

Land West of Imberhorne Lane, East Grinstead
Heritage Statement
June 2020

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Report

Heritage Statement

Site

Land West of Imberhorne Lane
East Grinstead

Client

Welbeck Strategic Land

Planning Authority

Mid-Sussex District Council

Grid reference

TQ 37198 38672

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Approved

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Executive Summary

This heritage statement considers land at Imberhorne Farm, East Grinstead (the Study Site) and the potential impact of the proposed development upon the significance of those designated and non-designated heritage assets located in its vicinity, together with impact upon the significance of the heritage assets by development within their setting.

In accordance with Paragraph 189 of the *National Planning Policy Framework* (NPPF 2018) and Local Plan policies this report first identifies and describes the historical development of the subject site and outlines the significance of the designated and non-designated heritage assets before going on to consider the impact of the proposal on that significance.

There are no designated heritage assets within the redline of the site. There are a number of listed buildings located in the vicinity of the site. Those in closest proximity, which have the potential to be impacted by the proposals, are Imberhorne Farmhouse (grade II), 1 - 3 Imberhorne Farm Cottages (grade II*) and Gullede Farmhouse (grade II*). This is as a result of the buildings being good examples of their type and of the connections with the Manor of Imberhorne. In particular, remnants of the Medieval building are set within the fabric of 1 – 3 Imberhorne Farm Cottages.

The significance of all heritage assets was assessed, by considering the archaeological, artistic, architectural and historic values. It was found that these values were not harmed by the proposals. The setting of each building was then considered, to determine if the significance of the heritage assets was impacted by development within their setting. It was found that there was no impact due to co-visibility as a result of distance and screening. It was, however, considered that the non-visual attributes of purpose, economy and function were impacted by the loss of the agricultural fields which were once associated with the heritage assets. However, as this was only part of their significance, it was assessed to cause a low level of less than substantial harm to the heritage assets. It was therefore concluded that the proposals comply with the relevant heritage paragraphs contained in Section 16 of the NPPF 2018 and relevant local heritage policy.

1.0 Introduction

- 1.1 This heritage statement considers Land West of Imberhorne Lane, East Grinstead (Figure 1). The site (hereinafter referred to as the “Study Site”) is located at grid reference TQ 37198 38672.
- 1.2 In accordance with the Paragraph 189 of the *National Planning Policy Framework* (NPPF 2018) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated and non-designated heritage assets.
- 1.3 The assessment includes the results of a site inspection, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant national and local policy and guidance.
- 1.4 The Historic Environment Record and Historic England Schedule of Listed Buildings has been consulted (online) and the relevant designated and non-designated heritage assets located in the immediate vicinity are identified in Figure 2.
- 1.5 A site visit was undertaken in November 2019 when the conditions were overcast but visibility was good. However, no access was possible either inside the heritage assets but, as the nature of the issues are likely to be related primarily to setting, this was not considered to affect the assessment.
- 1.6 The development is residential, located as indicated in Figure 11. Features include enhancement of facilities at an existing school located on site, play areas, allotments, a care community and local centre.
- 1.7 Land west of Imberhorne Lane is allocated at Policy SA 20 of the emerging Mid Sussex Site Allocations DPD (Regulation 19) for c550 dwellings, care village (use class C2), local centre, 2FE primary school (and early years provision), strategic SANG, playing fields for Imberhorne Secondary School and associated open space.
- 1.8 There has been a number of iterations of the masterplan for the scheme in the last 3 years, all of which have taken the heritage issues for the site into account. During this time the heritage aspects of the scheme have been a core design issue. Consultations with the Mid-Sussex Conservation Officer and with the Historic England Inspector of Historic Buildings and Areas and their comments and observations have been taken into account in following iterations of the scheme to remove or significantly reduce the potential impact on significance of designated heritage assets and leading to the layout as shown in Figure 11. It is this last iteration of the masterplan that this document assesses. This masterplan includes various previous inbuilt design measures to reduce the effect on designated heritage assets.

Location and Description

- 1.9 The Study Site is located at Imberhorne Farm, Imberhorne Lane, East Grinstead. The land-use in the wider area was historically agricultural land (Figures 3 - 6), but this has slowly been replaced to the north and east by housing and ancillary service buildings, with an industrial-type complex immediately to the north east. Fields and wooded areas act as buffers between the Study Site and these zones.
- 1.10 To the east lies East Grinstead, its western boundary running along the east side of Imberhorne Lane to the east of the site. This development takes the form of detached or semi-detached low-rise residences constructed at various times during the mid- to late- 20th century.

- 1.11 This style of development continues in the area of Felbridge around to the north, although development density is lower. The nearest road to the north of the Study Site is Crawley Down Road which then turns south to become the nearest road to the west of the site, where it is then named Hophurst Hill. The nearest road to the east of the site is Imberhorne Lane with London Road running diagonally to the north-east.
- 1.12 The Birches Industrial Estate to the north-east (which replaced part of a wood of the same name) includes several technical and construction suppliers. It comprises large industrial-style structures and associated car parks, the largest building being, apart from the designated heritage assets, the closest built form in proximity to the Study Site.
- 1.13 Either wooded or grassed areas act as buffer zones between the Study Site and these later developments. Wooded or grassed areas are also located to the south and west with built development some further way off.
- 1.14 There are three designated heritage assets which are in sufficient proximity to, but not on, the site to have the potential for the development to impact their significance. This includes impact to this significance by development in their setting. There are no other heritage assets, either designated or non-designated, in close proximity, nor is the Study Site within a conservation area, the nearest one being in East Grinstead at some distance to the east.
- 1.15 This report considers impact of development on the Study Site on the significance of heritage assets at Imberhorne Farmhouse, Imberhorne Farm Cottages and Gulledge Farm.

2.0 Planning Background and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

- 2.1 The *Planning (Listed Building and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.
- 2.2 Section 66(1) states:
- In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*
- 2.3 Section 69 of the Act requires local authorities to define as conservation areas any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention *to the desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

- 2.4 Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework 2018* (NPPF), entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - conservation of England's heritage assets in a manner appropriate to their significance; and
 - recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 2.6 Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset, and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 2.7 *Heritage Assets* are defined in Annex 2 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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

- 2.8 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.9 *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *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.
- 2.11 The NPPF is supported by the *National Planning Policy Guidance* (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.*
- 2.12 Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.13 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.14 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.15 Paragraph 18a-013 concludes:
- The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.*
- 2.16 The key test in NPPF paragraphs 193-196 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework

makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. 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.

- 2.17 Paragraph 196 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

- 2.18 Paragraph 197 states:

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 affect directly or indirectly 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.

Local Planning Policy

- 2.19 *The Mid Sussex District Plan 2014 – 2031, Adopted March 2018* is the relevant local plan and *DP34: Listed Buildings and Other Heritage Assets* is the section which sets out the requirements in relation to Listed Buildings.

- 2.20 The *Strategic Objectives* are;

- *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*
- *To protect valued characteristics of the built environment for their historical and visual qualities; and*
- *To support and enhance the attractiveness of Mid Sussex as a visitor destination.*

- 2.21 The *Evidence Base* is the *West Sussex Historic Environment Record; Register of Listed Buildings*.

- 2.22 In connection with Listed Buildings, the policy states that '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.*

- 2.23 The Plan further notes that *'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'.*

Other Guidance

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

- 2.24 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the significance of the affected assets;
 - Understand the impact of the proposal on that significance;
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - Look for opportunities to better reveal or enhance significance;
 - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 2.25 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.26 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

- 2.27 The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 5. Making and documenting the decision and monitoring outcomes
- 2.28 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

Historic England 2019 *Statement of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12.

- 2.29 The purpose of this guidance is ‘to provide information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF) to assist owners, applicants, local planning authorities (LPAs), planning and other consultants, and other interested parties in implementing historic environment legislation, the policy in the NPPF and the related guidance given in the Planning Practice Guidance (PPG)’.
- 2.30 It sets out the principles of significance as ‘Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest’.
- 2.31 Section 2 defines the categories under which significance ought to be assessed thus ‘Such interest may be archaeological, architectural, artistic or historic’ and it may derive ‘not only from a heritage asset’s physical presence, but also from its setting’ Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets’.
- 2.32 **Archaeological interest;** *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.*
- 2.33 **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.*
- 2.34 *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.*
- 2.35 **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. Having described the various interests, assess the level of the general significance of the heritage asset and the particular contribution to that significance of any features

which would be affected by the proposal, or of its setting if it, too, is affected by the proposal.

