

## 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**

Author: Gail Stoten BA (Hons) MCI(A) FSA

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# Contents

1. Author's Background (CV).....	3
2. Introduction.....	5
Legislation and Planning Policy.....	7
Methodology.....	8
Key Issues and Case Summary.....	8
3. Assessments.....	11
Harvest Hill House.....	11
Upper Ridges.....	16
West Riddens Farmhouse.....	21
Mount Noddy Cottage.....	26
The Place and Barn North of Forsyth's Farmhouse.....	29
Mackrells Cottage.....	39
Lodge Farmhouse.....	44
Highbridge Mill.....	48
Holy Trinity Church, associated Tombs and Lychgates.....	56
Cuckfield Conservation Area.....	72
Cuckfield Park.....	77
Laines and Court House Farm.....	83
4. Summary and Conclusions.....	89

# Appendices

Appendix 1: Legislation and Planning Policy.....	92
Appendix 2: Methodology.....	96
Appendix 3: Listing Entries.....	102
Appendix 4: Additional Visualisations.....	146
Appendix 5: Figure.....	147



# 1. Author's Background (CV)

- 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.
- 1.2. I have been a heritage professional for 26 years, including 14 years working for Cotswold Archaeology and ten years at Pegasus Group.
- 1.3. 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.
- 1.4. I am a Trustee of Painswick Rococo Gardens, and have been a member of the board of the charity for ten years.
- 1.5. I have acted as a heritage consultant on numerous large-scale developments in England, Wales and Northern Ireland, on behalf of developers, local planning authorities, and third parties.
- 1.6. I provide expert advice to clients on heritage assessment and also manage survey work (including built heritage assessments and archaeological works) carried out by our company and sub-contractors.
- 1.7. My role necessitates close liaison with heritage stakeholders such as Historic England, Local Authority heritage officers, and Amenity Group Representatives.
- 1.8. The assessment of the setting of heritage assets is an area in which I have significant expertise, and I have over twenty years' experience in completing setting assessments. I have made assessments of the setting of a wide variety of heritage assets, including Listed Buildings, Conservation Areas, Registered Parks and Gardens, Scheduled Monuments, Battlefields and World Heritage Sites. I have assessed the impact of many different types of development including residential, commercial and energy developments, including tall structures.
- 1.9. Projects I have been professionally instructed on relating to the setting of heritage assets, have included:
  - Land at 'Perrybrook' to the north of Brockworth and south of the A417, Brockworth, Gloucestershire. Secretary of State decision (concurring with Inspector's recommendation) allowing the construction of up to 1500 dwellings in the wider vicinity of Listed Buildings;
  - Land west of Knights Hill Village, Grimston Road, South Wotton, Norfolk. Secretary of State decision (concurring with Inspector's recommendation) allowing the construction of up to 600 dwellings and associated works in the wider vicinity of Castle Rising Castle Listed building, Scheduled Monument and Conservation Area;
  - Land south of Gallows Hill/West of Europa Way, Heathcote, Warwick. Secretary of State Decision (concurring with Inspector's recommendation) allowing the construction of up to 450 residences, in the wider vicinity of Listed buildings, Scheduled Monument the Conservation Area and Registered Park and Garden associated with Warwick Castle and the town of Warwick;



- Land at Bocking Church Street, Braintree, Essex, where up to 265 residences and associated works were consented close to a Grade II Listed farmhouse;
- Land at Pope's Lane, Sturry, Kent, Inspector's Decision, not allowing the residential development of the site for 140 dwellings on transport grounds, but concurring with my assessment of less than substantial harm at the lower end of the spectrum for an adjacent Listed farmhouse complex.
- Land at Langford Devon, Inspector's decision, consenting a solar farm in the surrounds of a Grade II\* Listed building.
- Land at Copse Lodge, Northamptonshire, consenting a solar farm in the surrounds of a Conservation Area and Listed buildings.
- Land at Tenterden, Kent, Inspector's Decision, consenting residential development in proximity to a Conservation Area and Listed buildings.
- Squire's Hill, Belfast, Commissioner's Decision, consenting a wind turbine in proximity to a Scheduled Monument.
- A Land Tribunal concerning a site at New Canal Street in central Birmingham

1.10. The evidence which I have prepared and provided in this Proof of Evidence is true and has been prepared and given in accordance with the guidance of my professional institution. I confirm that the opinions expressed are my true professional opinions.

## 2. Introduction

2.1. This Proof of Evidence has been prepared on behalf of Fairfax Acquisitions Limited And The Norris Family ('The Appellant') and relates to a Planning Application, concerning Land East Of Ansty Way, Cuckfield Bypass, Cuckfield, West Sussex ('The Site').

### Appeal Proposal – DM/23/2866

2.2. Application DM/23/2866 was made to Mid Sussex District Council ('The LPA') and validated on 21<sup>st</sup> November 2023. This was for:

*"Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping."*

2.3. The Application was supported by an Environmental Statement with a Chapter Heritage (CD1.41) and supporting Built Heritage Statement (CD1.57) produced by Turley, which concluded that the proposed scheme would result in less than substantial harm at the lower end of the spectrum to the Grade II listed buildings of The Place, Barn to the north of Forsyth's Farmhouse, Makerell Cottage and West Ridden's Farmhouse through change in part of their settings.

2.4. A Consultation response from the Mid Sussex Conservation Officer, Ms Emily Wade, dated 8<sup>th</sup> March 2024 identified the following levels of harm (CD4.59).

