

Summary Proof of Evidence on Heritage.

Evidence of Gail Stoten BA (Hons) PG Cert Res MCI(A) FSA.

Land East Of Ansty Way, Cuckfield Bypass, Cuckfield, West Sussex.

On behalf of Fairfax Acquisitions Limited And The Norris Family.

Date: May 2026 | Pegasus Ref: P26-0684

LPA Ref: **DM/23/2866**



1. Summary

- 1.1. My name is Gail Stoten. I am a Heritage Executive Director at Pegasus Planning Group, where I lead the Heritage Team, which comprises 32 specialist consultants. I have been a heritage professional for 26 years, including 14 years working for Cotswold Archaeology and ten years at Pegasus Group. I am a Member of the Chartered Institute for Archaeologists (MCIfA). I have been elected a Fellow of the Society of Antiquaries of London. I have a First Class Honours degree in Archaeology and a Post Graduate Certificate in Research Methods. I am a Trustee of Painswick Rococo Gardens, and have been a member of the board of the charity for ten years.
- 1.2. Matters relating to Heritage were not the basis of any of the Reasons for Refusal (CD3.3).
- 1.3. No objection was raised to the scheme by Historic England (CD4.46 and CD4.60).
- 1.4. Matters relating to Heritage have not been raised by the Rule 6 Party in their Statement of Case (CD15.3).
- 1.5. Nevertheless, as harm was identified by the Heritage Consultee to the LPA, consideration of harm to heritage assets has been considered in this proof of evidence. My assessments of harm are as set out in the table below.

Asset	Significance	Harm assessed in Heritage Statement	Harm assessed by Conservation Officer for Scheme A and considered to be outweighed by the public benefit of the proposed scheme by the Planning Officer	My assessment of harm (Scheme A or Scheme B)
Harvest Hill House	Grade II Listed	No Harm	Low-Mid less than substantial harm	Very low less than substantial harm
Upper Ridges	Grade II Listed	No Harm	Mid less than substantial harm	No Harm
West Riddens Farm	Grade II Listed	Low level of less than substantial harm	Mid-High less than substantial harm	Low to mid less than substantial harm.
Mount Noddy Cottage	Grade II Listed	No Harm	Low-Mid less than substantial harm	No Harm

Asset	Significance	Harm assessed in Heritage Statement	Harm assessed by Conservation Officer for Scheme A and considered to be outweighed by the public benefit of the proposed scheme by the Planning Officer	My assessment of harm (Scheme A or Scheme B)
The Old Place and The Barn House	Grade II Listed	Low level of less than substantial harm	High less than substantial harm	Less than substantial and low to mid on the spectrum.
Mackrells Cottage	Grade II Listed	Low level of less than substantial harm	Mid-High less than substantial harm	Less than substantial and low to mid on the spectrum.
Lodge Farm	Grade II Listed	No Harm	Low-Mid less than substantial harm	No Harm
Highbridge Mill	Grade II Listed	No Harm	High less than substantial harm	Very low less than substantial
Highbridge Mill Cottages	Non-designated heritage asset	No Harm	High level of harm	Low to moderate harm
Holy Trinity Church	Grade I Listed	No Harm	Mid-High less than substantial harm	Very low less than substantial harm
Other assets at Holy Trinity	Grade II	No Harm	Mid-High less than substantial harm	No harm
Cuckfield Park and Lodge	Grade II* and Grade II Listed	No Harm	Low less than substantial harm	No harm

Asset	Significance	Harm assessed in Heritage Statement	Harm assessed by Conservation Officer for Scheme A and considered to be outweighed by the public benefit of the proposed scheme by the Planning Officer	My assessment of harm (Scheme A or Scheme B)
Laines Farm and Courthouse Farm	Non-designated Heritage Asset	No Harm	Mid level of harm	Very low level of harm
Cuckfield Conservation Area	Conservation Area	No Harm	Mid-High less than substantial harm	Low level of less than substantial.

- 1.6. Whilst harm has been identified to more assets, and in some cases at a higher level, than concluded by the Heritage Assessment which accompanied the application, the levels of harm I have concluded are lower than the levels of harm as assessed by the Conservation Officer (CD4.49) which were considered by the Planning Officer to be outweighed by the public benefits of the proposed scheme (CD3.1, paragraph 12.183–12.184).

Cirencester

Pegasus House, Querns Business Centre,
Whitworth Road, Cirencester, GL7 1RT
T 01285 641717
E Cirencester@pegasusgroup.co.uk
Offices throughout the UK & Ireland

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



All paper sources from sustainably managed forests

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT
We are ISO certified 9001, 14001, 45001



[Pegasus_Group](#)



[pegasusgroup](#)



[Pegasus_Group](#)

PEGASUSGROUP.CO.UK