- 2.36 Section 3 further notes in particular relation to **setting** that '*Where the proposal affects the setting, and related views, of a heritage asset, or assets, clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated. This may include the impact of the location of new development within the setting, of the impact on key views, the impact on the relationship of the heritage asset to its setting, etc.*'.

3.0 Historical Context and Location of Heritage Assets

Introduction

- 3.1 The following section presents a historical development of the site and wider area through the results of a map regression exercise and review of relevant background documentation.
- 3.2 The location of designated heritage assets surrounding the site are also discussed below; these are shown on Figure 2. There are no heritage assets on the Study Site itself.

Historical Background

The Local Area

- 3.3 The Study Site sits in an area which was primarily rural, witnessed by the fact that the name of East Grinstead, the nearest sizeable settlement to the Study Site, which meant 'green place'. It was originally a Saxon village which, by the time of the Domesday Book in 1086 had grown to be a significant settlement for the period.
- 3.4 By the 13th century, East Grinstead was granted town status and, in 1247, the town was given a charter which conferred advantageous rights. These included the right to hold weekly markets together with an annual fair which, by 1516, had been increased to two fairs each year.
- 3.5 In medieval times, the population numbered just a few hundred, but East Grinstead was growing in status. The increased number of fairs brought in many people from the local area which enhanced its prosperity and from early in the 14th century to the mid-18th century, the town provided MPs to represent its interests.
- 3.6 An important feature in the development of East Grinstead was that it was on the main road from London to Lewes, which is the county town of Sussex. The journey from London to Lewes was too arduous to complete without a break, it was preferable to stop overnight, the most convenient place being East Grinstead.
- 3.7 By the mid-18th century, the popularity of Brighton as a seaside resort, being much enhanced by Royal patronage, significantly increased the number of stagecoaches passing through. Accordingly, the number of inns and other necessary services for the traveller, grew, thereby increasing prosperity. A small indicator of this prosperity is that the high street has the longest run of medieval timber buildings which have remained in continuous commercial use in the country.
- 3.8 The population of East Grinstead increased significantly during the early 19th century. By the end of the century it had reached 6,000. Improvements during the 19th century included its acquisition of a railway station, resulting in the end of stagecoach travel but allowing commuting to and from the town, as a result of which the population grew rapidly. Other benefits were gas light, sewers, piped water and a cemetery – all mundane but essential facilities required by a growing Victorian town of some quality. Following World War II, the council built more houses and many private houses were also developed.
- 3.9 Commercial and industrial facilities were enhanced in the 20th century. This development of the central area of East Grinstead is not within proximity of the Study Site. However, residential areas beyond wooded and grassed areas to the north and east, and a commercial and industrial zone to the north east, are the furthest outposts of East Grinstead's development.

- 3.16 Whilst there are no heritage assets on the Study Site, there are three designated heritage assets – Imberhorne Farm, Imberhorne Farm Cottages and Gulledge Farm, all in close proximity. There are no non-designated heritage assets in proximity and the East Grinstead Conservation Area is far enough to the east so as not to be impacted by the development. This section sets out only a brief history of the assets, the detail and significance of which is discussed further in Section 4.

Imberhorne Farmhouse - Grade II

- 3.17 Imberhorne Farmhouse is to the south-east corner of the Study Site and is Listed Grade II. It sits in a grouping with Imberhorne Farm Cottages, together with several other agricultural buildings including stables and storage facilities.
- 3.18 Imberhorne Farmhouse (Plate 2) is a Georgian brick-built house, dated to the early 19th century, which sits on a stone base and has a slate roof. It has substantial accommodation, including several bedrooms, entrance hall, sitting room, kitchen with larder, scullery, cellar, dairy and associated ancillary rooms.
- 3.19 In 1560, the estate was bought by Sir John Sackville in whose family it remained until 1872, although the Sackvilles are thought never to have resided there, their primary residence being at Knole. It is therefore likely that the farmhouse was constructed during their stewardship in 1820.
- 3.20 By 1955, all of the relevant heritage assets were in the stewardship of a single owner when the Emmett family bought the farms of Imberhorne and Gulledge.
- 3.21 The Farmhouse sits, as historic maps suggest it has always done, with a group of ancillary agricultural building to its west and south-west. This group appears to have evolved over time, but today comprises storage and farm buildings to the west, with Imberhorne Farm Cottages and agricultural buildings to the south-west.
- 3.22 Historic plan also suggest that the Farmhouse had orchards to the east, and possibly a kitchen garden to south. Mature trees, many of which possibly remain today, providing landscaped grounds in the immediate vicinity of the building.



Plate 2 Imberhorne Farmhouse North (front) elevation (archive photograph)

1 – 3 Imberhorne Farm Cottages Grade II*

- 3.23 1–3 Imberhorne Farm Cottages appear to be, when viewed from the exterior, Victorian farm-workers' cottages (Plate 3). This outward impression masks the building's origins in the early 15th century, when the original building, over which the veneer of the cottages is laid, was part of The Manor House of Imberhorne.



Plate 3 Elevation of 1 – 3 Imberhorne Farm Cottages

- 3.24 It is likely that one of the primary reasons that the Manor of Imberhorne was located there was as a location to break the journey between London and Lewes as it is positioned on the main London Road, and appears to have been of considerable quality to impress visitors.
- 3.25 Within the external Victorian brick skin, lies the remnants an early arch-braced false hammer-beam roof of The Manor. Research (by others) could not provide a date of construction, but the timber has been tree-ring dated to 1428. The structure is compared to other surviving arch-braced examples. It is not dissimilar in structural concept to the design of Westminster Hall but lacks the latter's level of elaborate decoration (Plate 3).

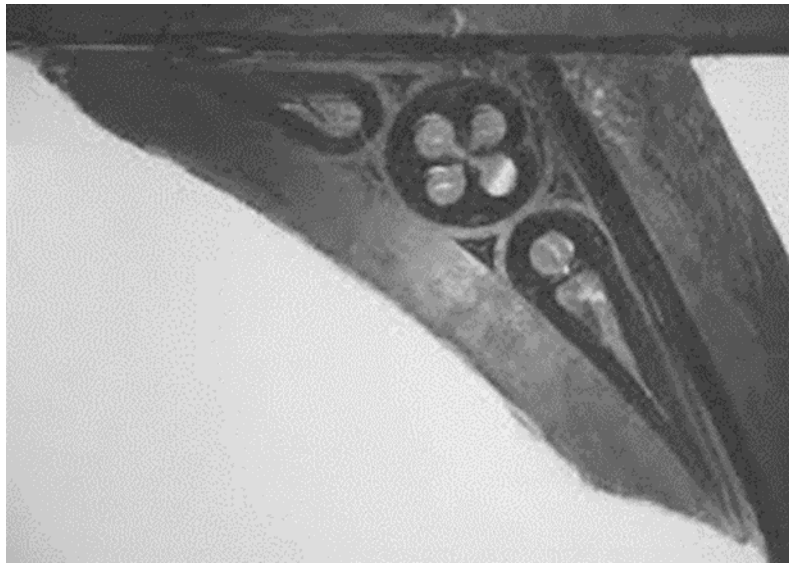


Plate 4 Imberhorne Farm Cottages - carved timber detail to roof structure (archive photo)

- 3.26** The structure of the building has been extensively researched, recorded and documented, such is its pre-eminence as an example of this type of timber construction. Historic England's Listing, together with several additional publications, have analysed the interior in detail. However, this Heritage Statement does not impact the interior so no detail concerning the interior entered into. Historic England's Listing in Appendix 1 gives further detail.

*Gulledge Farmhouse Grade II**

- 3.27** Gulledge Farmhouse is situated at the end of the long lane and bridlepath, leading west from Imberhorne Lane and passing to the north of Imberhorne Farmhouse and Farm Cottages. The origins of the house lie in Tudor times, around 1550, when the building was first constructed as a timber framed property, remnants of which remain to the side (east and west) elevations (Plate 5).