Asset	Significance	Harm
Harvest Hill House	Grade II Listed	Low-Mid less than substantial harm
Upper Ridges	Grade II Listed	Mid less than substantial harm
West Riddens Farm	Grade II Listed	Mid-High less than substantial harm
Mount Noddy Cottage	Grade II Listed	Low-Mid less than substantial harm
The Old Place and The Barn House	Grade II Listed	High less than substantial harm

Asset	Significance	Harm
Mackrells Cottage	Grade II Listed	Mid-High less than substantial harm
Lodge Farm	Grade II Listed	Low-Mid less than substantial harm
Highbridge Mill	Grade II Listed	High less than substantial harm
Holy Trinity Church, Lychgates and Tombs	Grade I Listed	Mid-High less than substantial harm
Cuckfield Park and Lodge	Grade II* and Grade II Listed	Low less than substantial harm
Laines Farm and Courthouse Farm	Non-designated Heritage Asset	Mid level of harm
Cuckfield Conservation Area	Conservation Area	Mid-High less than substantial harm

- 2.5. Consultation responses dated 5<sup>th</sup> March 2024 (CD4.60) and 14<sup>th</sup> November 2024 (CD4.46) from Historic England did not offer any comments on the application. Notably, it would be in their remit to comment if they considered that harm would occur to the Grade I Listed Holy Trinity Church and Grade II\* Listed Cuckfield Park.
- 2.6. The proposed development was revised, and an updated Heritage Statement submitted, dated February 2024. The impacts identified remained as previously assessed.
- 2.7. The Committee Report of 16<sup>th</sup> October 2025 (CD3.1) presented the impacts to heritage as assessed by Ms Wade, and found that they were outweighed by the public benefits of the proposed scheme:

*“12.183 It is your Planning Officer’s view that these are important benefits and should attract significant weight in the planning balance. Taken together, your Planning Officer considers the public benefits outlined above outweigh the less than substantial harm to the setting of the heritage assets outlined above, notwithstanding the fact that this harm should be given considerable importance and weight in accordance with the relevant provisions of the 1990 Act. Therefore, whilst there is a conflict with policies DP34 and DP35 of the MSDP because there will be harm (classified as ‘less than substantial’ under the NPPF) and this weighs against the scheme, the NPPF is an important material planning consideration and in the balance between the less than substantial harm and the public benefits of the proposal, it is considered the public benefits do outweigh this harm.*”

*12.184 In terms of the non-designated heritage assets, paragraph 216 of the NPPF requires a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset. It is considered that in the context of the development with surrounding buildings, and the separation of the proposal from these non-designated heritage assets that the scale of harm is low that impact will not result in significant harm or loss to these non-designated heritage assets and that the harm that would be caused is outweighed by the benefits outlined above.”*

- 2.8. The application was subsequently refused by the Local Planning Authority on 17<sup>th</sup> October 2025, with one reason for refusal (CD3.3). This did not relate to heritage matters.
- 2.9. The Mid Sussex District Council Statement of Case of March 2026 does not cite harm to individual heritage assets as part of their case (CD15.2).
- 2.10. The Statement of Case of Ansty & Staplefield Parish Council and Cuckfield Parish Council of April 2026 (CD15.3) does not raise matters relating to heritage assets.
- 2.11. Revised parameters plans and an illustrative masterplan have been submitted to PINs on 21<sup>st</sup> April 2026 for consideration. These are referred to as ‘Scheme B’, with ‘Scheme A’ being the application as determined.

#### **Matters Considered in this Proof of Evidence**

- 2.12. Taking the above into account, this Proof of Evidence will consider any impacts of the proposed development (Schemes A and B) on the heritage significance of the heritage assets identified above.
- 2.13. The assessment given in this document supersedes the assessment of heritage given in the original Heritage Statement.

## **Legislation and Planning Policy**

- 2.14. Details of the heritage legislation and planning policies which are considered relevant to this Planning Appeal are provided at **Appendix 1**.

## Methodology

- 2.15. The full methodology utilised in the preparation of the assessments which are set out within this Proof of Evidence is provided at **Appendix 2**.
- 2.16. The key documents that have been used in the preparation of this Proof of Evidence comprise:
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (henceforth referred to as 'GPA 2', CD18.1);
  - Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition), the key guidance of assessing setting (henceforth referred to as 'GPA 3', CD18.2);
  - Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12 (CD18.3); and
  - Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (henceforth referred to as 'Conservation Principles', CD18.4).

## Key Issues and Case Summary

- 2.17. Matters relating to Heritage were not the basis of any of the Reasons for Refusal (CD3.3).
- 2.18. No objection was raised to the scheme by Historic England (CD4.46 and CD4.60).
- 2.19. Matters relating to Heritage have not been raised by the Rule 6 Party in their Statement of Case (CD15.3).
- 2.20. 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
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

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)
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
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.

2.21. 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).

### 3. Assessments of Heritage Assets

#### Harvest Hill House

- 3.1. Harvest Hill House is a Grade II Listed early 19<sup>th</sup>-century building located 250m to the south of the site (Plate 1). It is of relatively grand detailing, and was a higher status residence.



*Plate 1 Looking south-east to Harvest Hill House from the public footpath to the north*

- 3.2. It was added to the List on 28<sup>th</sup> October 1957, with the following description:
- '2. Early C19. Two storeys. Three windows. Stuccoed. String-course, cornice and parapet. Two curved bays on both floors. Glazing bars intact. Central porch with fluted Doric columns, triglyph frieze and semi-circular fanlight.*
- 3.3. As demonstrated by the form of the structure and placement of the bay windows, the primary façade of the asset faces south, onto a turning circle, with tree belts beyond, as demonstrated by historic mapping of 1876 (Plate 2). Beyond this, there were filtered views to falling topography.



*Plate 2 Extract from Ordnance Survey mapping of 1876*

- 3.4. Secondary elevations appear to have been westwards, with views over a lawn bounded by tree belts, and east over a similar area.
- 3.5. By contrast, to the north lay the associated farmstead buildings and a walled garden of a more functional nature.
- 3.6. The asset now appears to have an expanded immediate curtilage to the south and east, with clearer views to the south and modern elements such as a tennis court and swimming pool. To the north, lies an area under equestrian usage.
- 3.7. The Ansty Tithe Map shows that the Harvest Hill House had an associated landholding as a tenancy which extended to the east and west (Plate 3). This included four fields within the area of the site.

