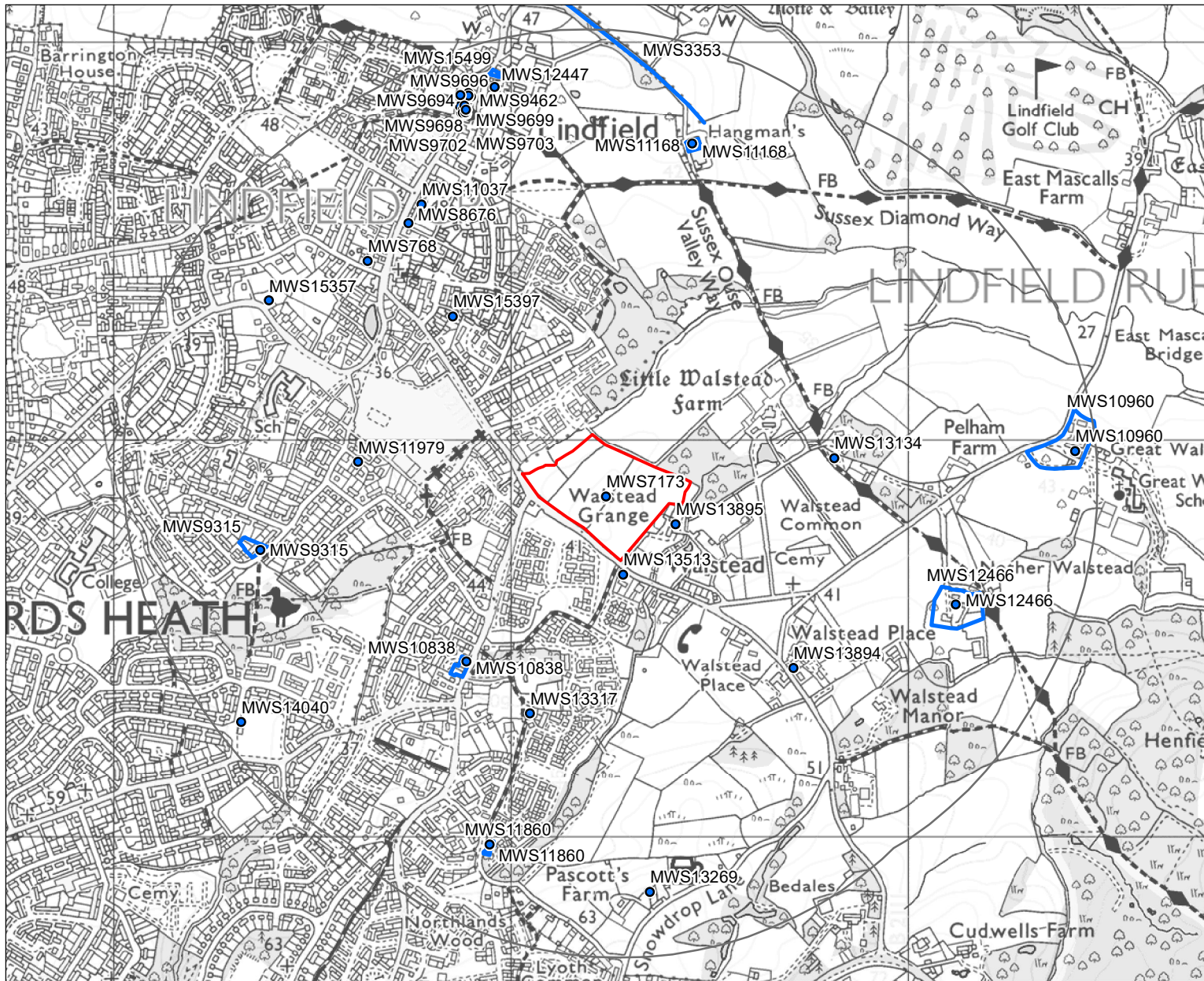
Revisions:  
 First Issue- 29/11/2023 DS  
 Second Issue- 12/02/2024 DS

## Figure 3: HER Monuments - Prehistoric to Medieval

### Land at Walstead Grange, Lindfield, West Sussex

Client: Gladman Developments Ltd  
 DRWG No: P21-3373\_3 Sheet No: - REV: -  
 Drawn by: DS Approved by: -  
 Date: 12/02/2024  
 Scale: 1:15,000 @ A4





**KEY**

- Site
- 1km Buffer
- HER Monument Point - Post-Medieval/Modern
- HER Monument Line - Post-Medieval/Modern
- HER Monument Polygon - Post-Medieval/Modern