Plate 5 Front elevation to Gulledge (archive photograph)

- 3.28 The fact that the timber framing is closer than might be required for constructional purpose defines it as a house of some quality (Plate 6). It is certainly larger than most Wealden properties, which were generally noted for their small size. The chimney location indicates that the house was once T-shaped, possibly with a hall and a gallery. Later Horsham stone slabs are laid on the roof which is supported on heavy beams.
- 3.29 In 1609, a three-gabled Jacobean front with mullion windows replaced the earlier exterior (Plate 5). With the Tudor chimneys still in situ, this presents an imposing façade. However, it is clear that this was intended primarily to impress, as the façade does not extend around the side elevations and the interior was not upgraded, at that time, to this standard. The stone for the facade is thought to have been quarried locally, and the resulting excavations turned into a pond.
- 3.30 Records suggest that Richard Alfrey, MP for East Grinstead, lived at Gulledge in 1365. His descendant, Edward Alfrey, most likely added the stone facade and family crest in the 16th century. Mid-16th century wall paintings were uncovered during recent restoration.
- 3.31 A further extension was added to the rear (north) elevation, but this was of lesser quality, apparently being constructed from reused materials. However, it does not detract from the imposing façade; the agglomeration of materials and styles presents an interesting layering of the evolution of the building.
- 3.32 Historic maps suggest that the farm has invariably had a selection of ancillary buildings over time. As these will most likely have been not of the highest quality, they have not survived in their entirety and today, a range of buildings stands to the north-west of Gulledge farmhouse, with a wooded and planted area to the north-east.



Plate 6 Gulledge side (west) elevation illustrating remaining elements of earlier construction

4.0 Proposed Development and Potential Impact on Heritage Assets

Background

- 4.1 This section identifies and assesses the impacts of the proposal on the significance of the heritage assets located within and in the vicinity of the subject site. In assessing the heritage impacts of the proposal, the relevant policies cited in section 2.0 have been referenced.

The Proposed Development

- 4.2 The proposed development comprises residential units located on the Study Site (Figure 11). They include a Care Community, enhancements to an existing school, allotments, a local centre and play areas.

Potential Impacts on Heritage Assets

- 4.3 As noted, there are no heritage assets on the Study Site, but there are three Listed Buildings located in the immediate vicinity. The proposed development, therefore, has the potential to impact on the significance of the heritage assets identified, together with the possibility of impacting their significance by development in their setting.
- 4.4 Imberhorne Farmhouse, Imberhorne Farm Cottages and Gulledge are not located on the Study Site, but all are located in such proximity so as to have the potential to be impacted by the development (Figure 2).
- 4.5 In order to understand how any new development could affect the significance of these heritage assets, it is important to understand the specific heritage values which combine to inform that significance. An understanding of the contribution setting makes to its significance is also considered.

Imberhorne Farmhouse (Listed Grade II)

- 4.6 Imberhorne Farmhouse is located to the south of the small lane leading west off Imberhorne Lane. Its front elevation faces north and it is positioned to the east side of the farm complex. The significance of Imberhorne Farmhouse is assessed thus;
- 4.7 **Archaeological value** may be low to medium. However, as the proposals do not include excavation on this site, there will be no harm to the archaeological significance.
- 4.8 **Artistic and Architectural Values** lie in the building's description in the Listing as a *'good example of well-built farmhouse of 1820'*. Whilst it is neither an unusual nor an outstanding building of its type, it is nonetheless a sound example of a farmhouse owned by a more prosperous landowner, constructed in local material and its artistic and architectural values are medium. The proposals do not involve alteration to the fabric of the building therefore do not affect this significance,
- 4.9 The **Historic Value** of Imberhorne Farmhouse is initially in its position as a prominent agricultural holding in the area since the early 19th century. This is elevated by its connection to the Manor of Imberhorne, and its construction on a prominent site, selected for its position on the main London to Lewes road. Its prosperity is likely to be related to that of the nearest town, East Grinstead, to the east. This connection results in the heritage Farmhouse therefore cause no harm to this aspect of its significance.
- 4.10 As the proposals involve development in the fields to the north and north-east of the Farmhouse, it has the potential to impact the significance by development in

the setting of Imberhorne Farmhouse. There are two aspects to the setting. One is the immediate environs of the building, the other is the wider setting, considering factors other than immediate proximity and historical connections.

- 4.11 The Farmhouse, as might be expected from a less agricultural building, is enclosed within a small area of landscaping, which includes many mature trees. It would have provided a small pleasant garden for enjoyment and a respite from the activities of the farm. This provides the immediate setting of the farmhouse and is not impacted by the proposals. Views from the building only have the potential to be impacted when looking north towards the primary school or, less obviously, north-west towards the residential development. These views are heavily screened by existing trees within the immediate setting, which is augmented by existing and proposed planting to the north and north-west. It is unlikely that anything other than small vignettes of the proposals will be visible through the trees.
- 4.12 The views looking towards the Farmhouse from the north (from the access path and bridleway), east (Imberhorne Lane is at some distance and unlikely to result in co-visibility) and west are not impacted by the development. There is potential impact looking from the south, south-west and south-east as the development is beyond the house, but Plate 7 illustrates the fact that the intervening ancillary buildings, together with existing screening beyond the house, result in no impact to these views of the heritage asset.
- 4.13 Assessment of setting does not rest entirely on co-visibility but also on conceptual matters such as economy, ownership, and function. Considering these aspects, the Study Site will almost certainly have included fields in the ownership of the farmhouse from which a common function and economy resulted. The loss of the fields potentially impacts these aspects of the setting and therefore the historic value of the building. However, the connection with Imberhorne Manor and the Priory, was the original purpose and reason for the location of Imberhorne Farmhouse and this is not impacted. The loss of the agricultural connection, in relation to the strength of other aspects of significance, results in minimal impact to the building's setting.



Plate 7 Imberhorne Farmhouse – elevation from south-east

- 4.14 Imberhorne Farm Cottages are located to the south of the access lane and bridleway to Imberhorne Farmhouse. They are south-west of Imberhorne Farmhouse but are part of the group of associated agricultural buildings. To their north and north-west are agricultural buildings, to their south, smaller cottages.
- 4.15 The designated heritage status of the building is significantly elevated by remains of part of the Manor of Imberhorne remaining within its structure, with possible potential for remnants of even earlier structures to be present. This results in the Archaeological Value being assessed as medium. No excavation is proposed to this building therefore no impact is made upon its archaeological value.
- 4.16 The externally visible buildings are sound examples of local vernacular architecture expressed in local materials and detail. They are typical examples of small agricultural cottages and, their **Artistic and Architectural Values** would be low to medium.
- 4.17 However, this is very significantly enhanced by the presence of the remains of part of Imberhorne Manor within the historic fabric of the building which increases these values to medium. John Clark notes in his study of the building that *‘The construction of such a building within thirty years of the completion of Westminster Hall makes this property particularly important within the milieu of the developing structure of the arch-braced hammer beam, and demonstrates the influence of Westminster Hall in a vernacular context’*. The suggestion is that influence came from London, which reflects the position of the building on the route between London and Lewes, in that structural innovations from the capital influenced this building located at the time some way from a major settlement. The proposals do not impact the fabric of Imberhorne Farm Cottages as no work to them is involved.
- 4.18 **Historic Values** rest in both the cottages’ contribution to the rural vernacular building stock of Sussex, but this is elevated by earlier connection to the Manor of Imberhorne and the innovative structure of building embedded within their historic fabric. The Manor was also related to individuals of national and local importance and this value is medium. The proposals do not impact this value.
- 4.19 Although it is slightly to the south-west of Imberhorne Farmhouse, the setting of 1 – 3 Imberhorne Farm Cottages has the potential to be impacted in a similar manner. The immediate setting is very limited, in that the building is in proximity to additional cottages to the south and ancillary buildings the north-west, north and north-east. There is little immediate setting, and this is screened from the proposals by built form.
- 4.20 Considering the wider setting, there will be no views out of the building which might be impacted by the proposals as the Study Site is screened visually by the adjoining agricultural buildings. The only view not interrupted by either the cottages or stables, is that from the access road running to the east of the cottages, on which the proposals have no impact.
- 4.21 In association with Imberhorne Farmhouse, there are aspects of ownership, purpose and economy which connect the Study Site and Imberhorne Farm Cottages. However, the overwhelming importance of the building is its original purpose related to The Manor of Imberhorne, which is not impacted by the proposals. Whilst there is some impact to the non-visual aspects of the setting and therefore to the building’s historic value, these are less than substantial in relation to the overall significance of Imberhorne Farm Cottages.