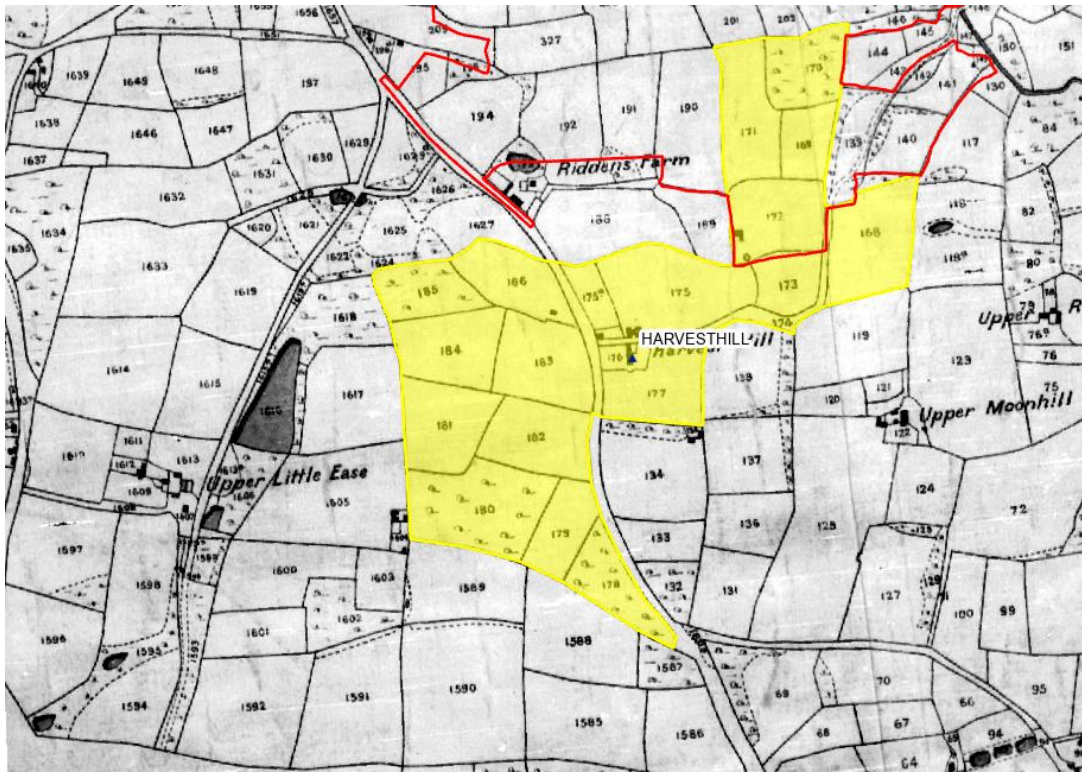


Plate 3 Tenancy associated with Harvest Hill House

- 3.8. The area of historic landholding which lies within the site has only very heavily filtered views to the asset in the winter (Plate 4).



Plate 4 Looking south-east to Harvest Hill House from the southernmost area of the site

- 3.9. The complex has some sense of separation from larger area of settlement, as it did historically.
- 3.10. As a Grade II Listed asset, Harvest Hill House is of less than the highest level of significance, as defined by paragraph 213 of the NPPF. Its heritage significance is largely embodied in its physical fabric which has architectural and historic illustrative interest as a higher status residence of early 19<sup>th</sup>-century date.
- 3.11. Setting also contributes to the significance of the asset, but to a lesser degree. Those elements of setting which are considered to contribute to its heritage significance comprise:
- The areas of its historic curtilage, including gardens, walled gardens and tree belts, which are part of the designed grounds of the asset, where they survive, which have historic illustrative interest as to the relatively high status of the complex.
  - The outbuildings, which have historic illustrative interest as a discrete farming complex.
  - The wider modern curtilage, which has historic illustrative interest as to the evolution of the complex, and its continuing higher status.
  - The falling ground to the south, over which the house appears to have had designed views, which has illustrative interest as to the siting and orientation of the asset.
  - The wider agricultural land of its historic tenancy holding, where intervisible, which has historic illustrative interest as to the agricultural function of the complex.
- 3.12. Taking into account the historic association some of the southern parcels of the site had with the asset, and the very weak winter intervisibility, the site is considered to make a very minor contribution to the heritage significance of the asset through setting. This is considered to be only very minor as the asset clearly faces in the opposite direction, is no longer functionally associated with the site and has only very weak intervisibility with the area. It contributes a very small amount of historic illustrative value to the asset, through its intrinsic character which has historic illustrative interest as to the partially agricultural nature of the complex, and historic illustrative interest through contribution to the separation of the asset from other settlement areas.
- 3.13. The proposed development (either Scheme A or Scheme B) would result in residential development to the north of the asset, including in the southernmost area of site. Development is not anticipated to be clearly visible from the asset, and any visibility would be from the rear elevation, or obliquely from secondary elevations. Views south from the primary façade of the asset would be unaffected. There would be a very slight reduction to the significance of the asset, through the loss of the historic illustrative contribution of the site. This would result in less than substantial harm at the very low end of the spectrum.
- 3.14. I note that the Conservation Officer found a low to mid level of harm to the asset through the establishment of a roundabout on the spine road, and through changes to the perception of the wider rural surround in routes through the landscape including public rights of way (CD4.59).
- 3.15. With regards to the above, it should be noted that traversing the public footpath to the north of the asset and south of the site, the asset is little visible, due to the high enclosing fence of

the curtilage (Plate 5), and that the roundabout will be a significant distant to the north-west of the asset (500m), beyond intervening vegetation and structures.



*Plate 5 Looking south-west to Harvest Hill from the public right of way to the north*

- 3.16. Overall, less than substantial harm at the very low end of the spectrum is considered to be correct for this asset.
- 3.17. Whilst it is not accepted that a mid to high level of harm to the asset would occur, it should be noted that this level of harm to Harvest Hill House was found to be outweighed by the public benefits of the proposed scheme by the Planning Officer, and that harm to this asset was not the basis of a Reason for Refusal (CD3.1, paragraph 12.183).

