

# BUILT HERITAGE ASSESSMENT

Land to the west of Marwick Close, Bolney Road, Ansty, RH17 5RW

794-PLN-HER-00057  
Version 1.1  
21 November 2023

## REPORT

### Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
1.0	Draft for client review	Anja Ueberjahn-Tritta	TC	Tom Copp	10.11.2023
1.1	Final				21.11.2023

### Approval for issue

Tom Copp	[Signature]	21 November 2023
----------	-------------	------------------

The report has been prepared for the exclusive use and benefit of our client and solely for the purpose for which it is provided. Unless otherwise agreed in writing by R P S Group Limited, any of its subsidiaries, or a related entity (collectively 'RPS') no part of this report should be reproduced, distributed or communicated to any third party. RPS does not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report.

The report has been prepared using the information provided to RPS by its client, or others on behalf of its client. To the fullest extent permitted by law, RPS shall not be liable for any loss or damage suffered by the client arising from fraud, misrepresentation, withholding of information material relevant to the report or required by RPS, or other default relating to such information, whether on the client's part or that of the other information sources, unless such fraud, misrepresentation, withholding or such other default is evident to RPS without further enquiry. It is expressly stated that no independent verification of any documents or information supplied by the client or others on behalf of the client has been made. The report shall be used for general information only.

#### Prepared by:

**RPS**

Anja Ueberjahn-Tritta  
Heritage Consultant

Lakesbury House, Hiltingbury Road  
Hampshire SO53 5SS

T +44 2380 810 440

#### Prepared for:

**Devine Homes PLC**

## Contents

<b>1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
<b>2</b>	<b>LEGISLATIVE AND PLANNING POLICY FRAMEWORK .....</b>	<b>2</b>
	Legislation .....	2
	National Planning Policy.....	2
	National Guidance .....	3
	Local Planning Policy .....	6
<b>3</b>	<b>HISTORIC BUILT ENVIRONMENT APPRAISAL .....</b>	<b>8</b>
	Historic Development of the Site .....	8
	Site Assessment.....	8
<b>4</b>	<b>HERITAGE CONSTRAINTS AND OPPORTUNITIES .....</b>	<b>10</b>

## Figures

- Figure 1 Site Location
- Figure 2 Historic Buildings Plot
- Figure 3 1595 Norden Map of Sussex
- Figure 4 1610 Speed Map of Sussex
- Figure 5 1795 Gardner & Gream Map of Sussex
- Figure 6 1797 Ordnance Survey Drawing
- Figure 7 1838 Cuckfield Parish Tithe Map
- Figure 8 1874 Ordnance Survey Map
- Figure 9 1897 Ordnance Survey Map
- Figure 10 1911 Ordnance Survey Map
- Figure 11 1957 Ordnance Survey Map
- Figure 12 1978 Ordnance Survey Map
- Figure 13 2002 Google Earth Image
- Figure 14 2022 Google Earth Image
- Figure 15 Proposed Development

## Plates

- Plate 1 View across the Site from the west facing east towards Marwick Road
- Plate 2 View across the Site from the footpath entrance, facing northwest
- Plate 3 Northern access off Bolney Road
- Plate 4 View from the western section of the Site across the wooded area, facing Marwick Close in the east

# 1 INTRODUCTION

- 1.1 This initial Built Heritage Assessment has been prepared by RPS Consulting Services Ltd on behalf of Devine Homes PLC and provides background evidence to identify any heritage constraints and opportunities in relation to potential development on land west of Marwick Road, Ansty, RH17 5RW ('the Site'). Specifically, the report aims to inform a proposed site allocation in the forthcoming Reg 19 consultation.
- 1.2 The Site is approximately 1.4ha in extent and is centred at National Grid Reference (NGR) TQ 28907 23095 (Fig. 1). It lies within the administrative area of Mid Sussex District Council. The Site has a draft allocation for housing in the emerging Mid Sussex Local Plan (Site reference DPA17).
- 1.3 The Site does not contain any listed buildings or non-designated heritage assets and does not fall within a conservation area. The closest designated heritage assets are four Grade II listed buildings, which comprise Butler's Farmhouse, The Ancient Farm, The Old Cottage and Mount Noddy Cottage, which all fall within a 500-metre search radius from the centre of the Site.
- 1.4 This report satisfies the requirements of paragraph 194 of the National Planning Policy Framework (NPPF), which requires an applicant to describe the significance of any heritage assets affected by an application, including any contributions made by their setting. The assessment was carried out in accordance with the methodologies set out in Historic England's 'Historic Environment Good Practice Advice (GPA) in Planning Notes 2 *Managing Significance in Decision-Taking in the Historic Environment* (March 2015) and GPA3: *The Setting of Heritage Assets* (2017).
- 1.5 This report includes an appraisal of the relevant legislative framework and planning policy at national and local levels, with special regard to policies that relate to developments affecting the significance of built heritage assets, including listed buildings. It further provides an overview of the history of the Site and its surroundings and assesses the potential constraints and opportunities in terms of built heritage.
- 1.6 This report purely considers built heritage assets and does not assess the archaeological potential of the Site. It should be read in conjunction with other planning documents submitted as part of this application, including the accompanying Archaeological Desk-Based Assessment (RPS, 2023).
- 1.7 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Built Heritage Assessment. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.8 The findings of this report are based on the known conditions at the time of writing. All maps, plans and photographs are for illustrative purposes only.