- 4.22 Gulledge Farmhouse is located at the far end of the small lane which turns west off Imberhorne Lane and at the opposite end of which is Imberhorne Farmhouse and Imberhorne Farm Cottages. Ancillary farm buildings are located to its north-west, and its main elevation faces south. Located to the far south-west corner of the Study Site, it is bordered to the north and west by the access route and bridleway, and some way to the south is Worth Way, which is a public right of way following the Three Bridges and Tunbridge Wells Railway route. To the north-west, west and south-west is a proposed SANG (Suitable Alternative Natural Greenspace) Area.
- 4.23 The agglomeration of various eras visible within the historic fabric (Plate 5), results in the potential Archaeological Value of the building being medium. Extensive research has already been carried out which illustrates the building's adaptation to accommodate the evolving requirements of each resident. However, no excavation is proposed to this building therefore this value is not harmed.
- 4.24 Artistic and Architectural Values of Gulledge Farmhouse are invested in the layering of several styles and forms of construction, from the timber frame side elevations to the Jacobean stone 'front', topped by Tudor chimney stacks. Historic England's Listing cites it to be an '*Excellent example of a small manor house*'. This attempt to update the outmoded half-timbered structure but reducing the budget by carrying out the work to only where it would be highly visible, has resulted in an intriguing and attractive heritage asset in which the evolution of the fabric of the building is evident. artistic and architectural values are assessed as medium. The proposals do not impact these values.
- 4.25 The Historic Value of the building results from its representation of several historic eras, together with the evidence of even earlier times. Its location within land owned by The Manor of Imberhorne, and evidently relatively prosperous residents who, at times, clearly had aspirations to higher status possibly encouraged by the proximity of The Manor itself, resulting in this value being medium. Its position as an eminent local farm supports this assessment. The proposals do not impact this value.
- 4.26 There is however potential for the significance of the building to be impacted by development in its setting. The immediate setting to the heritage asset is bounded by existing mature tree screening to the north within its site, augmented to the north by existing mature trees and proposed additional planting. To the east is open land, to the west an area of SANG and to the south, a mixture of open land and a planted boundary to the bridleway which continues south. The proposals will not impact the immediate setting of Gulledge Farmhouse, nor will views out from the building be impacted. The main elevation faces south, and the Study Site is to the north, therefore enjoyment of the setting from Gulledge Farmhouse is not affected.



Plate 8 Gulledge – view from north on the bridleway and access route

- 4.27 In considering the wider setting of Gulledge Farmhouse, particularly assessing views towards the site, those views from the north, west and east will not be impacted as the development on the Study Site is not within them (Plate).8 The view from the south, appreciated from Worth Way Public Right of Way, is too distant with extensive existing screening to the Study Site, to be impacted by development.
- 4.28 In common with Imberhorne Farmhouse and 1 – 3 Imberhorne Farm Cottages, there is potential for the non-visual aspects of the setting – ownership, economy, and purpose to be impacted by the proposals. Fields on the Study Site will have been in the ownership of Gulledge Farm which will be impacted by the development. However, the relatively self- contained immediate setting of the farm retains elements of these connections and their loss marginally impacts the historic value of the farm, but to an extent which would cause a low level of less than significant harm.

5.0 Summary and Conclusions

- 5.1 In summary, the requirements set out in section 2 have been carried out. The location of heritage assets which might be impacted by the development on the Study Site was identified. These were found to be Imberhorne Farmhouse (Grade II), 1 – 3 Imberhorne Farm Cottages (Grade II*) and Gullede Farmhouse (Grade II*), located on Figure 2.
- 5.2 Other heritage assets were at too great a distance to be impacted and there is no conservation area which is in such proximity as to be affected.
- 5.3 Research was then carried out into the history of the heritage assets in proximity to the Study Site and to assess their historic values which result in their significance. It was then considered if the proposals caused harm to that significance.
- 5.4 It was found that, for all heritage assets identified, no harm was caused by the proposals on their significance.
- 5.5 The setting of each individual heritage was considered to determine if their significance was harmed by development in their setting. It was found that, although lack of co-visibility prevented harm being caused, other non-visual aspects might be impacted.
- 5.6 These included the historic links between the heritage assets and the Study Site related to ownership, common purpose and economy, which had the potential to impact the historic value of each building.
- 5.7 In considering the extent of this harm, it was, assessed that, as much of the historic value lay in the assets relationship to the Manor of Imberhorne which was not impacted by the proposals, the extent of damage was minimal and considered as causing less than substantial harm to the significance of the buildings.
- 5.8 It is therefore concluded that the proposal is compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2018 and relevant local heritage policy including policies

Sources

Archive

National Archive, Kew

Cartographic

- Figure 1 Site Location
- Figure 2 Location of Listed Buildings in vicinity
- Figure 3 Tithe map of 1842
- Figure 4 Ordnance Survey Map of 1878-79
- Figure 5 Ordnance Survey Map of 1899
- Figure 6 Ordnance Survey Map of 1911-13
- Figure 7 Aerial Survey of 1947
- Figure 8 Ordnance Survey Map of 1963
- Figure 9 Ordnance Survey Map of 1978
- Figure 10 Ordnance Survey Map of 1999

Websites

Heritage Gateway - www.heritagegateway.org.uk

Historic England - The National Heritage List for England - [historicengland.org.uk/listing/the list](http://historicengland.org.uk/listing/the-list)

Felbridge and District History Group – Imberhorne Farmhouse

Felbridge and District History Group –Gulledge Farmhouse

Bibliographic

An Early Vernacular Hammer-Beam Structure: Imberhorne Farm Cottages, East Grinstead, West Sussex J. Clarke

Imberhorne Farmhouse

II

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

1-3 Imberhorne Farm Cottages

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

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

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

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

INTERIOR: Visible early features are inside No 3. The ground floor is divided into two rooms, the smaller northern room, now kitchen, has a central axial beam and early C19 fireplace in the eastern