## Upper Ridges

- 3.18. Upper ridge is a Grade II Listed former farmhouse of 17<sup>th</sup>-century date which lies 320m to the south-east of the site (Plate 6).



*Plate 6 Looking north-east to Upper Ridges*

- 3.19. Upper Ridges was added to the List on 21<sup>st</sup> June 1990, with the following description:

*House. Probably early C17 2 bay end chimneystack house, with chimneystack originally external refaced in C18. Timber framed, exterior now clad in red brick in Flemish bond to ground floor' front, tile hung above, brown brick in English bond to left hand side with chimneybreast in red brick in stretcher bond on base of sandstone and right side elevation of brown brick in Sussex. Bond with let floor weatherboarded. Renewed tiled roof, halt-hipped with gables to right and end brick chimneystack to left. Outshut to rear. 2 storeys 2 windows. C19 wooden casements and C20 half glazed door. Plinth. Interior has brick fireplace with cambered head to left side and cambered opening to head over. Chamfered spine beam and bate C18 6 panelled door C17 or C18 window staircase. Right side room has plank door. Outskirt has C17 4 plank door and box framing; visible on sandstone plinth. West bedroom (not seen) also has exposed framing.*

- 3.20. On the Tith Map of 1843, the property is described as a cottage. On that source, the cottage had a consolidated tenancy landholding to the north and south (Plate 7). Another farm holding to the south, Lyes Farm, was also in the same ownership and occupation.

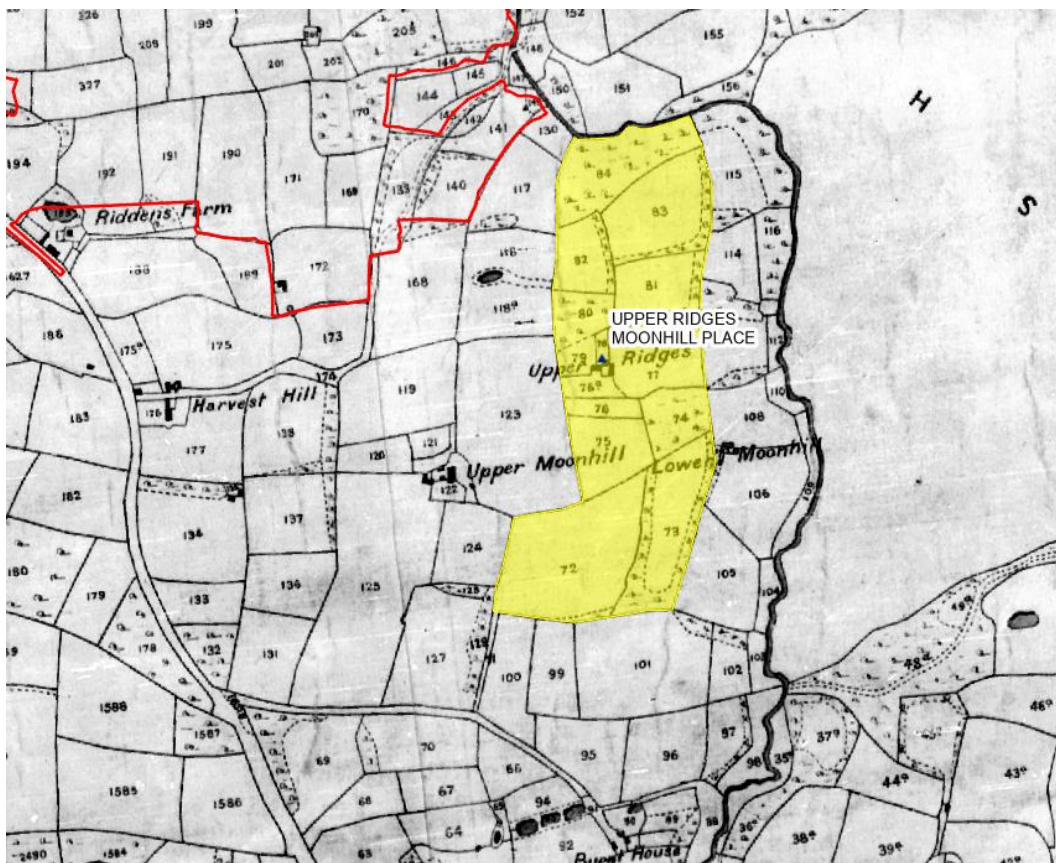


Plate 7 Tenancy landholding of Upper Ridges, as shown on the Cuckfield Tith Map of 1843

- 3.21. This source indicates that the tenancy which was functionally associated with the asset did not extend into the site.
- 3.22. On the Tith Map, the cottage appeared to have outbuildings to the east, although only one such structure was shown on the Ordnance Survey map of 1896 (Plate 8).

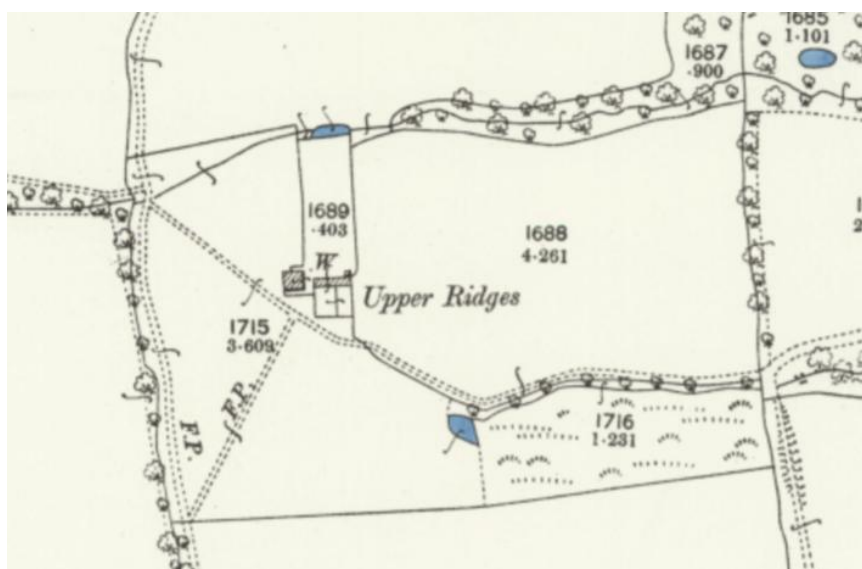


Plate 8 Extract from the Ordnance Survey map of 1896

- 3.23. Today, the asset sits within a field, with only a small curtilage to the north and immediate south and a rebuilt outbuilding (Plate 9). This wider enclosure is largely bounded by vegetation, including evergreen vegetation to the north-west.



