



# Heritage Impact Assessment

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Land at Rogers  
Farm, Fox Hill,  
Haywards Heath,  
RH16 4QT



July 2020 | Project Ref 6091A

Project Number: 6091

File Origin: M:\HC\Projects\Projects 6001-6500\6001-6100\06091 - Land  
at Roger's Farm, Hayward  
Heath\HC\Reports\2020.07.21\_Heritage Assessment.v2.docx

Author with date	Reviewer code, with date
LJ, 21.07.2020	JE37, 23.07.2020

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## Appendices

- App. 1**    **Scale of Harm table (Heritage Collective, 2019)**
- App. 2**    **Assessment against Historic England’s Guidance on Setting (GPA3, 2017)**

# 1. Introduction

- 1.1** This Heritage Assessment has been prepared by HCUK Group on behalf of Sigma Homes Ltd. It concerns land at Roger's Farm, Fox Hill, Haywards Heath (henceforth referred to as 'the Site').

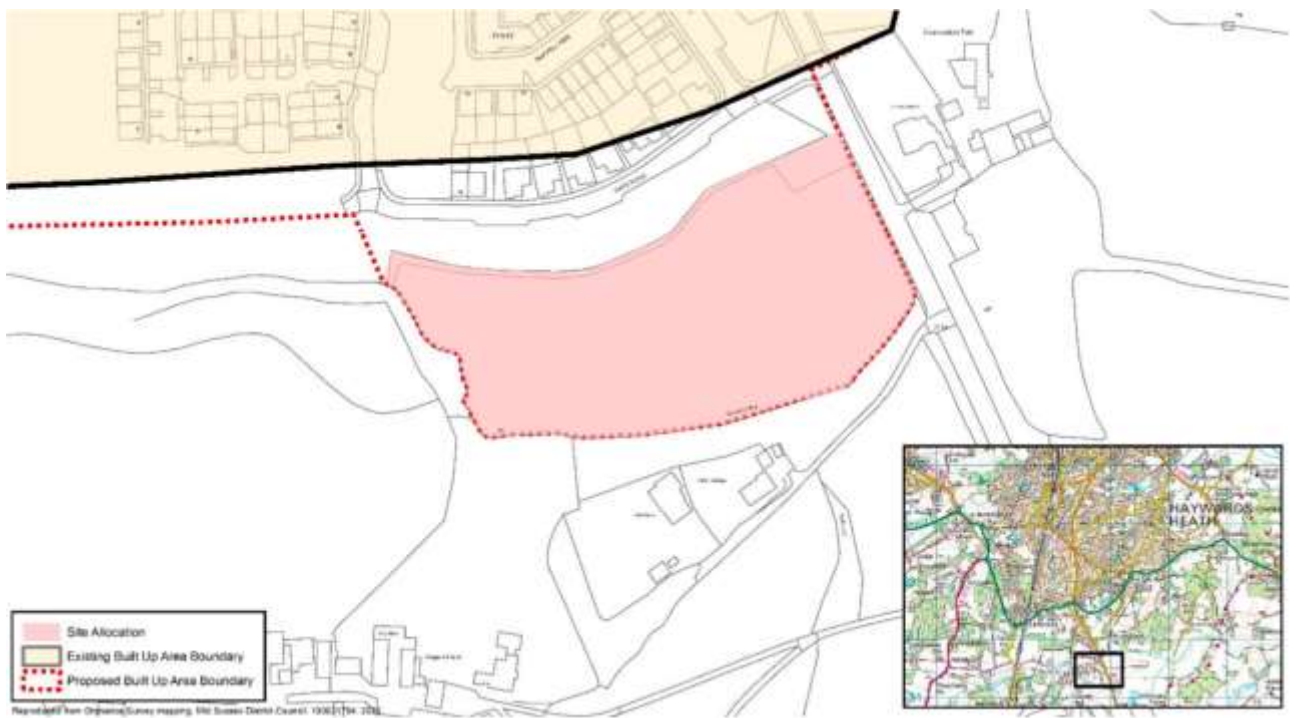


**Fig.1:** Site Location

## The Context

- 1.2** In 2019 the Site was accepted by Mid Sussex District Council (MSDC), within the site allocations DPD as a draft allocation SA21 for development for 'at least 25 plots'.
- 1.3** The Site comprises an area of greenfield/grazing, covering 1.30 ha. It has mature tree vegetation along its boundaries on all sides. It is positioned towards the edge of built up settlement (Hayward's Heath is located to the north) with a scattering of rural farm properties on all sides.

- 1.4** Immediately to the north of the Site is a recently approved, currently in construction, housing development, referred to throughout this document as 'the Linden Homes Scheme'. This is discussed in more detail further on but will need to be taken carefully into consideration in relation to any development of Site at the focus of this Assessment.



**Fig.2:** Site Allocation

## Purpose of this Statement

- 1.5** This Heritage Impact Assessment (HIA), requested by MSDC, considers the potential impact of the Site's future development on the setting and significance of nearby designated and non-designated heritage assets. It draws on work previously undertaken by Heritage Collective (2017 and 2019) including desk-based research, observations made on Site along with a review of cartographic evidence.
- 1.6** This HIA has been worked up based on an additional level of assessment. A visit to the Site was undertaken in July 2020 where observations were made on the setting and significance of nearby heritage asset and the impact of the new Linden Homes



development to the north (which had only been consented, but not built out, at the time of the previous assessment work undertaken).