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

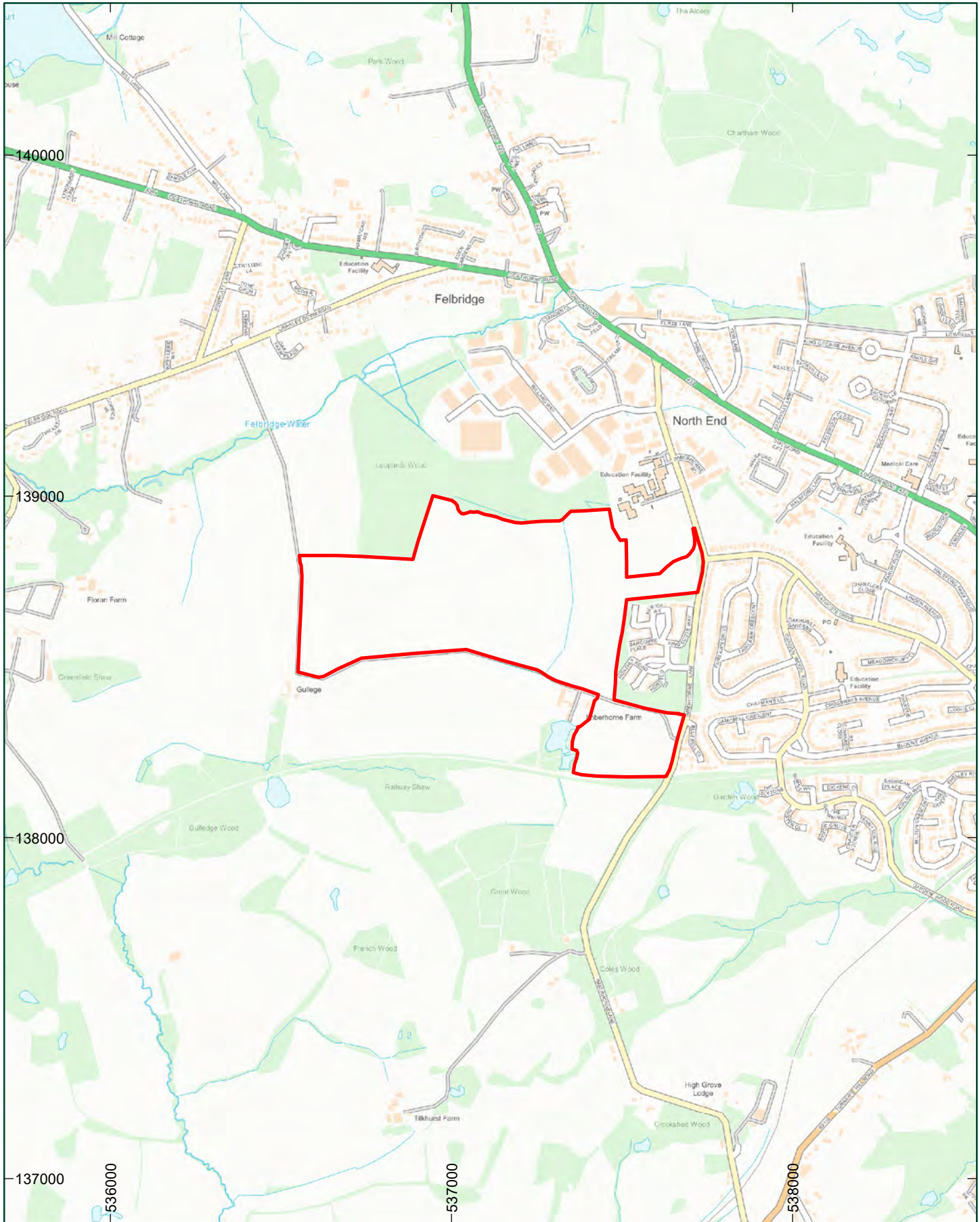
HISTORY: According to the "Chartulary of St Pancras, Lewes" in about 1100 a half-hide of land called Imberhorne was given to Lewes Priory by William Malfield. Lewes Priory continued to add land in the area and by 1275 had amassed the substantial manor of Imberhorne. The remaining timber-framed structure within Nos. 1-3 Imberhorne Farm Cottages has been tree-ring dated to 1428. Although no court rolls or Priory records have survived which refer to the construction of the property, from 1414 Lewes Priory was undergoing a period of building work on its decayed manors under Prior Nelond. Imberhorne is situated at the northern end of Lewes Priory's landholding about halfway along the main route between London and Lewes, roughly a day's ride to each, and is likely to have been constructed as a dwelling providing accommodation between London and Lewes on Lewes Priory lands. Imberhorne Manor was held by Lewes Priory until the Dissolution of the Monasteries when it passed to Thomas Cromwell, Earl of Essex and royal minister. The manor was purchased by Sir Richard Sackville in 1560 and the first documentary reference to a property there is a lease of 1580 where it is described as a "capital Messuage". A building is shown here on a terrier map of 1597-98. The adjoining Imberhorne Farmhouse was built in 1808 and perhaps at that time the older building became farm cottages. Imberhorne Manor remained in the hands of the Sackvilles, the Dukes of Dorset, until 1872, when it was sold as an independent country estate. On the 26th June 1926 Nos. 1-3 Imberhorne Farm Cottages was struck by lightning and a contemporary photograph shows that the top of the chimneystack between Nos. 2 and 3 collapsed and the roof of No. 2 was extensively damaged.

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

Gulledge Farmhouse

II*

Excellent example of small manor house early C17 once belonging to Allfrey family. Chief front to south, built of stone, with stone dormers, mullions, gables, finials, strings etc. Local stone. East front timber framed. West front timber framed but covered with tiling. North front, roof sweeping down to within 5 feet of ground. 2 magnificent stacks. Roof: Horsham slabs.



Legend

 Site Boundary

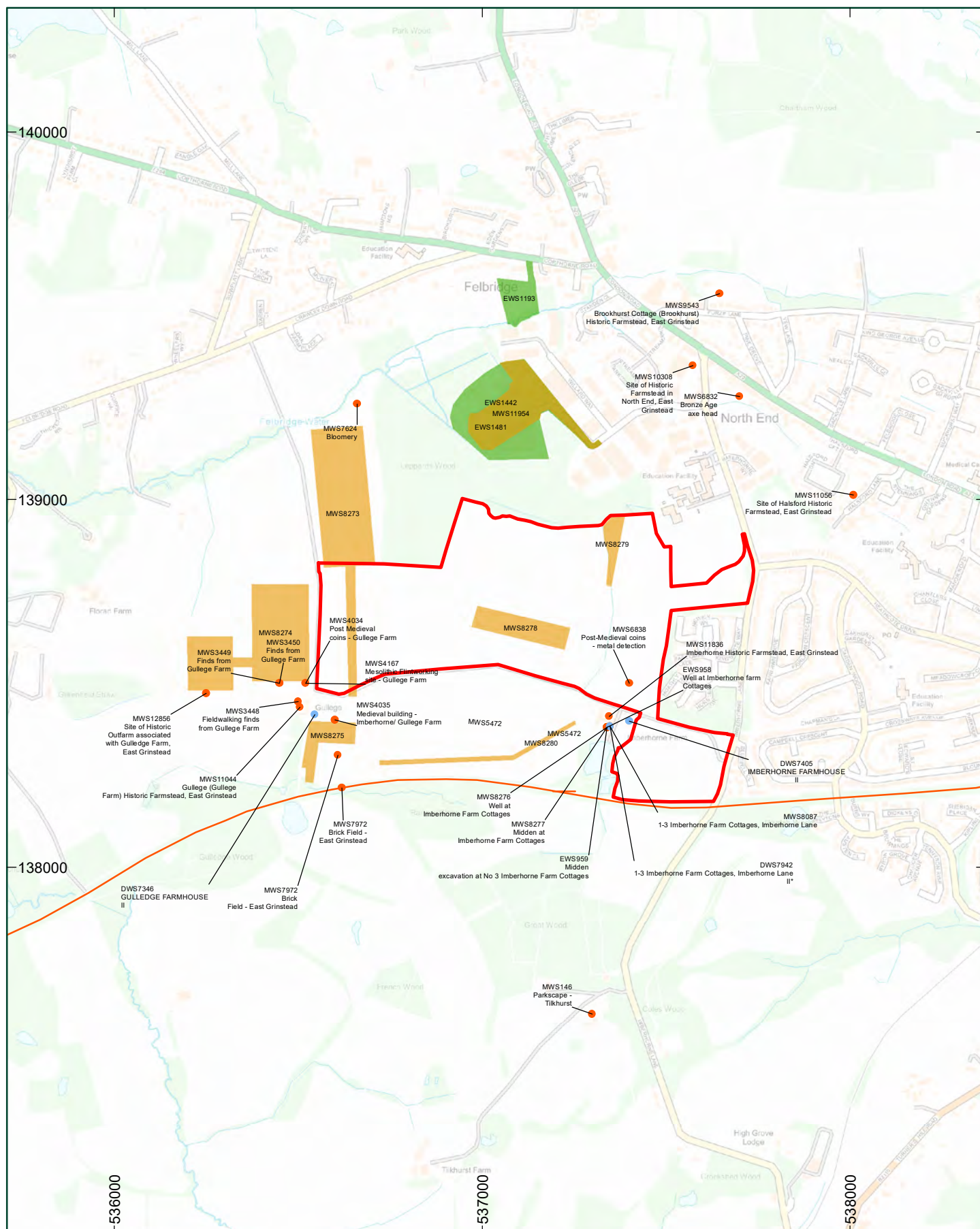
1:15,000 at A4



Title:
Fig. 1: Site Location
Address:
East Grinstead



orion.