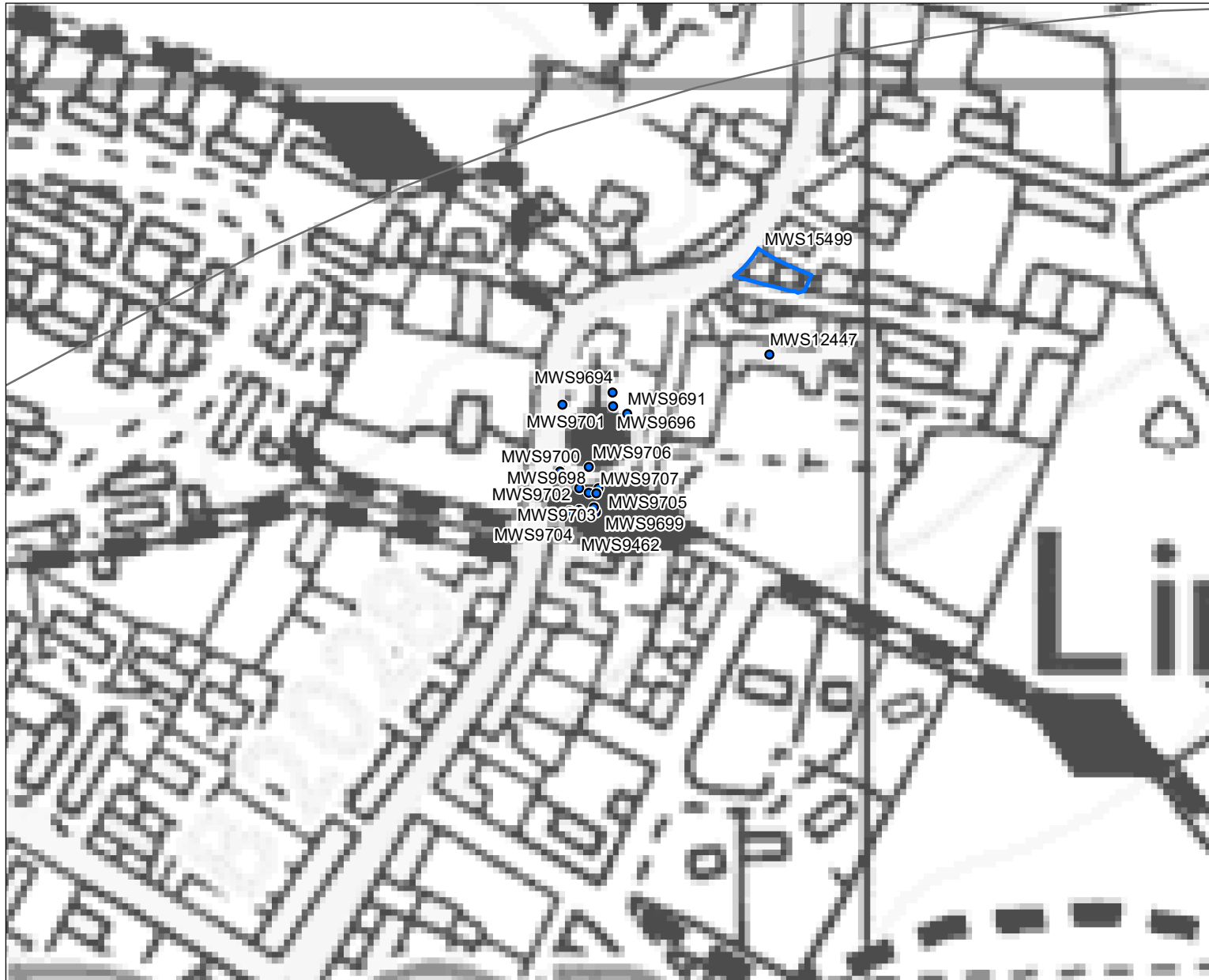
Revisions:  
 First Issue- 29/11/2023 DS  
 Second Issue- 12/02/2024 DS

**Figure 4a: HER Monuments Post-Medieval and Modern**

**Land at Walstead Grange, Lindfield, West Sussex**

Client: Gladman Developments Ltd  
 DRWG No: P21-3373\_4a Sheet No: - REV: -  
 Drawn by: DS Approved by: -  
 Date: 12/02/2024  
 Scale: 1:15,000 @ A4





## KEY

- Site
- 1km Buffer
- HER Monument Point - Post-Medieval/Modern
- HER Monument Line - Post-Medieval/Modern
- HER Monument Polygon - Post-Medieval/Modern

Revisions:  
 First Issue- 29/11/2023 DS  
 Second Issue- 12/02/2024 DS

## Figure 4b: HER Monuments Post-Medieval and Modern in Lindfield

Land at Walstead Grange,  
 Lindfield, West Sussex

Client: Gladman Developments Ltd  
 DRWG No: **P21-3373\_4b** Sheet No: - REV: -  
 Drawn by: DS Approved by: -  
 Date: 12/02/2024  
 Scale: 1:2,500 @ A4



## Appendix 3: Assessment Methodology

### 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>29</sup>***

Historic England's *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.<sup>30</sup>

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in *English Heritage’s Conservation Principles*.<sup>31</sup> These essentially cover the heritage ‘interests’ given in the glossaries of the *NPPF* and the *PPG* which are archaeological, architectural and artistic, and historic.<sup>32</sup>

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>33</sup>

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<sup>29</sup> DLUHC, *NPPF*, Annex 2.