- 1.7** This HIA has been prepared with reference to the Scale of Harm Table developed in-house (HCUK, 2019 - see Appendix 1) and in line with Historic England's Guidance of the Setting of Heritage Assets, referred to moving forward as GPA3 (please refer to Appendix 2 for detail).

## Key Considerations

- 1.8** Both HCUK Group and the conservation officer at Mid-Sussex District Council (MSDC) are in agreement that there are 3 designated heritage assets, in the form of grade II listed buildings, located within close proximity to the Site. These have the potential to be subject to impacts due to the introduction of dwellings onto the Site.

Cleavewater (1286454)	Grade II	Opposite/east of the Site
Roger's Farm (1223058)	Grade II	South of the Site
The Olde Cottage (1223019)	Grade II	South West of the Site

- 1.9** Each of the above listed buildings include a number of small ancillary and curtilage farm buildings and these too have been taken into consideration within this assessment.

## 2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 require the decision maker to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.<sup>1</sup>
- 2.2** For the purposes of this statement, preservation equates to an absence of harm.<sup>2</sup> Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.<sup>3</sup>
- 2.3** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.4** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- "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."*
- 2.5** The NPPF requires the impact on the significance of the designated heritage asset to be considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 195 and 196 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would

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<sup>1</sup> Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137.

<sup>2</sup> South Lakeland v SSE [1992] 2 AC 141.

<sup>3</sup> Conservation Principles, 2008, paragraph 84.

vitiate or drain away much of the significance of a heritage asset.<sup>4</sup> The Scale of Harm is tabulated at Appendix 1.

**2.6** Paragraphs 195 and 196 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit. Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 195 or 196 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

*"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."*

**2.7** Paragraphs 193 and 194 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

**2.8** A full review of local policy is provided within the Planning Statement accompanying this submission. Of relevance are:

- Mid Sussex District Plan 2018 (MSDP)
- Mid Sussex Site Allocations DPD
- Haywards Heath Neighbourhood Plan (HHNP) which was adopted in 2016 prior to the District Plan. Future planning applications are required to give due consideration to the requirements of the HHNP.

**2.9** Heritage related policies within the MSDP include Policy DP34 (Listed Buildings and Other Heritage Assets). The most relevant extract has been copied below for reference.

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<sup>4</sup> Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).



#### **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.**

## 3. Background and Development

### Cartographic Evidence

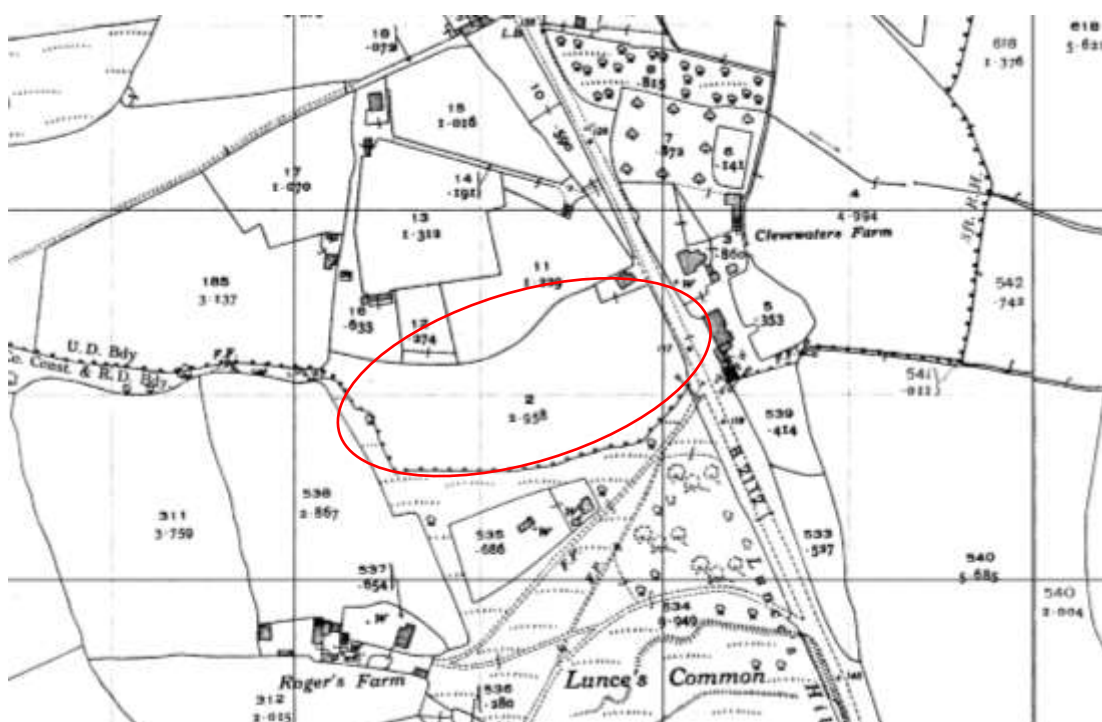
- 3.1** The first Ordnance Survey map included within this Statement is dated 1875 (Fig.3). This map shows the hedgerows and hedgerow trees that appear on the Wivelsfield Tithe Map of 1844 (not included here). The Site remains open and undeveloped and Clewwaters Farm is identified immediately to the east, along with Rogers Farm to the south-west.
- 3.2** The 1910 OS map (Fig.4) shows very little change.
- 3.3** By 1955, there is little to no change on the Site itself, but the farmland to the north has been bisected by various trackways and subdivided into small irregular plots, some with small structures present.
- 3.4** The 1967 OS map (Fig.6) shows a scattering of new development to the north and Gamblemead at the centre of the field immediately north of the Site.