Legend

- Site Boundary
- Monument Point
- Monument Polyline
- Monument Polygon
- Event Point
- Event Polygon
- Listed Buildings

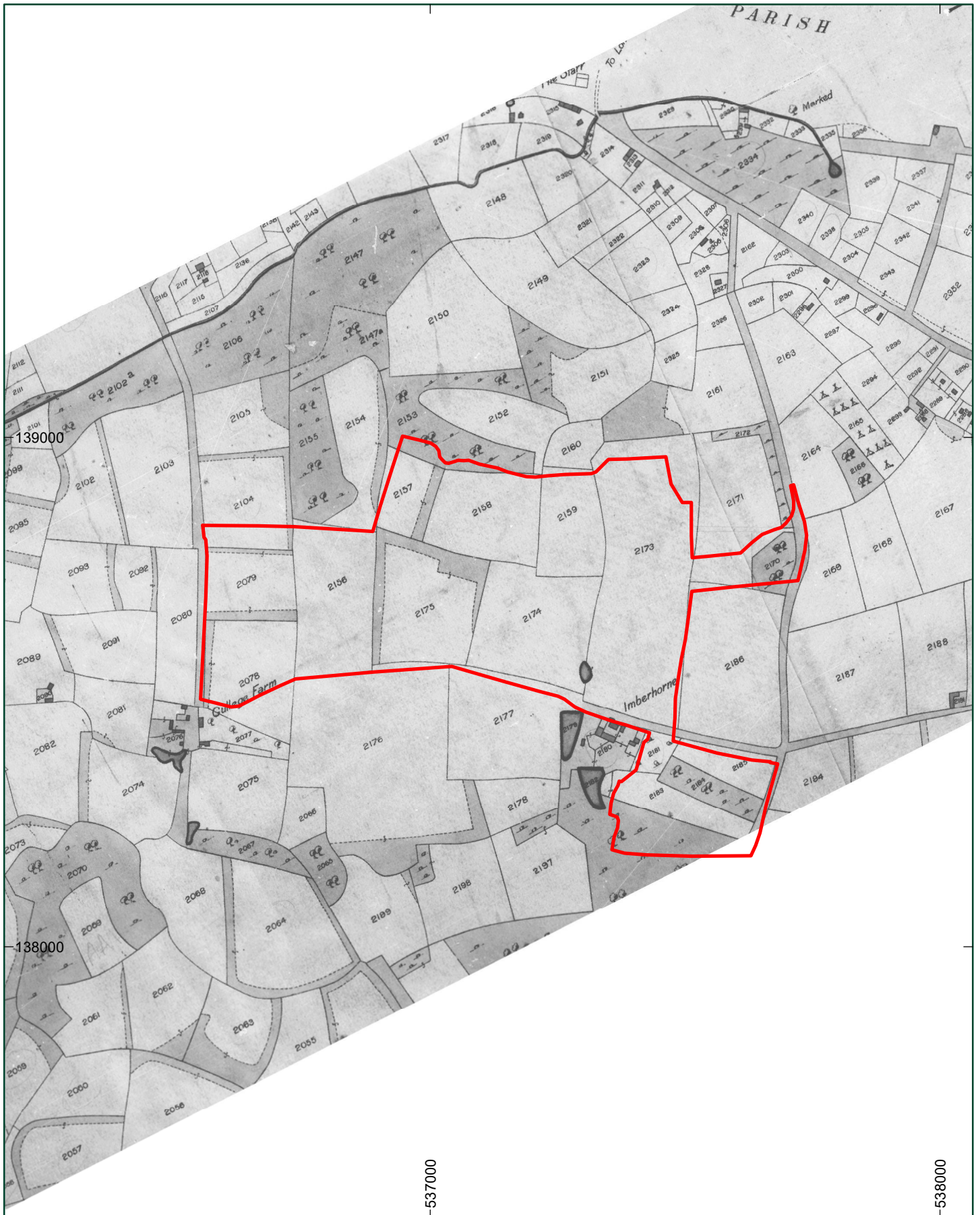
1:14,000 at A4

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Title:
Fig. 2: Location of HER records in relation to study site
Address:
East Grinstead



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Legend

 Site Boundary

1:10,000 at A4

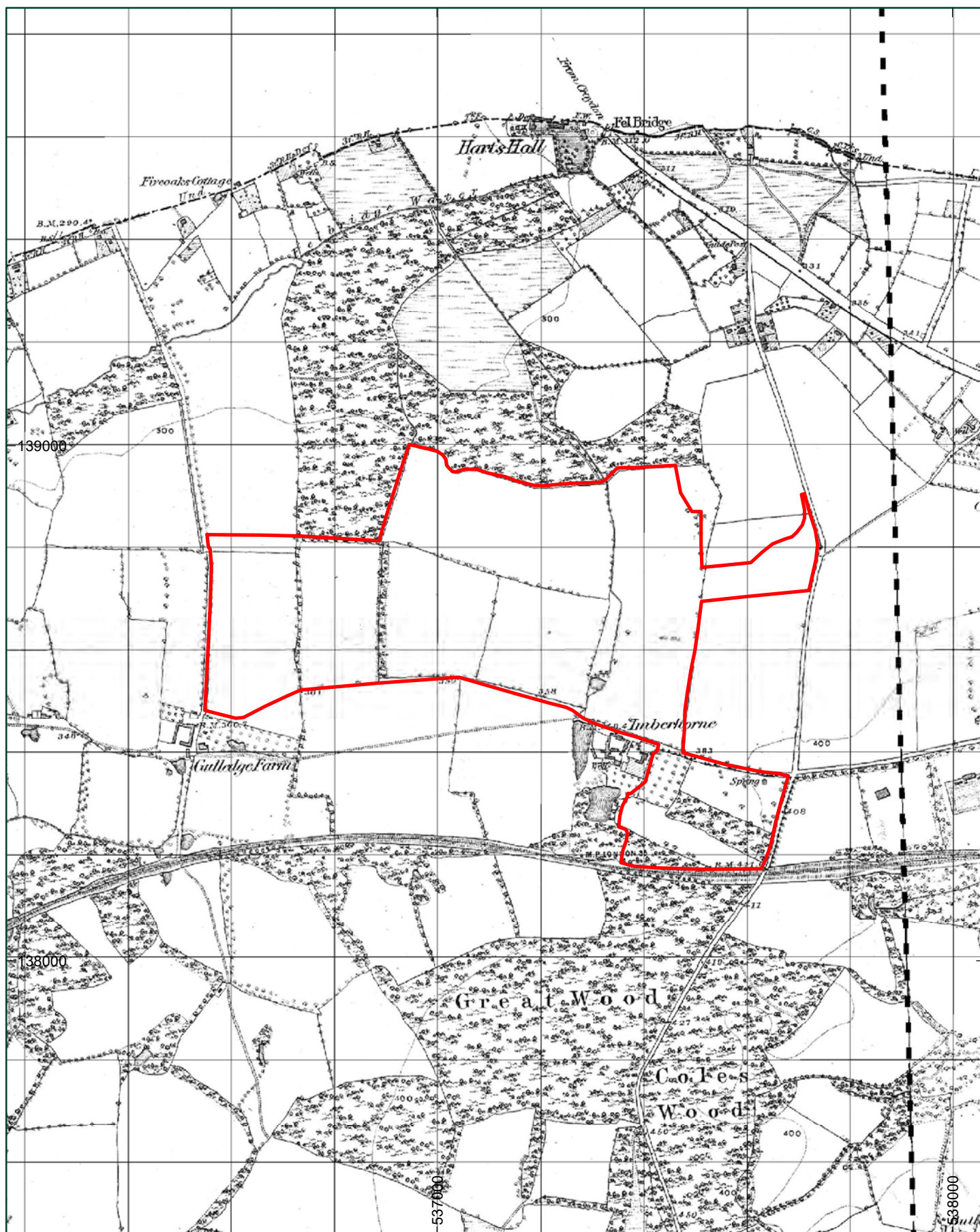
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Title:
Fig. 3: 1842 Tithe Map
Address:
East Grinstead