## 2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon heritage assets. This term includes designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

### Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e., keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area.

### National Planning Policy

#### National Planning Policy Framework (Ministry of Housing, Communities and Local Government, September 2023)

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 It defines a heritage asset as a: '*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. This includes both designated and non-designated heritage assets.
- 2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource and should be conserved in a manner appropriate to their significance*'.

- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under '*Considering potential impacts*' paragraph 199 states that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 203 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.15 Paragraph 206 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.16 Furthermore, paragraph 207 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

## National Guidance

### Planning Practice Guidance (DCLG)

- 2.17 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.18 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
  - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
  - historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.19 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

### **Overview: Historic Environment Good Practice Advice in Planning**

- 2.20 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

### **GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)**

- 2.21 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

### **GPA3: The Setting of Heritage Assets (Second Edition; December 2017)**

- 2.22 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.23 As with the NPPF the document defines setting 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'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.24 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way

in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

- 2.25 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.26 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.27 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
  2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
  3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
  4. Explore ways to maximise enhancement and avoid or minimise harm; and
  5. Make and document the decision and monitor outcomes.

### **HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)**

- 2.28 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.29 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.30 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.



## Local Planning Policy

- 2.31 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.32 Local planning policy in relation to the Site is set by Mid Sussex District Council and comprise:

### Mid Sussex District Plan 2014-2031

- 2.33 Mid Sussex District Council adopted the Mid Sussex District Plan 2014-2031 as a Development Plan Document at its meeting on 28th March 2018. The following policies have relevance to the Site and heritage assets (policies are not quoted in their entirety):

### DP34: Listed Buildings and Other Heritage Assets

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

- *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;*
- *Special regard is given to protecting the setting of a listed building;*

#### *Other Heritage Assets*

*Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment. The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic. Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.*

### Emerging Mid-Sussex District Plan 2021-2039 (Regulation19)

#### DPB1: Character and Design

This policy requires, inter alia, that *all new development should be of high quality and must respond appropriately to its context, be inclusive and prioritise sustainability. This includes the design and layout of new buildings, alterations to existing buildings and the design of surrounding spaces.*

#### DPB2: Listed Buildings and Other Heritage

*Listed Buildings Development will be required to preserve or enhance 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*

#### *Other Heritage Assets*

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

### **DPA17: Land to the west of Marwick Close, Bolney Road, Ansty**

2.34 The Site received an allocation for a number of 45 dwellings, including 30% affordable housing.

Policy Requirements include:

- *Provide suitable access from Upton Drive and Marwick Close.*
- *Retain and enhance the trees and retain the ground levels along the A272 Bolney Road which forms the western boundary of the site*
- *Particular attention should be given to trees and hedgerows on the southern boundary adjacent to the PROW and in the south-west of the site.*
- *Maintain the rural character of the PROW on the southern boundary of the site.*
- *The layout of the site should take into account the location of the trees and allow for their future retention and to prevent overshadowing into private gardens.*
- *The design and layout of the site should reflect a transition from the built environment to the rural countryside.*
- *The design and layout of the site should reflect the rural character of the settlement and avoid being urban or suburban in character.*
- *Integrate development with the site to the east (DPA16) by providing pedestrian and cycling connections and green infrastructure connectivity*
- *Provide good acoustic design to address noise impacts associated with the A272 Bolney Road.*
- *It meets the requirements of other relevant development plan policies.*

### 3 HISTORIC BUILT ENVIRONMENT APPRAISAL

#### Historic Development of the Site

- 3.1 One of the earliest detailed cartographic sources, which show the Site, is the 1795 Gardner & Gream map (Fig. 5). This map shows the Site located within a triangle arrangement of roads, which connected Ansty Cross with Pickwell in the west and Harvest Hill in the south. The 1797 Ordnance Survey Drawing (Fig. 6) depicts a cluster of buildings to the northeast of the Site, which would have formed the village centre and would have comprised roadside cottages and several farm buildings. The Site is shown comprising of enclosed fields and woodland.
- 3.2 The 1838 Cuckfield Parish Tithe map (Fig. 7) shows the Site comprising tithe parcels 1650 and 1650a, which were owned by Henry Alfred Noble and were used as woodland and an arable field.
- 3.3 The 1897 Ordnance Survey (OS) map shows the Site largely unchanged. Butler's Farm can be seen positioned to the southwest of the Site and a small number of cottages had been constructed on the north side of Bolney Road, opposite this farm. The majority of buildings was then clustered around the junction to the northeast of the Site and comprised Crouchlands Farm and the Mission Hall. Bolney Road then bordered the Site to the north and agricultural fields were abutting the Site to the south, east and west.
- 3.4 By 1911, additional semi-detached buildings had been constructed on the north side of Bolney Road. The Site had remained largely unchanged. Additional residential development had occurred by 1957 (Fig. 11) with the majority of the north side of Bolney Road and the east side of the B2036 developed. Crouchlands Farm had been renamed The Ancient Farm.
- 3.5 The Site and its immediate surroundings remained largely unchanged until 2019, when the fields to the immediate east of the Site were developed and 20 residential dwellings built (planning ref: DM/19/1235), which today comprise Marwick Road and Upton Drive.
- 3.6 The Site remains undeveloped and comprises predominantly grazing land with a small wooded area making up the western section of the Site.