*Fig.3: OS Map, 1875*



*Fig.4: OS Map, 1910*



*Fig.5: OS Map, 1955-1956*



**Fig.6:** OS Map, 1967-1972

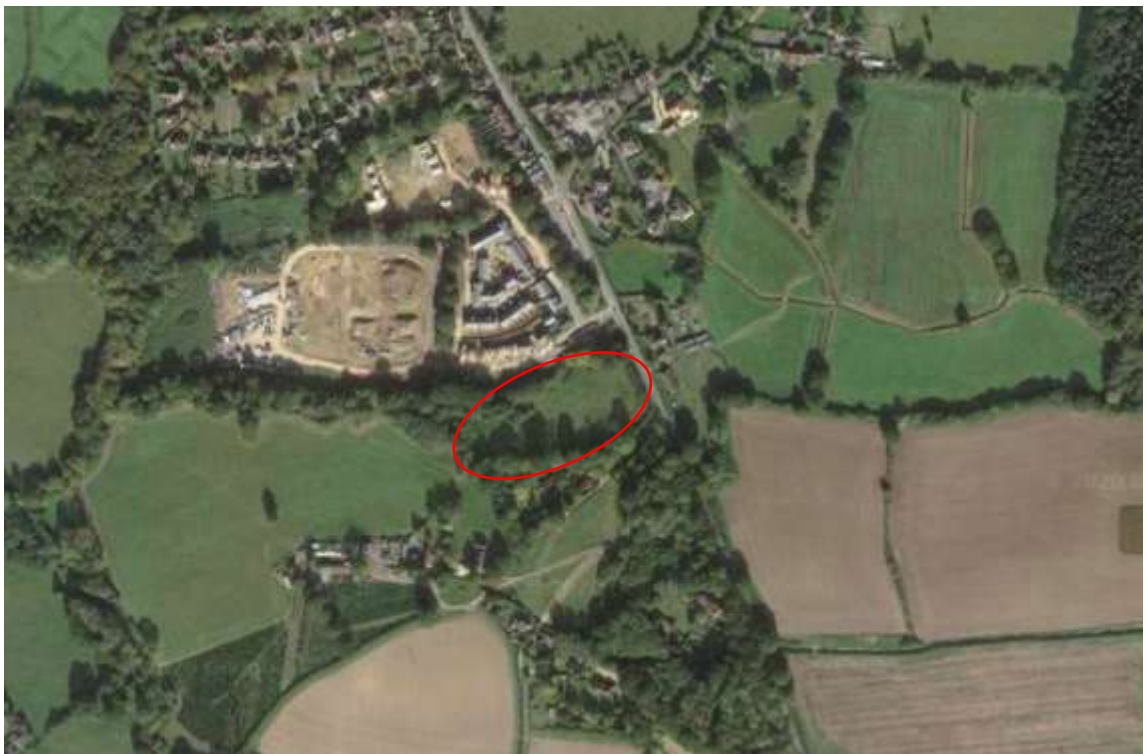
## Historic Development

- 3.5** The area around Haywards Heath remained forested in the early Medieval period but the construction of churches at Ardingly, Balcombe and Wivelsfield by the 12<sup>th</sup> century suggests that the area began to evolve more identifiably as a settlement.
- 3.6** The agriculture of the area was mainly pastoral but included some irregular open-field systems that were later enclosed. The earliest and only real survivals of the Medieval period in the area are Great Haywards and Little Haywards, which date to around the beginning of the 15<sup>th</sup> century.
- 3.7** The name 'Heyward's Heath' first appears on the Gardner and Green map of 1795 (not included here). The town itself began as an urban village on common land that was enclosed by Parliamentary Act. The London to Brighton railway had a huge influence on the area and the town increased in size considerably after its opening in 1841, officially becoming a town in 1862.
- 3.8** Today the area remains rural but there is a sense of it being on the outskirts of a town owing to its proximity to Haywards Heath and Fox Hill Village, north of the

Site. This has been intensified in recent years by development of land immediately to the north of the Site (referred to here as 'Fox Hill') by Linden Homes.

### 3.9

An aerial image taken from Google Maps highlights the most recent changes within the immediate vicinity of the Site, namely the Linden Homes development to the north. This has introduced a relatively discrete but more suburban character within the immediate surroundings of the Site and within the wider setting of the listed buildings discussed within this HIA.



**Fig.7:** Google Maps extract showing recent changes close to the Site. The Linden Homes development is clearly visible, in construction, to the north.



## 4. Statement of Significance

### Assessment of Significance



**Fig.8:** Location of nearby listed buildings.

- 4.1** The setting and significance of the 3 designated heritage assets identified above has been assessed considered against the four values set out within the NPPF, which are: Architectural Value, Historic Value, Artistic Value and Archaeological Value. Their settings have been discussed and identified in accordance with GPA3 summarised below and tabulated at Appendix 2).