*Plate 9 Present curtilage of Upper Ridges*

- 3.24. The asset faces south onto a small parking area. The elevations facing the site are largely blind (Plate 10).



*Plate 10 Looking south-east to Upper Ridges*

- 3.25. The asset has views over the field to the south and the rear curtilage to the north. No intervisibility has been identified with the site (Plate 11).



*Plate 11 Looking north-west from close to Upper Ridges (site not visible)*

- 3.26. As a Grade II Listed building, Upper Ridges is a designated heritage asset of less than the highest level of significance as defined by paragraph 213 of the NPPF. The significance of the asset is primarily derived from its built form, which has architectural and historic illustrative interest as the dwelling associated with a small historic farm holding.
- 3.27. Setting also contributes to the significance of the asset but to a lesser degree. Those elements of the setting of the asset which contribute to its heritage significance comprise:
- The asset's curtilage to the north and south, from where the architectural interest asset can best be appreciated from.
  - The field which it lies within, which has some historic illustrative interest as to the sense of seclusion and separation due to surrounding vegetation, and which it has views from its primary façade to, facing south.
  - Other areas of historically associated and intervisible landholding, which have historic illustrative interest as to the agricultural function of the complex historically.
- 3.28. The site lies beyond these areas. It was not historically associated with the asset in the middle of the 19<sup>th</sup> century, and it is not intervisible with it. Whilst there are dynamic views along footpaths which take in the site then, at distance, the asset, the asset's sense of separation is not contingent on the land of the site. The site is not considered to contribute to the significance of the asset through setting.

- 3.29. The proposed development (either Scheme A or Scheme B) will not change any aspect of the asset's setting which contributes to its significance, and no harm is anticipated.
- 3.30. The Conservation Officer alleged that harm less than substantial harm that was mid level within that range would be caused to the heritage significance of the asset, through an increase in busyness, noise and light (CD4.59). However, as a farmstead, noise and busyness would have been part of the operation and the distance between the asset and the proposed development, as well as the intervening vegetation would ensure that there was no impingement on the heritage significance of the asset through setting through such changes. The asset would retain its sense of separation, including as perceived when traversing footpaths through the landscape.
- 3.31. Whilst it is not accepted that harm would occur to this asset, it should be noted that the Planning Officer found that the mid level harm identified by the Conservation Officer was outweighed by the public benefits of the proposed scheme, and that harm to this asset is not the basis for a Reason for Refusal (CD3.1, paragraph 12.183).

## West Riddens Farmhouse

- 3.32. West Riddens Farmhouse is a Grade II Listed 16<sup>th</sup>-century farmhouse which lies 50m to the south of the site (Plate 12).



*Plate 12 Looking north to West Riddens Farmhouse*

- 3.33. The asset was added to the List on 28<sup>th</sup> October 1957, with the following description:
- 2. C16 timber-framed building with the timbering exposed at the back but refronted with red brick on ground floor and tile-bung above. Horsham slab roof. Casement windows. Two storeys. Four windows. Modern gabled L-wing to south west.*
- 3.34. Historically, the farmhouse had a landholding mostly to the east and west, and included part of the southern area of the site, as shown on the Cuckfield Tithe map of 1843 (Plate 13).