#### Site Assessment

- 3.7 The Site is approximately 1.4ha in extent and is centred at National Grid Reference (NGR) TQ 28907 23095. It is currently used as grazing land with a small, wooded area positioned to the far west of the Site (Plates 1 and 2). The Site bounds Bolney Road to the north, Marwick Close and Upton Drive to the northeast and additional grazing fields to the southeast, south and west.
- 3.8 The Site is accessed via a small drive off the A272 Bolney Road in the north (Plate 3) and from an additional gate accessible from footpath 70CR in the southeast. The Site is currently well enclosed by hedgerows and mature trees with very limited visibility available to the surrounding lands. Key views fall onto the neighbouring Marwick Road and Upton Drive development, which were constructed in 2019 (Plates 1 and 4).

## Identification of Heritage Assets

- 3.9 According to Historic England's GPA3: *The Setting of Heritage Assets* (December 2017), step 1 of the guidance's 5-step process, is to identify which heritage assets and their settings will be affected by development. Setting is thereby defined as *the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.*
- 3.10 In order to identify heritage assets, a 1km search radius was chosen, which was considered proportionate to the size of the Site, the scale and nature of the proposed development and the sensitivity of the surrounding environment in terms of built heritage.
- 3.11 A search of the West Sussex Historic Environment Record (HER), the National Heritage List for England (NHLE), a review of local planning documents and a site visit in October 2023 informed the identification of built heritage assets, which have the potential to be affected by the proposed development. Mid Sussex District Council does not currently hold a local list; however, the Site visit did not reveal any buildings, which could be considered non-designated heritage assets and that could be adversely affected by the proposed development. Figure 3 illustrates relevant designated heritage assets within a 1km search radius.
- 3.12 The search revealed that there are no designated or non-designated within the Site and the Site does not fall within a conservation area. The search identified four Grade II listed buildings that lie proximate to the Site, these comprise:
- Butler's Farmhouse (ca. 150 metres to the southwest of the Site)
  - The Ancient Farm (ca. 160 metres to the northeast)
  - The Old Cottage (just under 190 metres to the northeast); and
  - Mount Noddy Cottage (just under 190 metres to the east).
- 3.13 A Site visit was undertaken in October 2023, which comprised a walk-over of the Site and its surroundings. This visit revealed that the Site does not share any direct intervisibility with any of the above-mentioned heritage assets and is not considered to form part of their setting.
- 3.14 The assets positioned to the northeast and east of the Site, which comprise The Ancient Farm, The Old Cottage and Mount Noddy Cottage, are currently obscured by the recently constructed residential area comprising Marwick Close, Upton Drive and Crouch Fields, as well as a row of mature trees and hedges around the Site. The proposed development would therefore not have the ability to affect the way in which the significance of these assets is currently experienced.
- 3.15 Butler's Farm, which is positioned to the southwest, is separated from the Site by a belt of trees and grazing lands to the immediate east of the farm building. The wooded area, which forms part of the western part of the Site, would remain extant and would form an integral part of the proposed development. This wooded section and the belt of trees that currently surrounds the Site would further prohibit any visibility between the proposed development and Butler's Farm. There is also no former historical or functional relationship between the asset and the Site. It is therefore considered that a newly proposed residential area would not have the ability to affect the significance of Butler's Farm.