## Cleavewater, GII

*"TQ 32 SW HAYWARDS HEATH WIVELSFIELD ROAD 4/147 Cleavewater 28.8.79 II House. C16 or earlier Wealden hall-house with C18 remodelling and early to mid C19 additions at front to form a T plan. Rear part is partly timber framed and tile hung on first floor and red brick with grey headers and some ashlar to ground floor. Horsham slab roof with central massive C16 stepped stack and end chimney stack. T-wing to road front is early to mid C19 Sussex sandstone with plinth and discontinuous stringcourse. Hipped tiled roof with large panelled stack. 2 storeys, 2 windows. Front has 2 triple mid C19 sashes with broken stringcourse forming keystones over ground floor windows. Single central C19 4 panelled doorcase. Rear part has mixed C19 casements and sashes. (See R T Mason "Framed Buildings of the Weald" p 40)."*

- 4.2** Cleavewater is a multiphase farmhouse with the timber framing visible to the rear indicating its origins as a typical Wealden hall-house. It is orientated to face west onto Lunce's Hill and is slightly set back from the road, with the majority of its associated land located to the east and south.
- 4.3** Within the associated land to the south, is a large weather-boarded barn, positioned relatively close to the roadside, and this certainly contributes positively to the setting of Cleavewater. The barn is likely 16<sup>th</sup> century, possibly earlier, and is timber framed with a part stone, part brick plinth, which suggests it was built in two phases.
- 4.4** The barn is curtilage listed by virtue of age and association and together the farmhouse and the large barn form an attractive and coherent grouping.
- 4.5** There are a number of other ancillary building within the private curtilage of Cleavewater but these are not considered to be of any particular heritage value and are of a later date. However, they do contribute to the group and there is a clear association between them and the main listed farmhouse and roadside barn.
- 4.6** Cleavewater is principally of architectural value through the quality of its construction and level of survival, although it is not without alteration. It is a multi-phase building that includes an original 16<sup>th</sup> century chimney stack. It is a good

example of a Sussex farmhouse originally dating from the 16<sup>th</sup> century or earlier and it incorporates local building materials which contribute to its architectural and aesthetic value.

**4.7** It is of historic value insofar as it is one of the earlier farm buildings to occupy this area and is of a date that coincides with Haywards Heath's gradual expansion and recognition as a town in the 19<sup>th</sup> century.

**4.8** Cleavewater is of no particular artistic interest but does hold some archaeological and evidential value through the survival of historic 16<sup>th</sup> century (or earlier) timbers.



***Fig.9:** Roadside curtilage listed barn in the foreground and Cleavewater beyond it. Other ancillary structures visible beyond the barn.*



**Fig.10:** View east into Cleavewater's site with associated ancillary barns visible.



**Fig.11:** Front, west-facing elevation of Cleavewater.



## Summary of Setting

- 4.9** Please refer to Appendix 2 for assessment in accordance with GPA3.
- 4.10** The setting of Cleavewater remains ostensibly rural. The property is best appreciated from in kinetic views from Lunce's Hill. The road the only location (aside from within the private curtilage of the property itself) from which the house and associated barn, can be clearly seen and this is how the building is experienced on a day-to-day basis.
- 4.11** The new Linden Homes development at Fox Hill (to the north-west) does bring a more suburban character within close proximity to the building's setting but Cleavewater is well screened from the Fox Hill development, with only the chimney visible.
- 4.12** The large curtilage barn to the south is seen in conjunction with the listed building from all roadside viewpoints. Curtilage buildings to south-west are much less conspicuous and of limited heritage value by comparison. Nonetheless, these ancillary buildings contribute positively to the setting of Cleavewater and are of group value as a historic smallholding.

There are no public vantage points from the land to the east of Cleavewater.



**Fig.12:** Pedestrian access into the Site, as seen looking south-west from the western boundary of Cleavewater



**Fig.13:** Views north along Lunce's Hill – Cleavewater to the right (east).

## The Olde House, GII

*"WIVELSFIELD LUNCE'S COMMON 1. 5206 The Olde Cottage TQ 32 SW 1/60 7.7.71. II 2. C17 or earlier timber-framed cottage refaced with red brick, now painted, on ground floor and tile-hung above. Tiled roof hipped at west end. Casement windows. Two storeys. Two windows."*

- 4.13** The Olde Cottage is principally of architectural value through its level of survival and the presence of 17<sup>th</sup> century or earlier timber framing. It is a modest building but a good example of a vernacular dwelling in the area. It has been subject to alteration and extension over the years.
- 4.14** Similar to Cleavewater, The Olde Cottage is of historic value insofar as it is one of the earlier farm buildings within the area, now positioned on the edge of the settlement.
- 4.15** It is of no artistic value but does hold some archaeological and evidential value through its age and association with the rural surroundings.



**Fig.14:** Front elevation of the Olde Cottage.





**Fig.15:** One for the ancillary buildings within the private curtilage of the Olde Cottage.



**Fig.16:** Part of the Olde Cottage in conjunction with one of the ancillary buildings within its private curtilage.

### *Summary of Setting*

- 4.16** Please refer to Appendix 2 for assessment in accordance with GPA3.
- 4.17** The Olde House is very secluded – the house is nestled into a snaking hollow but the tiled roofs and chimney can be seen across the meadow from the drive to Roger’s Farm. It is just possible to see the Linden Homes development through the trees behind the house just east of the listed building, but they are not readily appreciable. The visibility of the Linden Homes site will be subject to some change seasonal change as the trees begin to thin out. The screening is very thick when the trees are in leaf leaving little to no sense of the field (the Site) behind the listed building itself.
- 4.18** Up close to the listed building the curtilage structures are very low key, barely visible unless one is within the grounds (private land). The small tiled and weather-boarded shed to the south west of the house is not very old and has a modern car port on the east side.
- 4.19** The rural surroundings on approach to the Olde Cottage, which includes the Site, forms part of its wider setting of the listed building. However, the house itself is not readily appreciable until one is within close proximity to it, owing to the topography and existing screening – it is not a location from which the building can be best appreciated.