<sup>30</sup> Historic England, *GPA:2*.

<sup>31</sup> Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32.

<sup>32</sup> DLUHC, *NPPF*, Annex 2; DLUHC, *PPG*, , paragraph 006, reference ID: 18a-006-2019072.

<sup>33</sup> DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

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

Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.<sup>34</sup>

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

### 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>35</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>36</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 Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.<sup>37</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 factors other than visibility should also be considered, with Lindblom LJ stating at

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<sup>34</sup> Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

<sup>35</sup> DLUHC, *NPPF*, Annex 2.

<sup>36</sup> DLUHC, *NPPF*, Annex 2.

<sup>37</sup> Historic England, *GPA:3*, pp. 8, 11.

paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

***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.”<sup>38</sup>***

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<sup>38</sup> Catesby Estates Ltd. v. Steer [2018] EWCA Civ 1697, paras. 25 and 26.

<sup>39</sup> DLUHC, NPPF, para. 206 and fn. 72.

## 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 72 of the NPPF;<sup>39</sup>
- **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);<sup>40</sup> and

<sup>40</sup> DLUHC, NPPF, para. 206.

- **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>41</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 accordance with 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>42</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>43</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, and upper end of the less than substantial harm spectrum/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 whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. 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>44</sup>

<sup>41</sup> DLUHC, PPG, paragraph 039, reference ID: 18a-039-20190723.

<sup>42</sup> Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

<sup>43</sup> DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

<sup>44</sup> R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).



Preservation does not mean no change, it specifically means no harm. *GPA:2* states that “*Change to heritage assets is inevitable but it is only harmful when significance is damaged*”.<sup>45</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. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above. Fundamental to this methodology is a consideration of “*what matters and why*”.<sup>46</sup> Of particular relevance is the checklist given on page 13 of *GPA:3*.<sup>47</sup>

It should be noted that this key document also states:

***“Setting is not itself a heritage asset, nor a heritage designation...”***<sup>48</sup>

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests 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>49</sup>

Additionally, 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. This point has been clarified in the Court of Appeal.<sup>50</sup>

### **Benefits**

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in, the *NPPF* (at Paragraphs 207 and 208) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.<sup>51</sup>

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 207 to 209.<sup>52</sup>

The *PPG* provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

***“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8).***

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<sup>45</sup> Historic England, *GPA:2*, p. 9.

<sup>46</sup> Historic England, *GPA:3*, p. 8.

<sup>47</sup> Historic England, *GPA:3*, p. 13.

<sup>48</sup> Historic England, *GPA:3*, p. 4.

<sup>49</sup> Historic England, *GPA 3*, p. 8.

<sup>50</sup> *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

<sup>51</sup> DLUHC, *NPPF*, paras. 207 and 208.

<sup>52</sup> Including – *Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor* [2020] EWHC 2292 (Admin); DLUHC, *NPPF*, paras. 207 and 209.

***Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.***

***Examples of heritage benefits may include:***

- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.***<sup>53</sup>

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

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<sup>53</sup> DLUHC, PPG, paragraph 020, reference ID: 18a-020-20190723.

## Appendix 4: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.<sup>54</sup> It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act 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>55</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”***

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<sup>54</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

<sup>55</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

***when the decision-maker carries out the balancing exercise.”<sup>56</sup>***

A judgement 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 version of the NPPF, the requirements of which are now given in paragraph 208 of the current, revised NPPF), this is in keeping with the requirements of the 1990 Act.<sup>57</sup>

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.

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservation Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.<sup>58</sup>

<sup>56</sup> Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

<sup>57</sup> Jones v Mordue [2015] EWCA Civ 1243.

<sup>58</sup> UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

## Appendix 5: National Policy Guidance

### The 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). 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.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

***"Plans and decisions should apply a presumption in favour of sustainable development.***

***For plan-making this means that:***

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

***the overall scale, type or distribution of development in the plan area; or***

- ii. ***any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***

***For decision-taking this means:***

- a. ***approving development proposals that accord with an up-to-date development plan without delay; or***
- b. ***where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***
  - i. ***the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or***
  - ii. ***any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***<sup>59</sup>

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

***“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 187) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 72); and areas at risk of flooding or coastal change.”***<sup>60</sup> (our emphasis)

The NPPF continues to recognise that the planning system is planned and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in 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>61</sup>

<sup>59</sup> DLUHC, NPPF, para. 11.