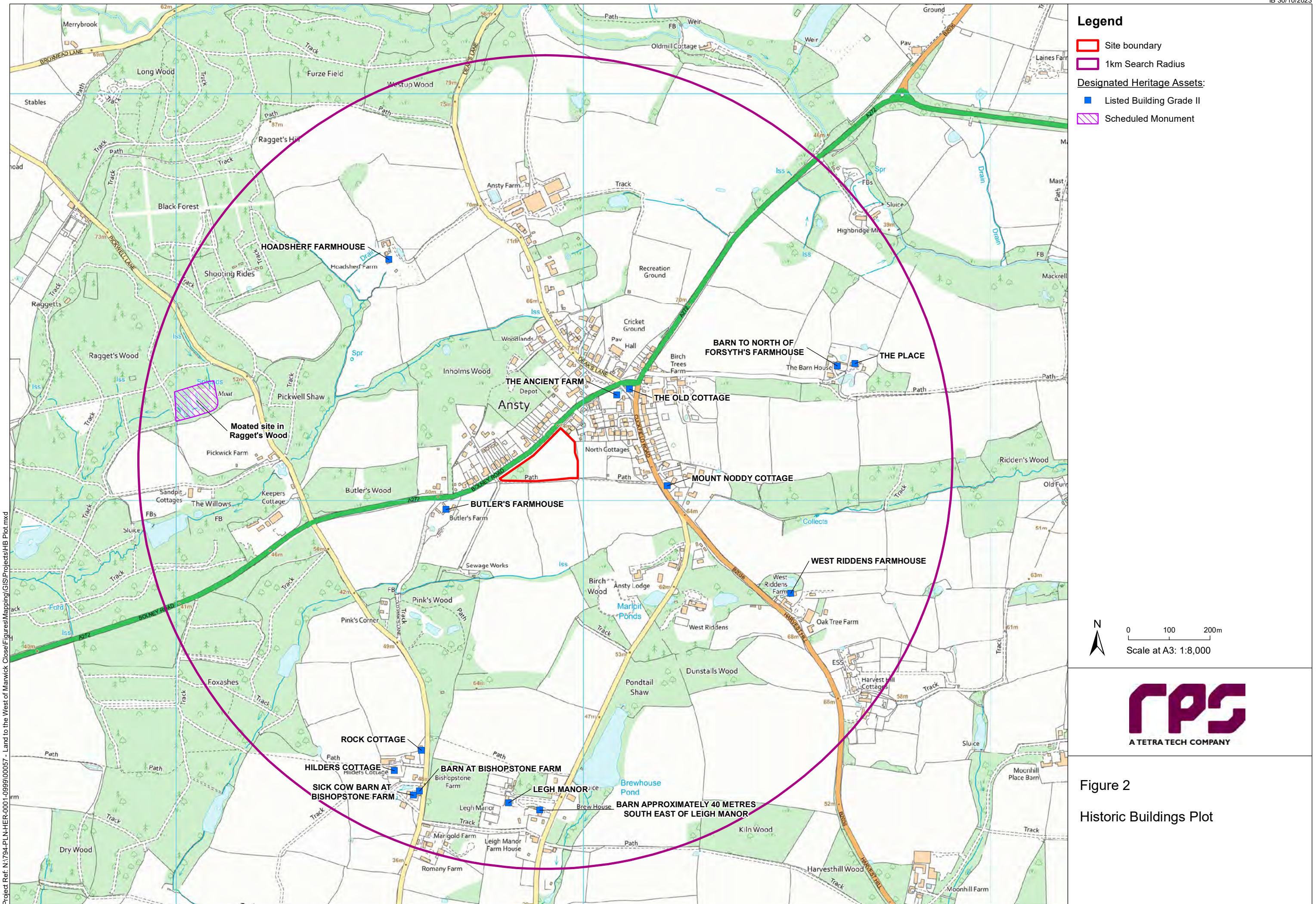
## 4 HERITAGE CONSTRAINTS AND OPPORTUNITIES

- 4.1 The Site has received a draft allocation as part of policy DPA17 in the emerging Mid Sussex District local plan. According to preliminary site layout plans, the proposed development would gain access from the Upton Drive and Marwick Close and would retain the mature hedgerows that currently surround the Site boundary, which is one of the key policy requirements of DPA17.
- 4.2 The nearby PROW would be retained, and its rural character preserved due to the retention of existing green boundary treatments around the Site and the unchanged setting to the east and south, which comprises grazing fields.
- 4.3 The existing trees on Site, including the wooded area in the western section of the Site, would be retained, and proposed built elements enclosed by existing boundary treatments, thereby limiting any views into and out of the Site.
- 4.4 Section 3 of this report concluded that there would be no direct intervisibility with any of the nearby listed buildings and the proposals would not affect the settings of these heritage assets. Providing that the proposed built form would be similar in height to surrounding buildings, it is considered that residential development within the Site would not impact on the significance of any of the identified heritage assets nor impact on the way in which these can currently be experienced.
- 4.5 There would be no built heritage related constraints associated with the Site.