**Fig.17:** View towards the Olde Cottage, clearly set within a hollow allowing visibility of the roof only.



**Fig.18:** Approach to/from The Olde Cottage.

## Roger's Farmhouse, GII

*"WIVELSFIELD LUNCE'S COMMON 1. 5206 Roger's Farmhouse TQ 32 SW 1/61 II  
2. Early C19. Two storeys. Three windows. Stuccoed. Slate roof. Glazing bars  
intact. Late C19 porch."*

- 4.20** Roger's Farmhouse faces south-east over the approach from Lunce's Hill. It is a later (19<sup>th</sup> century) building located to the south-west of the Site. It is principally of architectural value through its quality and form but again, alteration and later intervention is apparent. It is a good example of a vernacular building in the area and relates well to its surroundings.
- 4.21** There are a number of ancillary barns within the private curtilage of Roger's Farm to the west, which have been converted and are not very prominent, being screen by tall laurel (evergreen) hedging and there is a timber clad garage (visible in the figures below), but these are not of any notable historic value.
- 4.22** In addition to the above, there is also a separate property, which is clearly historic and incorporates a pegged tile roof and Dutch gable. This contributes positively to the wider setting of the listed building.
- 4.23** The property is of historic value insofar as it is part of the 19<sup>th</sup> century development of Hayward's Heath but is very much a rural building association with a farm development.



**Fig.19:** View from the approach road towards Rogers Farmhouse.



**Fig.20:** Timber garage to the right of Roger's Farmhouse, of no particular heritage interest but a complimentary feature within the setting of the listed building.





*Fig.21: View towards Roger's Farmhouse looking north-east.*

### *Summary of Setting*

- 4.24** Please refer to Appendix 2 for assessment in accordance with GPA3.
- 4.25** Roger's Farmhouse is very secluded, enclosed by a mature belt of deciduous trees to the east and north with spacious private garden setting. There are no views of the house at all from the approach drive until one arrives as the front gate.
- 4.26** The curtilage barns to the west have been converted and are not very prominent, being screen by tall laurel (evergreen) hedging.
- 4.27** The land associated with Roger's Farmhouse extends north to the edge of the Site but this is heavily screened by a belt of oak trees and there is little opportunity to appreciate the two areas. The Site does form part of the listed building's wider setting but its contribution is diminished owing to the established visual buffer between the two.





**Fig.22:** View towards Roger's Farmhouse with adjacent garage visible far centre.



**Fig.23:** There are various non-historic ancillary structures within the private curtilage of Roger's Farmhouse.

## 5. Heritage Impact Assessment

- 5.1** It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the government's objectives, which include 'intelligently managed change' and which seeks to ensure decisions are based on the nature, extent and level of significance of those heritage assets affected.
- 5.2** Change is only considered to be harmful where it erodes or negatively affects a heritage asset's significance. Understanding the significance of any heritage asset (along with any contribution made by its setting) is, therefore, fundamental to understanding the ability for the asset to accept change.

### Relevant Considerations

- 5.3** There is some relevant context in relation to the permitted Linden Homes scheme, referred to here as 'Fox Hill', which has already briefly been mentioned, located on the land immediately to the north of the Site (ref DM/15/3448). The decision and the result of that decision, currently being built out, is important in the context of the Site.
- 5.4** Two applications were associated with the Fox Hill scheme and these were: 1) DM/15/3448 (also PP-04442191), permitted July 2016 comprising 99 dwellings, 30% affordable; and, 2) DM/17/0331, which proposed an uplift in the number of dwellings from 99 to 151, again with 30% affordable, permitted August 2017.
- 5.5** An application for Roger's Farm (the Site and focus of this HIA) was officer recommended for approval but refused at committee in July 2017. This was before the second application associated with Fox Hill (DM/17/0331) was permitted. Both applications were in the system at the same time and decided within weeks of one another. In considering the committee reports for both sites, the comments within those documents and the wording/approach to assessment are almost identical. The Conservation Officer only slightly adjusts the wording used in the responses to account for the different number of assets being assessed.

**5.6** In response to the Fox Hill (permitted) applications, the Conservation Officer's conclusions are summarised as follows:

*"Your officer agrees with the views of the Conservation Officer and it is considered that whilst there will be some limited harm to the setting of the listed building [Cleavewater], this certainly amounts to less than substantial harm. It is therefore necessary to consider whether according to Para 134<sup>5</sup> of the NPPF sufficient public benefits would offset the harm which must be given significant importance and weight in accordance with S66(1) of the Listed Buildings Act."*

**5.7** The Conservation Officer's conclusions relating to the refused Roger's Farm scheme are summarised as follows:

*"Your officer agrees with the views of the Conservation Officer and it is considered that whilst there will be some limited harm to the setting of the two listed buildings referred to above, this certainly amounts to less than substantial harm. It is therefore necessary to consider whether according to Para 134 of the NPPF sufficient public benefits would offset the harm which must be given significant importance and weight in accordance with S66(1) of the Listed Buildings Act."*

**5.8** The Fox Hill scheme was considered by MSDC to be within the setting of Cleavewater, due to 'its proximity and contribution to the historically rural setting of the listed building'.