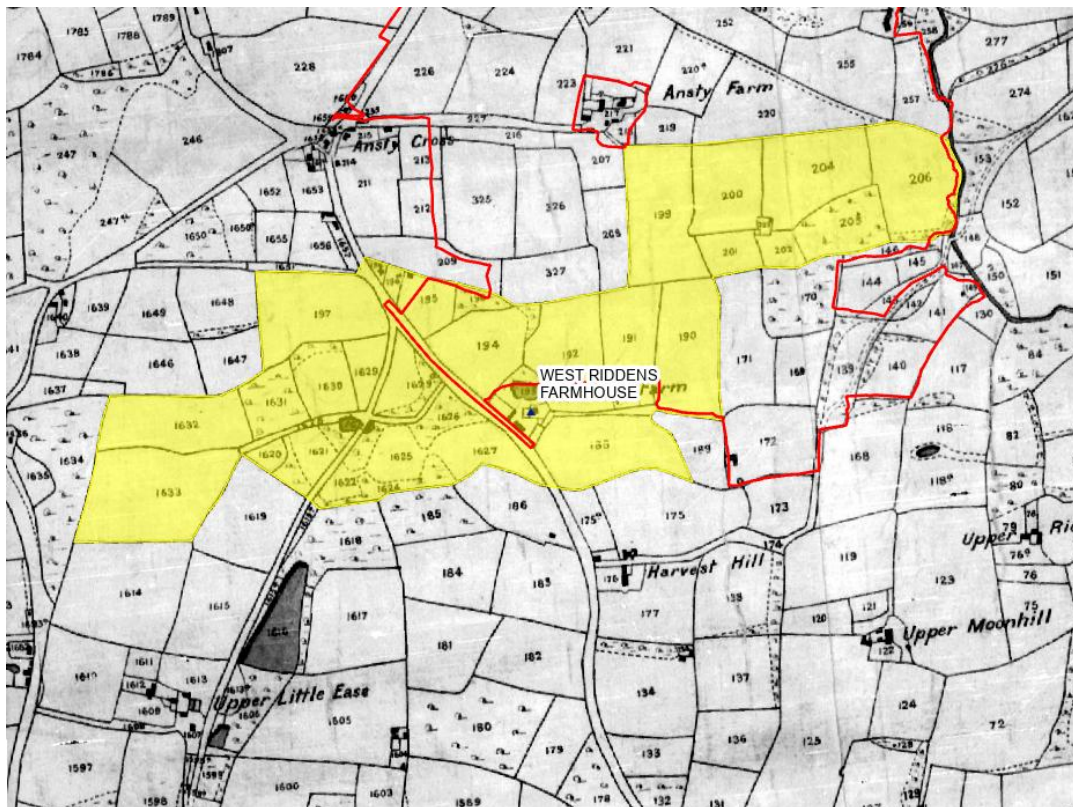


Plate 13 Extract from the Cuckfield Tithe Map of 1843, showing the historic landholding associated with West Riddens Farm

- 3.35. The same source records the asset and its plot as 'house and outbuildings', and shows that the outbuildings were located to the south-west of the house, and that a pond flanked by trees was located to the north. Mount Noddy Cottage also appears to have been part of the same tenancy at this time, potentially as a farm cottage.
- 3.36. The Ordnance Survey map of 1896 shows former quarries and marl pits to the east and west of the complex, suggesting the pond north of the farmhouse may have originated as such a feature.

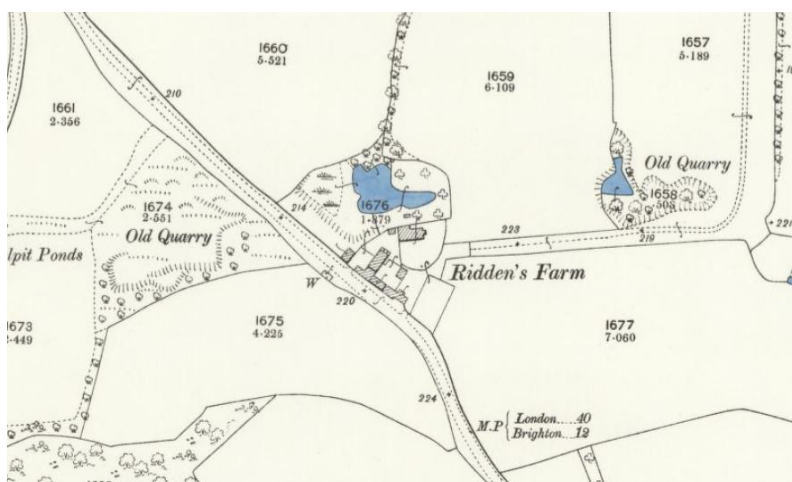


Plate 14 Extract from the Ordnance Survey map of 1896

- 3.37. The pond north of the farmhouse has since been expanded, and new outbuildings constructed, as well as three large modern residential units, which have been constructed to the south-east of the farmhouse (Plate 15).



*Plate 15 Extract from a modern aerial photograph*

- 3.38. The farmhouse faces south, onto a garden area, yard and historic outbuildings.
- 3.39. The rear has intervisibility with land to the north (the site, Plate 16), but the key aspect of the view to the north is anticipated to be the large pond which is likely to have originated as a marl pit.



*Plate 16 Looking south from the site to West Riddens Farmhouse*

- 3.40. Very heavily filtered views south to the asset are present in the winter from the public right of way further to the north, running east from Ansty (Plate 17).



*Plate 17 Looking south to West Riddens Farm from the public right of way east of Ansty*

- 3.41. As a Grade II Listed building, West Riddens Farmhouse is a designated heritage asset of less than the highest significance, as defined by paragraph 213 of the NPPF. The heritage significance of the asset is principally embodied in its physical form, which has architectural and historic illustrative values as a farmhouse with 16<sup>th</sup>-century origins and later phases.
- 3.42. Setting contributes to the significance of the asset, but to a lesser degree than its physical form. Those elements of the setting of the asset which contribute to its heritage significance comprise:
- Its historic outbuildings, which have historic illustrative interest as to the agricultural origins of the complex.
  - The yard and curtilage areas, from where the architectural interest of the asset is best appreciated and understood, and which have historic illustrative interest as to the function of the complex.
  - The pond to the north, which appears to have originated as a marl pit and which forms the immediate northern outlook of the building, and has historic illustrative interest as to the development of the complex.
  - Historically associated and intervisible agricultural land, which has historic illustrative value as to the agricultural function of the complex.

- Mount Noddy Cottage, which has historic illustrative interest as to the accommodation provision of the historic farm complex, although this is now divided from the farm by modern development.

- 3.43. As discussed above, the southern area of the site is intervisible with the rear of the asset, although the primary view north from this elevation of the asset is to the large pond. The site is considered to make a low to moderate contribution to the heritage significance of the asset through setting, through historic illustrative interest as to the agricultural historic landholding.
- 3.44. The residential development is proposed to the north of the asset (either Scheme A or Scheme B), beyond the pond and beyond a proposed tree belt on the southern boundary of the site. The asset is likely to have filtered views to the residential development, and may experience additional light and noise, although it should be noted that three modern residential units lie immediately to the south-east of the farm complex, and that historically the farmyard would have been noisy and a location of activity.
- 3.45. Views from the public right of way to the north would be blocked, but these are heavily filtered, and the asset is little intelligible in these views, even in winter.
- 3.46. Overall, the reduction in the historic illustrative value that the site currently contributes to the asset as to its historic landholding, and the increased light and noise, will result in less than substantial harm which is considered to be low to mid on that spectrum.
- 3.47. The Conservation Officer alleged a mid to high level of less than substantial harm, through the change of agricultural setting, blocking of views from the north and increase in busyness and noise (CD4.59). As discussed above, the farm would have been a bustling noisy area historically and the views to the asset from the north are heavily filtered. Less than substantial harm which is low to mid on that spectrum is considered to be an appropriate assessment.
- 3.48. Whilst it is not accepted that a mid to high level of harm would occur to West Riddens, it should be noted that the Planning Officer found that level of harm to be outweighed by the public benefits of the proposed scheme (CD12.183), and that harm to this asset was not the basis of a Reason for Refusal.