Figure 1  
Site Location







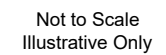


Figure 3

1595 Norden Map of Sussex





○ Site Location

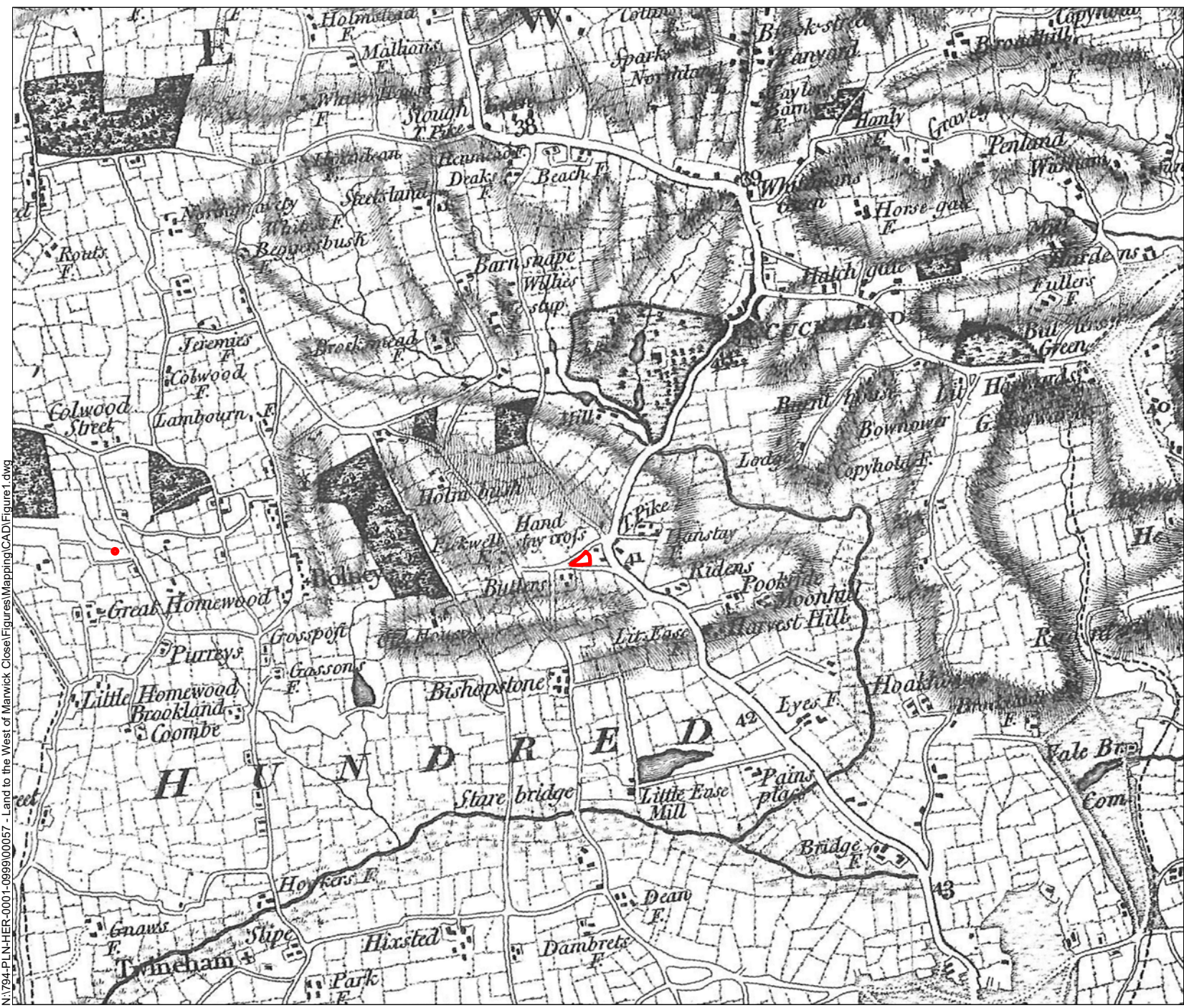
N  
Not to Scale  
Illustrative Only



Figure 4  
1610 Speed Map of Sussex

N:\194-PLN\HER-0001-0990900057 - Land to the West of Marwick Close\Figures\Mapping\CAD\Figure 1.dwg





 Site Boundary



Not to Scale  
Illustrative Only




Figure 5  
1795 Gardner & Gream Map of  
Sussex

N:\1794-PLN\HER-0001-0999\00057 - Land to the West of Marwick Close\Figures\Mapping\CAD\Figure 1.dwg



N:\794-PLN-HER-0001-0999\00057 - Land to the West of Marwick Close\Figures\Mapping\CAD\Figure1.dwg