**5.9** In addition, the conservation officer made the following observations:

*"the proposed development will have a fundamental impact on the character of the site, which will be transformed from predominantly green and rural landscape to a suburban enclave. In terms of the impact on the setting of Cleavewater the development to the south-east corner of the site, including the access road, will be most significant being the nearest to the listed building and also that with the least screening in views from the south-east".*

**5.10** The response went on to conclude:

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<sup>5</sup> Now Para 192 of the revised NPPF, 2019

*"the suburbanisation of this part of the historically rural setting of the listed building is considered detrimental to its character and therefore to be harmful to the special interest of the listed building. However, given the separation of the site from the listed building by Fox Hill Road and the degree of screening which is present the harm is considered to be less than substantial...".*

- 5.11** The underlined extract above is considered particularly relevant to this HIA.
- 5.12** More recently, a further revised scheme for 19 dwellings, including 6 affordable units with associated landscaping, road layout, access and parking was also approved on the Fox Hill site (ref DM/19/2764).
- 5.13** The permissions associated with Fox Hill have resulted in a change to the baseline conditions when undertaking an assessment that looks to identify the potential impact of development on the Roger's Farm Site on the significance of Cleavewater and the other listed buildings/designated heritage assets discussed within this HIA. It adds an important cumulative consideration.
- 5.14** The Fox Hill development was recognised to bring about some limited harm to the significance of Cleavewater. Where on the scale the level of harm falls was not identified (i.e. the lower or upper limits of less than substantial harm) and the assessment of harm generally has come on some way since 2015, with updates to the NPPF and a revised NPPG having been published since that time (in 2019). What it does mean is that development on the Site at the focus of this HIA needs to take into account that there has already been some recent harm caused to Cleavewater and the cumulative impact of development on the Site, in conjunction with the new development at Gamblemead, is an important factor in any future development proposals. It does not by any means prevent further change but it does add an additional layer of sensitivity.

## The proposals

- 5.15** The proposed layout has been designed, and this assessment undertaken, as part of a Regulation 19 application. An appraisal of the proposals is provided below for the purposes of allocation and is, therefore, not a detailed assessment at this stage.
- 5.16** This HIA, therefore, provides professional judgements on the potential impact of the introduction of residential dwellings onto the Site. There is no detailed design at



this stage and the assessment undertaken here, along with the conclusions need to be considered as strategic.



*Fig.24: Indicative site layout.*

- 5.17** The indicative site layout included above provides the basis of this assessment and includes 25 dwellings of a domestic scale, in line with the Mid Sussex Site Allocations DPD. The dwellings include 1-2 bed apartments within the south-western corner plot and a range of 2, 3 and 4 bed dwellings arranged throughout the rest of the Site.
- 5.18** The development has been laid out around ample private gardens, located to the rear of each property. The orientation of each property has been carefully considered to avoid a sense of enclosure whilst also allowing for ample privacy. Predominantly the proposed dwellings are south, east or west-facing either onto each other, from either side of access roads or over the boundary/green buffer to the south.
- 5.19** The main access road from Lunce's Hill runs along the southern boundary of the Site providing access to each group of dwellings to the north. The access road is

well screened by existing and proposed planting to the south, in order to minimise visibility and also to respect the relationship of the Site with the northern-most elements of the land associated with Roger's Farmhouse (grade II), discussed further on below.

**5.20** Development has been pulled away from the eastern boundary with Lunce's Road with a green buffer and private drive separating the two. In addition, development on the eastern side of the Site has been well spaced to prevent a sense of enclosure and preserve a sense of openness through the core of the development. This helps to respect the relationship of the Site with Cleavewater, the grade II listed building located opposite (on the eastern side of the Lunce's Hill), discussed further on below.

**5.21** Landscaping and trees play an important role in this indicative scheme to reinforce the buffer to the north, between the Linden Homes scheme and the Site.

## Impact of the Proposals

**5.22** With reference to Appendix 1, along with the most important considerations relating to the impact of the proposals on the setting of the designated heritage assets discussed within this Statement (which include, location and siting, form and appearance, effects and permanence<sup>6</sup>), value-based judgements on the impact of the outline proposals on significance have been set out below.

*With respect to Cleavewater...*

**4.28** The Site is located opposite Cleavewater. The property is best appreciated from the road and this is how it is most readily experienced. The eastern boundary to the Site will be visible in views towards Cleavewater, but it will be relatively peripheral insofar the road separates the two, one to the east and one to the west. The listed building is separate from the Site in visual terms because of this and in the best views towards Cleavewater the Site will be behind the viewer or peripherally to the left or right, depending on the direction of travel along Lunce's Hill.