## Mount Noddy Cottage

- 3.49. Mount Noddy Cottage is a Grade II Listed 18<sup>th</sup>-century or earlier residence located 100m north-west of the site (Plate 18).



*Plate 18 Looking north-east to Mount Noddy Cottage*

- 3.50. Mount Noddy Cottage was added to the List on the 11<sup>th</sup> May 1983, with the following brief description:
- '2. C18 or earlier. Two storeys. Two windows. Tile-hung, the upper section fishscale tiles. Tiled roof. Casement windows.'*
- 3.51. Historically, it had two tenants listed on the apportionment register for the Cuckfield Tithe Map of 1843, one of whom was the occupier of West Riddens Farm, with another person, Henry Purvey, also noted. As such, it may have been a farm cottage associated with West Riddens.
- 3.52. In 1843, it was shown as a single dwelling adjacent to the road, but a little distance south of Ansty and north of West Riddens Farm (Plate 19).



Plate 19 Extract from the Cuckfield Tithe Map of 1843

3.53. It was similarly depicted in 1896 (Plate 20).



Plate 20 Extract from the Ordnance Survey map of 1896

3.54. Today, it has been encircled by development, as part of the southwards extension of Ansty (Plate 21).



*Plate 21 Extract from a recent aerial photograph*

- 3.55. There are publicly accessible views to the asset from the adjacent road (Plate 18), but none have been identified from the wider area. It is likely to have filtered views to agricultural land beyond the road to the west, due to its elevated position above the road.
- 3.56. As a Grade II Listed building Mount Noddy Cottage is a designated heritage asset of less than the highest level of significance as defined by paragraph 213 of the NPPF. Its significance is largely embodied in its physical fabric, which has architectural value and historic illustrative value as a vernacular residence.
- 3.57. Setting also contributes to the asset's significance, but to a lesser degree. Those elements of the setting of the asset which contribute to its significance comprise:
- The curtilage of the asset, which appears to reflect its historic extent, and from where the architectural interest of the asset is best appreciated and understood.
  - The road to the west, from where the asset can be appreciated, and which has historic illustrative interest as to the siting of the asset historically.
  - West Riddens Farm complex, which has historic illustrative interest as to the function of the asset due to the historic connection, although the asset is not separated from the area by intervening modern development.
  - Intervisible and potentially historically associated land immediately to the west of the asset, which has historic illustrative value as to the agricultural function of the asset.
- 3.58. The site is not considered to contribute to the significance of the asset through setting. Whilst the cottage may have been associated with West Riddens Farm, some of whose land lay within the site, the asset is now separated from this area by modern development.

- 3.59. The addition of further modern residential development to the south-east and east of the asset (either Scheme A or Scheme B) is not anticipated to harm its heritage significance.
- 3.60. The Conservation Officer identified harm through the visibility of development on Burgess Hill on the approach to the asset (CD4.59). However, the asset already has modern development to the south-east on this approach, and the addition of further residential development set behind tree belts in relation to the road is not anticipated to harm the heritage significance of the asset through setting. The adjacent and intervisible agricultural land will not be affected by the proposed development.
- 3.61. Whilst it is not accepted that harm would occur to this asset, it should be noted that the harm alleged by the Conservation Officer was considered by the Planning Officer to be outweighed by the public benefits of the proposed scheme (CD3.1, paragraph 12.183), and that harm to this asset did not form the basis of a Reason for Refusal.

## The Place and Barn North of Forsyth's Farmhouse

- 3.62. The Place is a Grade II Listed 17<sup>th</sup>-century former farmhouse which lies in an inset within the centre of the site (Plate 22).



*Plate 22 Looking south to The Place*

- 3.63. The building was added to the List on 28<sup>th</sup> October 1957 with the following very brief description:

2. C18. Two storeys. Four windows. Ground floor red brick, above tile-hung. Tiled roof. Glazing bars intact.

3.64. An article from the Sussex Times of 1930 gives the following description of the house:

*But the most important and interesting house in Anstye proper is Mr. Webber's Anstye Farm. It has a long history reaching back into the misty past; In fact it may well have been the original "An's tigh'e' and it appears in some of the oldest surveys of the manor as simply Anstie." The present house is an example of a Sussex farmhouse of its period. Details in the building show that it is of two periods, and, fortunately, two dates are to be found. Down in the cellar, under the older part, is a large carved stone bearing the initials 'G.T.E' (1713 G. over T.E.). This may signify that it was built by Thomas Gates who held the freehold for several years before that date. High up in the gable of the north wing is another stone with the date, carved in relief, of "1768" and the work there suggests a little later period. This north wing has one of the most handsome gables and carved barge boards in the neighbourhood, and with its long row of dentils is really a beautiful piece of work. The whole of the house is splendidly built with squared stone work to the first floor and weather fitting above, except in the north wing, where the oak beams are exposed down to the stone plinth at ground level. The rest is a bewildering mass of old oak, carefully cleaned and restored. In the best bedroom, in the old part, a fine Tudor arch has been exposed over a very wide hearth. There is no doubt that, when built, it was a house of considerable pretensions. After the supposed builder, Thos. Gates, the next owner was Richard Hodd, who occupied it at the latter end of the 18th century and well into the 19th, when it was purchased by the Sergisons.*

3.65. The earlier date of the associated barn and the large chimneys of the former farmhouse suggests that the asset may incorporate earlier fabric.