 Site Boundary



Not to Scale  
Illustrative Only



Figure 6  
1797 Ordnance Survey Drawing





 Site Boundary


N  
  
0 100 200m  
Scale at A4: 1:10,000

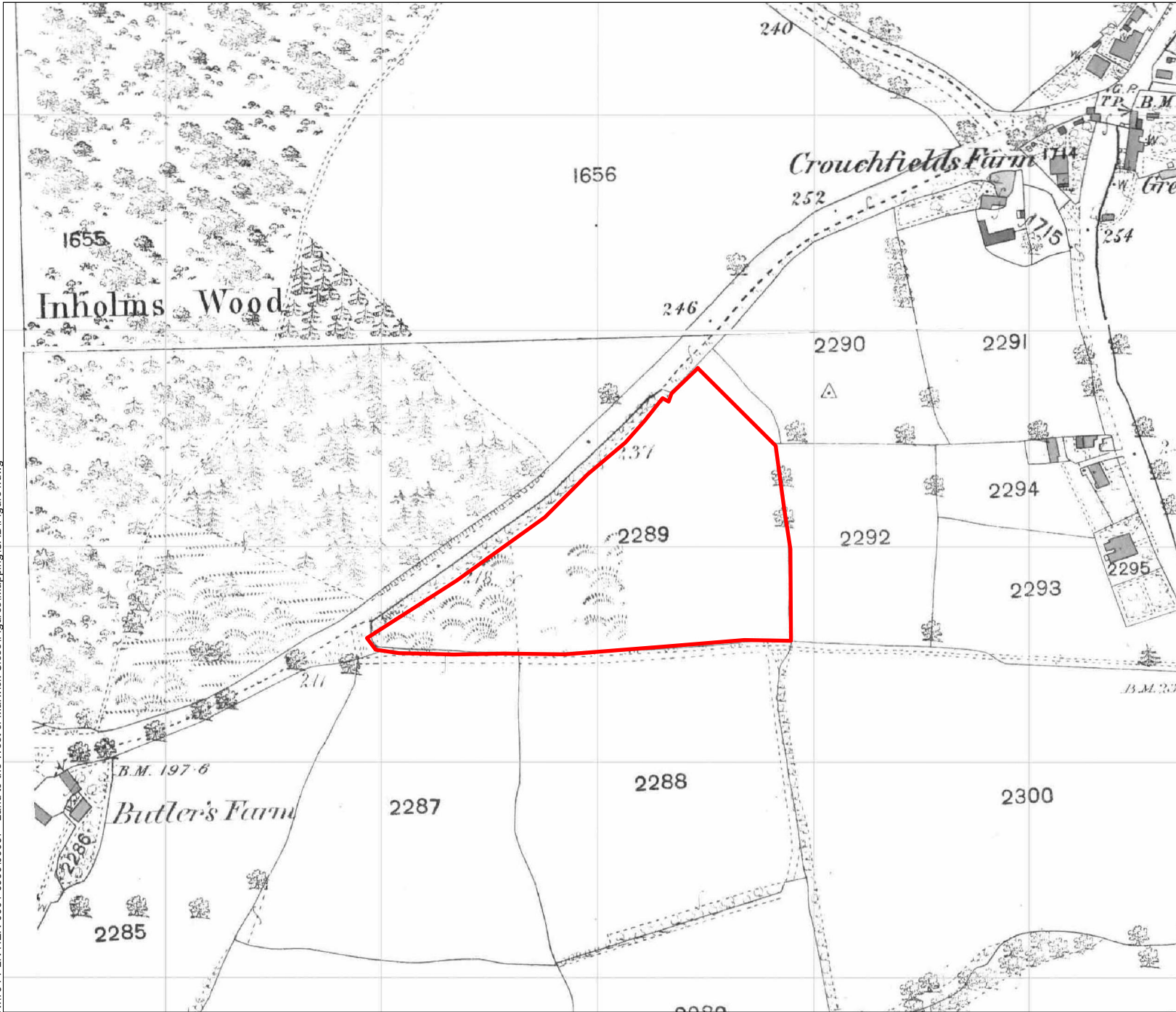


Figure 7  
1838 Cuckfield Parish Tithe Map

N:\794-PLN-HER-0001-0999\00057 - Land to the West of Marwick Close\Figures\Mapping\CAD\Figure1.dwg



N:\794-PLN-HER-0001-0999\00057 - Land to the West of Warwick Close\Figures\Mapping\CAD\Figure 1.dwg