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<sup>6</sup> Historic England's guidance on setting GPA3



- 4.29** From the land to the east (rear) of the listed building there is the potential for the development to be seen in the distance behind the building. However, the new development would need to be substantial in height (which it is not) to be considered to dominate this view and that is not the intention of the proposals. Furthermore, this particular view is from private land and is a low sensitivity receptor given it offers no public access.
- 4.30** Views west (over the Site) from the first floor windows (which are very low set) would be possible and development at the Site would diminish the rural character of these views. However, the views from the building do not contribute, to any notable degree, to an appreciation of building's significance – its significance is very much architectural and historic and views out from the building are essentially incidental, insofar as they are not designed views.
- 4.31** The proposals have set back development away from the eastern boundary of the Site and allowed for a sense of openness to be retained in this location in order to respect the relationship with the listed building.
- 4.32** View of the Site from Cleavewater's private curtilage and immediate surroundings are heavily filtered by the tall deciduous hedge with much mature / overgrown shrubbery beyond it, within the field. There will be some seasonal variation, but given the very dense and tall nature of the screening, there would be some year-round screening, if retained.
- 4.33** In terms of cumulative impacts, taking into consideration the finding of less than substantial harm in relation to the Fox Hill development, the proposed development at Roger's Farm is similar in so far as it introduces a number of domestically scaled residential dwellings onto the Site. This development requires an access route in from Lunce's Hill. At present there is a footpath into the Site that is visible from the road, opposite Cleavewater. The location of the new access is in the same position but widened to allow for vehicular access (not just pedestrian as existing). A key comment from the conservation officer in association with the Fox Hill scheme, when discussing the impacts on Cleavewater, was

*"given the separation of the site from the listed building by Fox Hill Road and the degree of screening which is present the harm is considered to be less than substantial..."*

**4.34** It is the conclusion of this assessment that the same findings can be applied in relation to the Roger's Farm development, although this assessment goes one step further, in line with the NPPG, and recognises that this less than substantial harm is at a low level.

**4.35** With dwellings set back from the front (eastern boundary) of the Site, behind screen planting, the impact is considered to result in a low level harm that does not seriously affect the significance of the designated heritage asset. This remains the case when cumulative impacts are taken into consideration. The level of harm to the significance of Cleavewater is considered low in both instances and needs to be weighed in the planning balance.

*With respect to Roger's Farm...*

**4.36** There are no views of the Site from within the building's setting and no filtered views of the Linden Homes development to the north of the Site. There are a considerable amount of mature trees, set out in effectively two belts (mostly oaks) at right angles, which create a small wooded area.

**4.37** The grounds to Roger's Farmhouse extent north to the edge of the Site but the tree belt and other screening provide a considerable buffer that prevents intervisibility. The development on the Site is also set back away from the southern boundary of the Site, north of the access road, further pushing the built-up elements away from the existing tree belt.

**4.38** The northern part of the Roger's Farmhouse land is not a location from which the significance of Roger's Farmhouse itself can be appreciated. There will be a change within the wider setting of the farmhouse due to the proposed development but that change will not prevent appreciation of the listed building and its heritage values.

**4.39** It is considered that the development at the Site would have little to no effect on the setting and the impact on significance would be neutral. The building's rural setting would be preserved (assuming the trees to the perimeter of the site are retained).

**4.40** In summary, no harm to significance has been identified.

*With respect to the Olde House...*

- 5.23** In views towards the Olde House where the roof top is seen just above the ground level of the hollow within which the building sits may be slightly affected by the new development (subject to density of the new housing). This is an informed assumption made based on the fact that there is slight visibility of the Linden Homes scheme. In these longer range views, there is the potential for a low level of impact in a winter context.
- 5.24** It is likely that views from the north side of the house will potentially be affected by the proposed development, more in winter, but would remain heavily filtered due to the size of the trees and density of the understorey and other shrubbery. The most important aspects of the building's rural setting would be preserved and the impact on significance neutral, provided the trees to the perimeter of the Site are retained.
- 5.25** The approach to the property forms part of its setting but it is not a location from which the building is best appreciated. Any impact on the building's significance is the primary consideration and although development on the Site would result in a change within the wider setting of this building, that change is not considered to result in any harm to its significance or, more specifically, to how one is able to appreciate the significance of the building.
- 5.26** There is a slight intervisibility of Olde Cottage (or the house to the east) from within the Site, but it is considered that this is not sufficient for the Site to be seen to contribute to the listed building's setting.
- 5.27** In summary, based on the above, development on the Site is not considered to result in any harm to the significance of the Olde House.

## 6. Conclusions

- 6.1** This HIA has provided an assessment of the significance of designated heritage assets likely to be affected by the proposed development at the land at Roger's Farm. It accords with the NPPF insofar as it provides a proportionate assessment of significance and it makes reference to Historic England's guidance on setting (GPA3), taking into consideration the nature and extent of the setting associated with each of the listed building discussed.
- 6.2** It has identified a low level of less than substantial harm (therefore, falling within paragraph 196 of the NPPF) to Cleavewater (grade II), whilst also taking into account the potential for cumulative impacts (with reference to the Fox Hill development to the north). Proposed development of this Site will need to be weighed in the planning balance.
- 6.3** No harm to the significance of the other listed buildings discussed within this Assessment has been identified for the reasons set out in Section 5.
- 6.4** The following recommendations have been made in order to mitigate heritage impacts only and are not exhaustive.
- Retain an ample buffer between the southern boundary to the Site and The Olde Cottage and Roger's Farm. An existing tree belt already provides ample screening but could be enhanced;
  - Setting development back away from Lunce's Hill and ensure careful planting to retain a sense of rurality and minimise (as far as possible) the change of outlook from Cleavewater (see indicative proposals and Vision Document);
  - Design ample spaces between buildings to reduce the perception or risk of overdevelopment from within the wider surroundings;
  - Draw on the local vernacular and adopt a sensitive material palette that complements that of the surrounding development.
- 6.5** The proposed indicative layout is considered to draw on all of the points set out above and is in accordance with both national and location policy in its approach.