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Legend

 Site Boundary

1:10,000 at A4

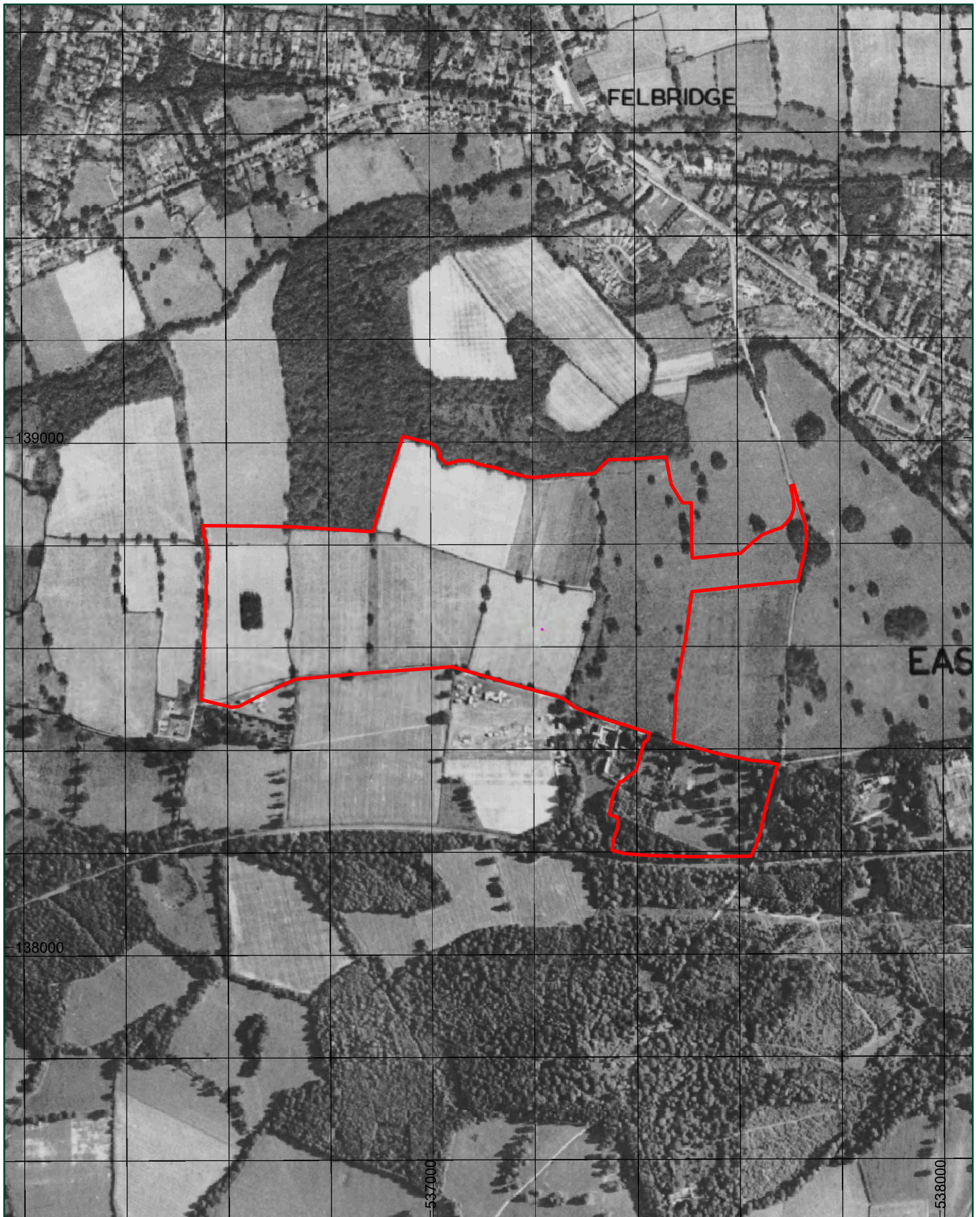
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Title:
Fig. 4: 1878-1879 OS
Address:
East Grinstead



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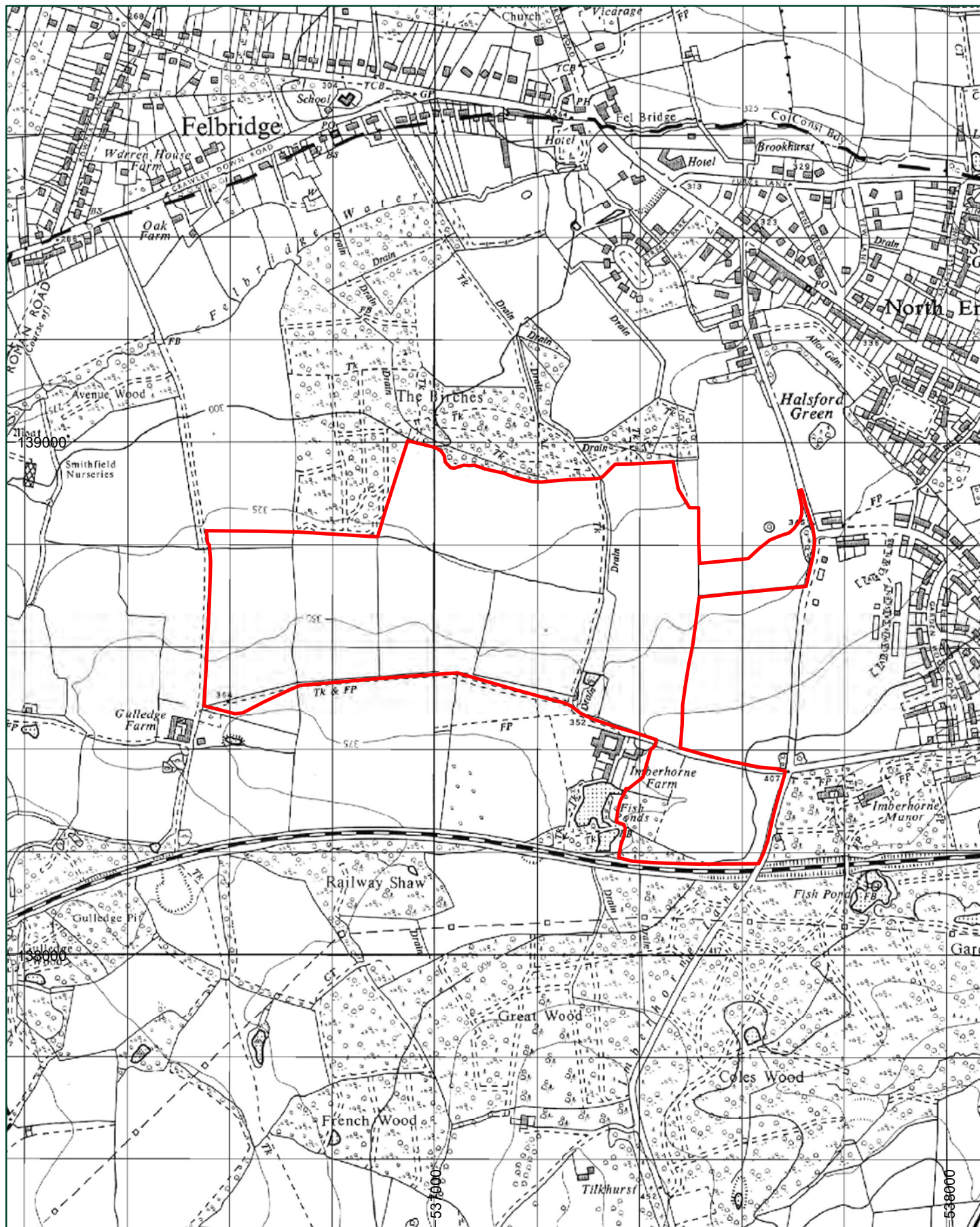
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Title:
Fig. 7: 1947 Aerial Photograph
Address:
East Grinstead