 Site Boundary



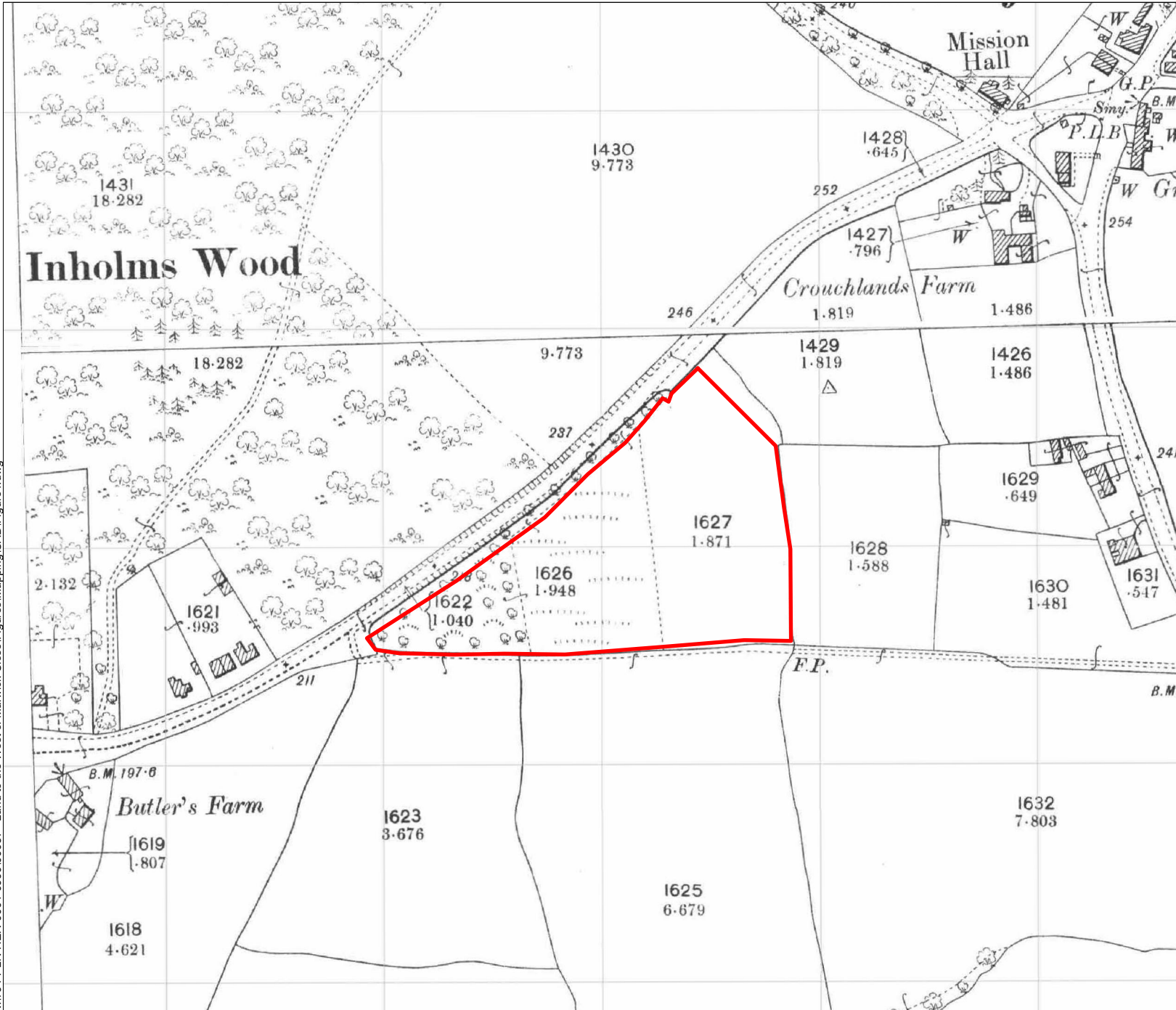
0 25 50m  
Scale at A4: 1:2,500



Figure 8

1874 Ordnance Survey

N:\794-PLN-HER-0001-0999\00057 - Land to the West of Warwick Close\Figures\Mapping\CAD\Figure1.dwg



 Site Boundary



0 25 50m  
Scale at A4: 1:2,500



Figure 9

1897 Ordnance Survey



0 25 50m

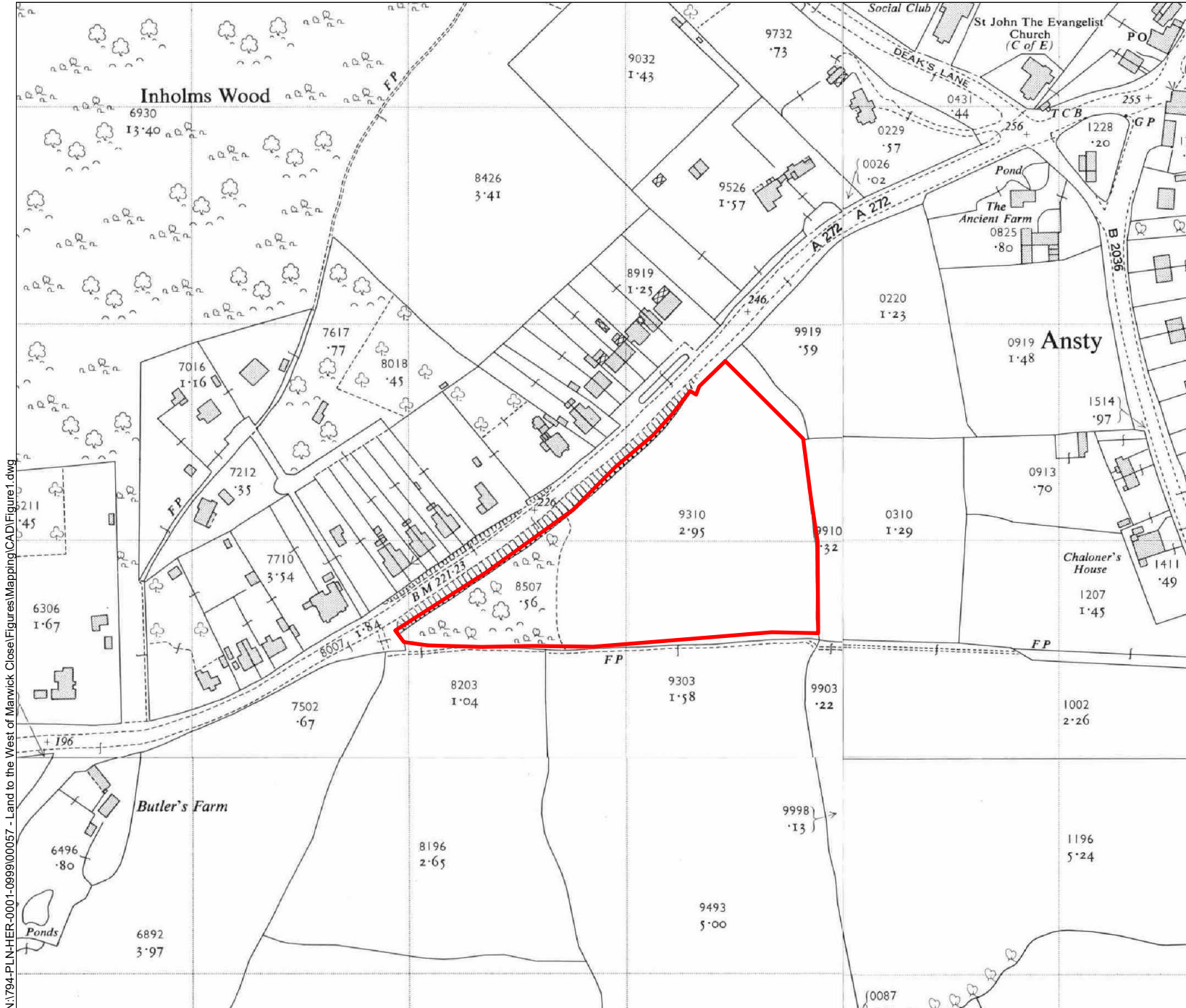
Scale at A4: 1:2,500



Figure 10

1911 Ordnance Survey





Site Boundary



0 25 50m  
Scale at A4: 1:2,500



Figure 11

1957 Ordnance Survey





0 25 50m

Scale at A4: 1:2,500



Figure 12

1978 Ordnance Survey



N:\794-PLN-HER-0001-0999\00057 - Land to the West of Marwick Close\Figures\Mapping\CAD\Figure 1.dwg