# Appendix 1

## *Scale of Harm (HCUK, 2019)*

The table below has been worked up by HCUK Group (2019) based on current policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It draws on various recent appeal decisions and reflects the increasing importance being put on the contribution of setting to significance and the need to create a greater level of clarity within the finding of less than substantial harm (see the NPPF, paragraph 194-196). This has been proving more and more necessary and the table below goes some way to reflect the most recent updates (2019) to the guidance set out within the NPPG<sup>7</sup>

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

Heritage Collective, 2019

It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the government's objectives, which include 'intelligently managed change' and which seeks to

<sup>7</sup> See NPPG 2019. Section: 'How can the possibility of harm to a heritage asset be assessed?'. Paragraph 3, under this heading notes that '*within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*'



ensure decisions are based on the nature, extent and level of significance of those heritage assets affected.

Change is only considered to be harmful where it erodes or negatively affects a heritage asset's significance. Understanding the significance of any heritage asset (along with any contribution made by its setting) is, therefore, fundamental to understanding the ability for the asset to accept change.

## Appendix 2

### *Assessment - Historic England's Guidance on Setting, (GPA3, 2017)*

In assessing the effect of the proposed development on the Land at Roger's Farm on the setting and significance of designated heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

<b>Relevant Considerations</b>	<b>Cleavewater, GII</b>
<i>Proximity of the development to the asset</i>	Approximately 50m to the east.
<i>Proximity in relation to topography and watercourses</i>	N/A
<i>Position of development in relation to key views</i>	To the west/opposite Cleavewater. To the west in views along Lunce's Hill, where Cleavewater is seen to the east.
<i>Orientation of the development</i>	Predominantly north-south but inward-looking.
<i>Prominence, dominance and conspicuousness</i>	Domestic scale development located within a heavily screened site bounded by trees and shrubs. Some visibility but limited and in no way dominant or conspicuous.
<i>Competition with or distraction from the asset</i>	No competition between the Site and the listed building is envisaged. The Site will be visible peripherally in views north-south along Lunce's Hill and towards Cleavewater.
<i>Dimensions, scale, massing, proportions</i>	Residential/domestic scale 2-3 storeys appropriate for the location.
<i>Visual permeability</i>	Enclosed by mature screening preventing open views into and through the Site.
<i>Materials and design</i>	Unknown.

<i>Diurnal or seasonal change</i>	Trees will thin out during winter months but existing screening will be retained and this is dense and mature around most parts of the Site and will therefore still provide substantial screening.
<i>Change to built surroundings and spaces</i>	Introduction of residential dwellings on previously undeveloped land. Introduction of a more suburban character within rural surroundings.
<i>Change to skyline, silhouette</i>	Unknown.
<i>Change to general character</i>	Introduction of a more suburban character within rural surroundings but well screened and of limited appreciation.

### **Relevant Considerations**

### **The Olde Cottage**

<i>Proximity of the development to the asset</i>	Approximately 100m to the south.
<i>Proximity in relation to topography and watercourses</i>	N/A
<i>Position of development in relation to key views</i>	To the north but not apparent in key views of/towards this building.
<i>Orientation of the development</i>	South.
<i>Prominence, dominance and conspicuousness</i>	Not apparent from within the setting of the Olde Cottage.
<i>Competition with or distraction from the asset</i>	N/A
<i>Dimensions, scale, massing, proportions</i>	As previously.
<i>Visual permeability</i>	The Site is enclosed by mature screening, particularly to the south, preventing open views into and through the Site.
<i>Materials and design</i>	Unknown.
<i>Diurnal or seasonal change</i>	As previously.
<i>Change to built surroundings and spaces</i>	As previously.

<i>Change to skyline, silhouette</i>	As above.
<i>Change to general character</i>	As above.

### **Relevant Considerations**

### **Roger's Farm**

<i>Proximity of the development to the asset</i>	Approximately 200m from the listed building but the northern part of the land associated with Roger's Farmhouse extends to the southern Site boundary.
<i>Proximity in relation to topography and watercourses</i>	N/A
<i>Position of development in relation to key views</i>	The development will not be apparent in any key views towards Roger's Farmhouse.
<i>Orientation of the development</i>	East.
<i>Prominence, dominance and conspicuousness</i>	As previously.
<i>Competition with or distraction from the asset</i>	As previously.
<i>Dimensions, scale, massing, proportions</i>	As previously.
<i>Visual permeability</i>	There is a thick belt of mature oak trees between the southern part of the Site and the land association with Roger's Farmhouse. There is no intervisibility.
<i>Materials and design</i>	Unknown.
<i>Diurnal or seasonal change</i>	As previously.
<i>Change to built surroundings and spaces</i>	As previously.
<i>Change to skyline, silhouette</i>	As previously.
<i>Change to general character</i>	As previously.



## *Standard Sources*

<https://maps.nls.uk>

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

[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

<http://magic.defra.gov.uk>

[www.history.ac.uk/victoria-county-history](http://www.history.ac.uk/victoria-county-history)

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

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2019

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)