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 Site Boundary

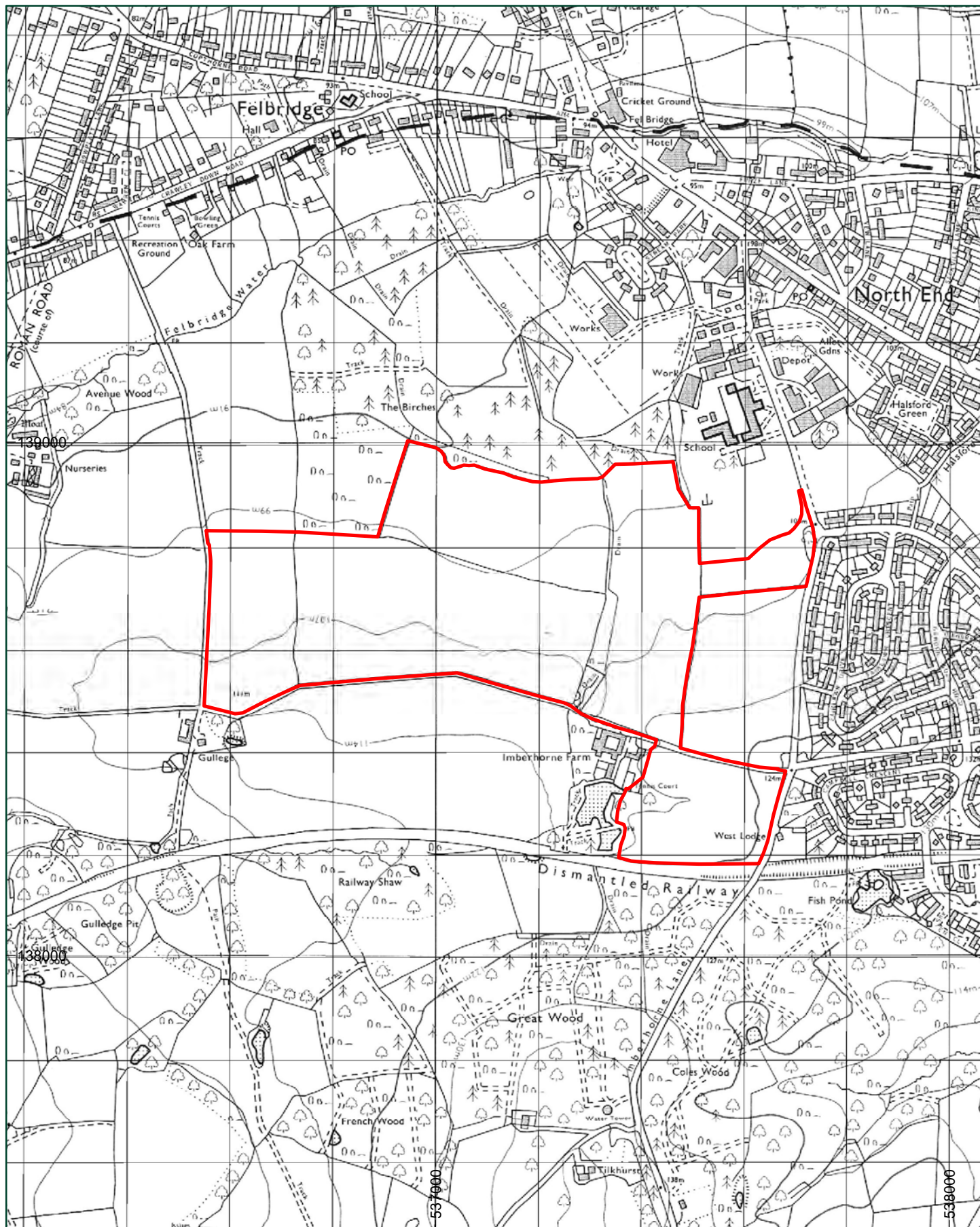
1:10,000 at A4

0 200m

Title:
Fig. 8: 1963 OS
Address:
East Grinstead



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Legend

Site Boundary

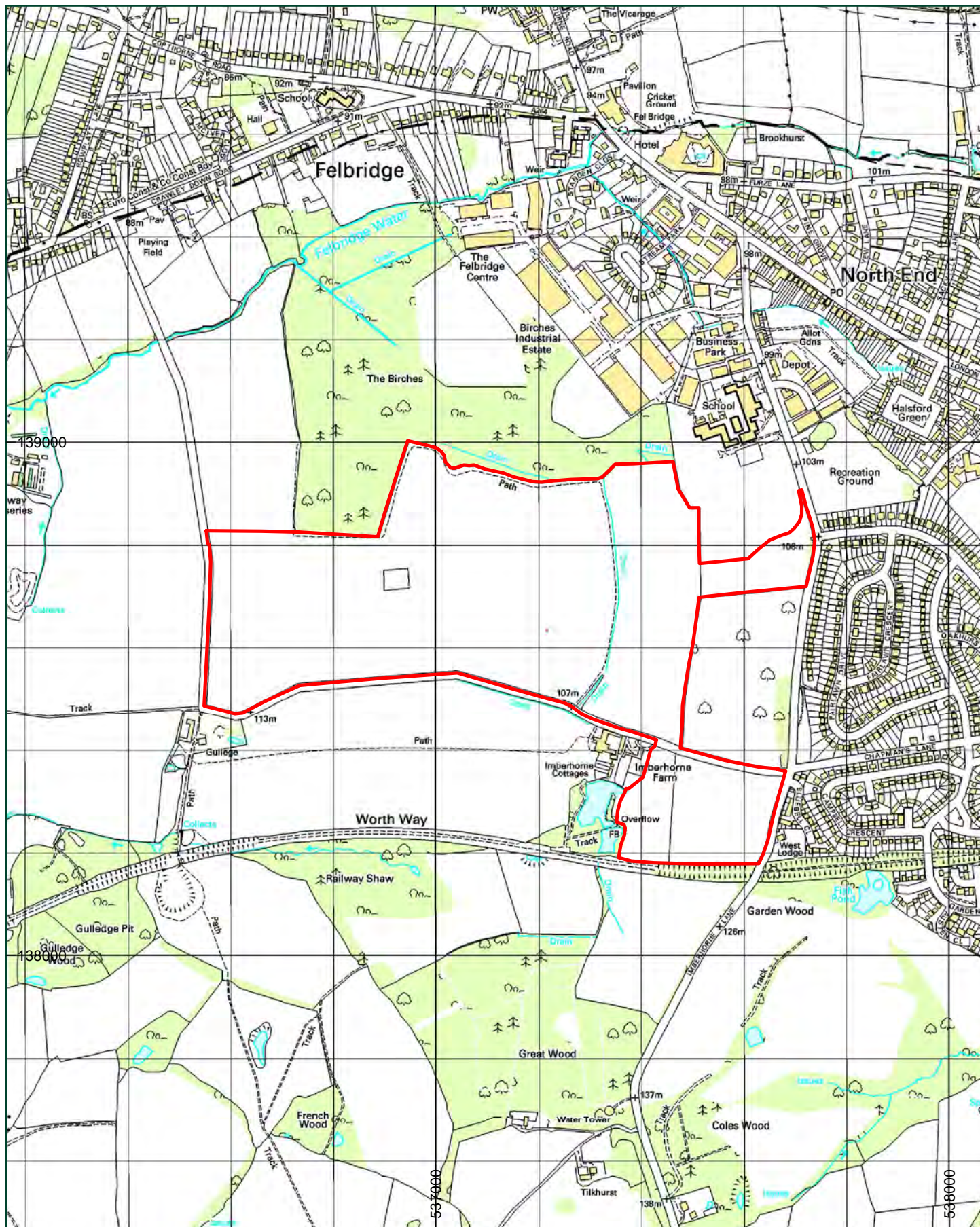
1:10,000 at A4

0 200m

Title:
Fig. 9: 1978 OS
Address:
East Grinstead



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Legend

Site Boundary

1:10,000 at A4

0 200m

Title:
Fig. 10: 1999 OS
Address:
East Grinstead



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140000



- LEGEND**
- Draft Allocation 45.85 Ha
 - Site Boundary
 - Additional Land 71.32 Ha
 - Proposed SANG area (including strategic SANG)
 - Land Proposed for Timberhome School Expansion
 - Vehicular access point
 - Pedestrian/cycle link
 - Residential development
 - Local Centre
 - 2FE primary school and community building
 - Care community
 - Public open space
 - Allotments
 - Areas for attenuation
 - Proposed areas for formal play
 - Tree and hedgerow planting (existing and proposed)
 - Street Tree Planting
 - Informal footpath route
 - Retained access to existing farmhouse and bridleway
 - PtoW: Worth Way

137000

536000

537000

538000

Legend

 Site Boundary

1:10,000 at A4

0 300m

Title:
Fig. 11: Proposed Masterplan
Address:
East Grinstead



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