 Site Boundary

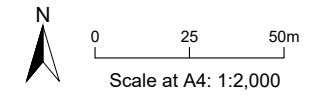


Figure 13

2001 Google Earth Image



N:\794-PLN-HER-0001-0999\00057 - Land to the West of Warwick Close\Figures\Mapping\CAD\Figure 1.dwg



 Site Boundary

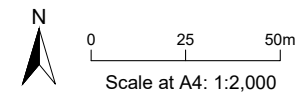
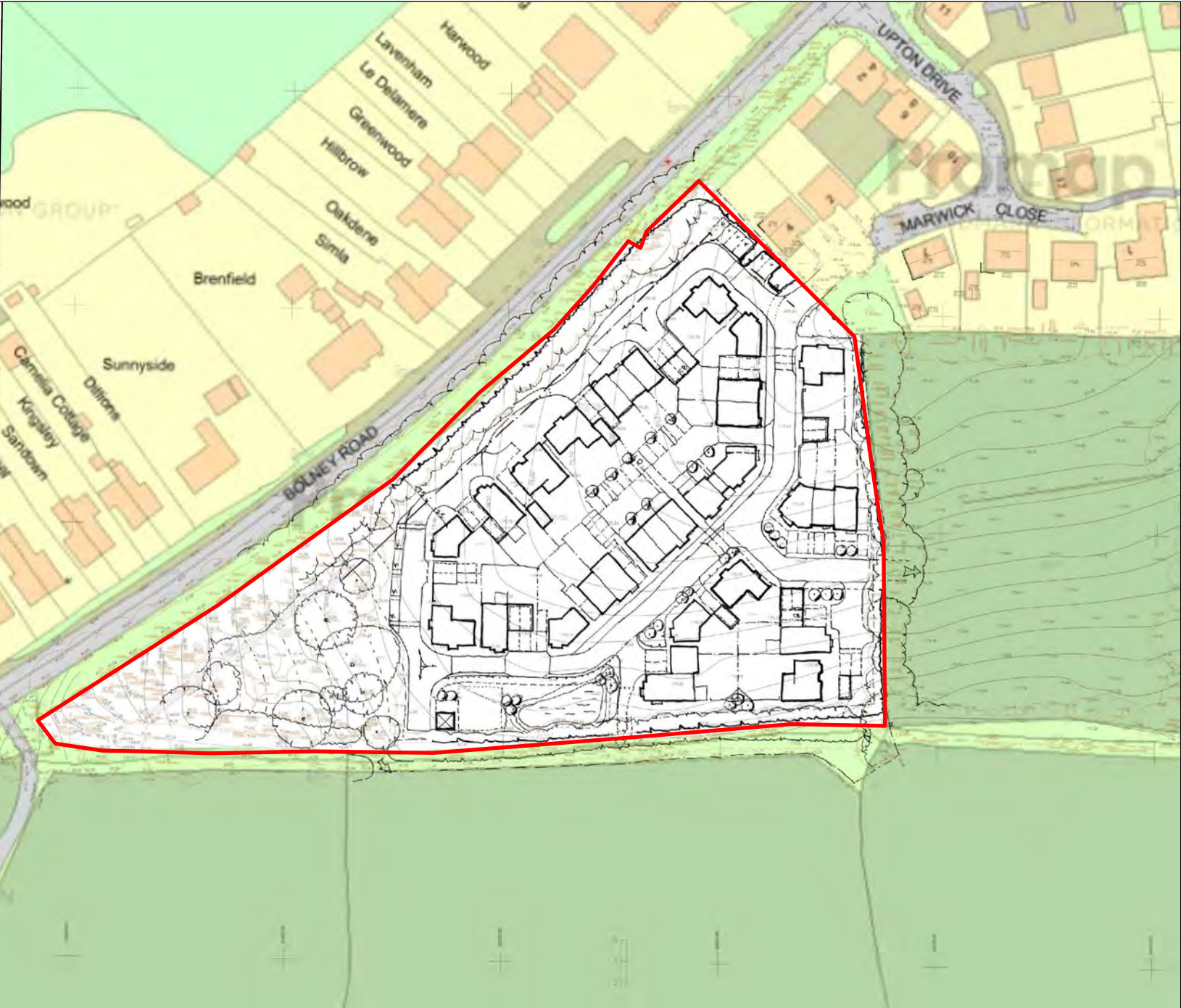



Figure 14  
2022 Google Earth Image



N:\794-PLN-HER-0001-0999\00057 - Land to the West of Marwick Close\Figures\Mapping\CAD\Figures.dwg



 Site Boundary

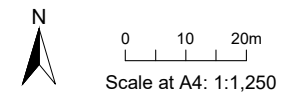


Figure 15  
Proposed Development





Plate 1 View across the Site from the west facing east towards Marwick Road



Plate 2 View across the Site from the footpath entrance, facing northwest





Plate 3 Northern access off Bolney Road



Plate 4 View from the western section of the Site across the wooded area, facing Marwick Close in the east



## Contact

Lakesbury House, Hiltingbury Road  
Hampshire SO53 5SS  
T +44 2380 810 440