<sup>60</sup> DLUHC, NPPF, para. 11, fn. 7.

<sup>61</sup> DLUHC, NPPF, p. 68.

The NPPF goes on to define a Designated Heritage Asset as a:

***“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”<sup>62</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>63</sup>***

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 201 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”<sup>64</sup>***

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<sup>62</sup> DLUHC, NPPF, Annex 2.

<sup>63</sup> DLUHC, NPPF, Annex 2.

Paragraph 203 goes on to state that:

***“In determining planning applications, local planning authorities should take account of:***

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”<sup>65</sup>***

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 205 and 206 are relevant and read as follows:

***“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***

<sup>64</sup> DLUHC, NPPF, para. 201.

<sup>65</sup> DLUHC, NPPF, para. 203.

**substantial harm, total loss or less than substantial harm to its significance.”<sup>66</sup>**

**“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.**

**Substantial harm to or loss of:**

- a. **grade II listed buildings, or grade II registered parks or gardens, should be exceptional;**
- b. **assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”<sup>67</sup>**

Section b) of paragraph 206, which describes assets of the highest significance, also includes footnote 72 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 207 reads as follows:

**“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities**

**should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:**

- a. **the nature of the heritage asset prevents all reasonable uses of the site; and**
- b. **no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**
- c. **conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and**
- d. **the harm or loss is outweighed by the benefit of bringing the site back into use.”<sup>68</sup>**

Paragraph 208 goes on to state:

**“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.”<sup>69</sup>**

The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 206 that:

<sup>66</sup> DLUHC, NPPF, para. 205.

<sup>67</sup> DLUHC, NPPF, para. 206.

<sup>68</sup> DLUHC, NPPF, para. 207.

<sup>69</sup> DLUHC, NPPF, para. 208.

***“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”<sup>70</sup>***

Paragraph 213 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

***“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”<sup>71</sup>*** (our emphasis)

With regards to non-designated heritage assets, paragraph 209 of NPPF states that:

***“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing***

***applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”<sup>72</sup>***

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

### **National Planning Practice Guidance**

The then Department for Communities and Local Government (now the Department for Levelling Up, Housing and Communities (DLUHC)) 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, which confirms that the consideration of ‘significance’ in decision taking is important and states:

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<sup>70</sup> DLUHC, NPPF, para 212.

<sup>71</sup> DLUHC, NPPF, para. 213.

<sup>72</sup> DLUHC, NPPF, para. 209.



***“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>73</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 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>74</sup>*** (our emphasis)

#### **National Design Guide:**

Section C2 relates to valuing heritage, local history and culture and states:

***“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”<sup>75</sup>***

***“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”<sup>76</sup>***

It goes on to state that:

***“Well-designed places and buildings are influenced positively by:***

- ***the history and heritage of the site, its surroundings and the wider area, including cultural influences;***

<sup>73</sup> DLUHC, PPG, paragraph 007, reference ID: 18a-007-20190723.

<sup>74</sup> DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

<sup>75</sup> DLUHC, NDG, para. 46.

<sup>76</sup> DLUHC, NDG, para. 47.

- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.*

*Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21<sup>st</sup> century."<sup>77</sup>*

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<sup>77</sup> DLUHC, NDG, paras. 48–49.

## Appendix 6: Relevant Development Plan Policies

Applications for Planning Permission are currently considered against the policy and guidance set out within Adopted Mid Sussex District Plan 2014–2031, adopted 28<sup>th</sup> March 2018. Relevant policies are as follows:

### ***DP34: Listed Buildings and Other Heritage Assets***

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

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

***Listed Buildings Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:***

- ***A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;***
- ***Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric.***

***Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;***

- ***Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;***
- ***Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;***
- ***Special regard is given to protecting the setting of a listed building;***
- ***Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.***

### ***Other Heritage Assets***

***Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.***

*The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.*

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

#### **DP35: Conservation Areas**

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

*Evidence Base: Mid Sussex Conservation Area Appraisals; Sussex Extensive Urban Surveys; West Sussex Historic Environment Record.*

*Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:*

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;*
- Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*
- Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*

- *New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.*

*Development will also protect the setting of the conservation area and in particular views into and out of the area.*

*New buildings of outstanding or innovative design may be acceptable in conservation areas provided that*

*their impact would not cause material harm to the area.*

## Appendix 7: List Entry

### Greyfriars

#### 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**

Planning (Listed Buildings and Conservation Areas) Act 1990  
Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

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