3.66. The barn to the west of the house is also Grade II Listed under the name *Barn north of Forsyth's Farmhouse*. This was added to the List of 27<sup>th</sup> May 1986, with the following description:

*'Barn C17. Timber framed, weatherboarded on brick and sandstone plinth, stone slates and old tile roof. 3 bays with central threshing floor, west side has double doors between 2 projecting outshoots, east side has 2 large cart doors. South gable of brick with datestone 1725 above owl-hole. Half-hipped roof. Substantial timber framed interior with jowled posts clasping wall plate, slightly arched tie beams with struts, queen-post clasped purlin roof, rafters pegged at apex. Substantial lower wall frame with curved wind-braces.'*

3.67. Historically, the complex formed Ansty Farm, which had a relatively large associated farm tenancy (Plate 23).

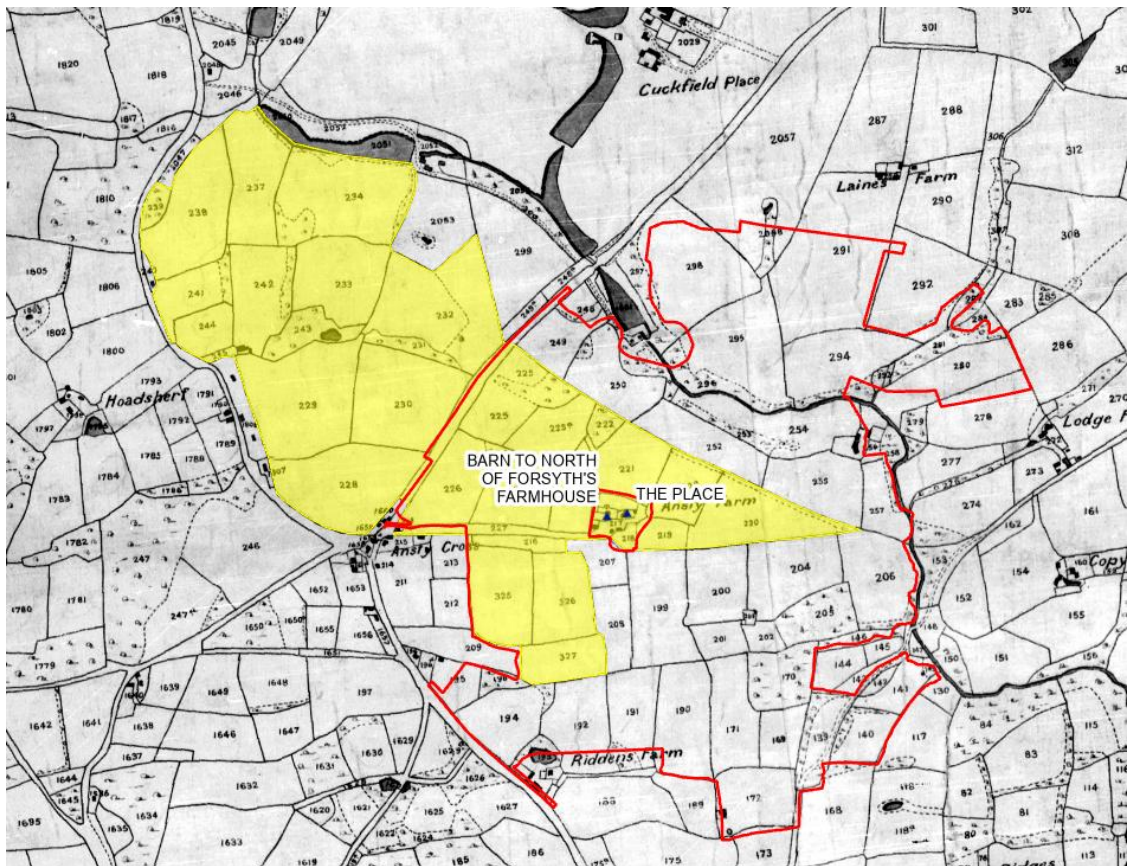


Plate 23 Extract from the Cuckfield Tithe Map of 1843, showing the tenancy associated with Ansty Farm

- 3.68. The Tithe apportionment notes the complex only as 'Buildings, yards, etc,' and shows little detail.
- 3.69. The Ordnance Survey map of 1896 shows the farmyard arrangement in more detail, with the farmhouse to the east, with garden and orchard to the north, barn and other farm buildings to the west, arranged around a small yard (Plate 24). multiple ponds in the immediate vicinity of the buildings most likely originated as marl pits.

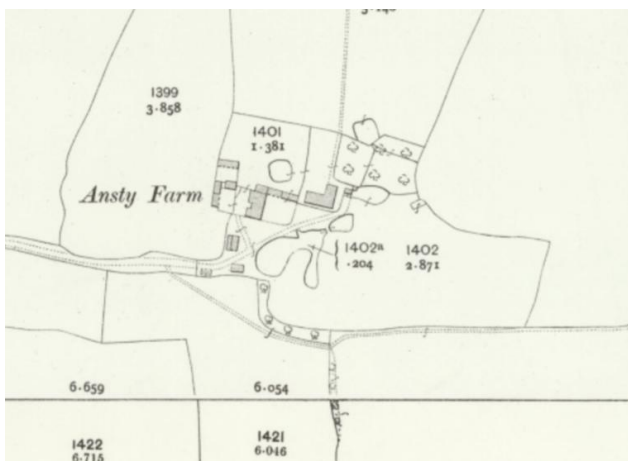


Plate 24 Extract from the Ordnance Survey map of 1896

- 3.70. The barn was used as a theatre in the later part of the 20<sup>th</sup> century, associated with the playwright and then owner John Forsyth, before residential conversion in the 1980s. It is understood to have been in a poor state of repair prior to its conversion. Another outbuilding has been converted to a separate residence, The Grainloft, which has its own domestic curtilage.
- 3.71. Today, the assets have a residential character, with three domestic curtilages formed from the area historically covered by the yards and orchards, as well as areas which were adjacent fields to the south. Compared to that visible on the Tithe Map, the tree coverage of land to the south has greatly increased (Plate 25).



*Plate 25 Modern aerial photograph showing the surrounds of what was Ansty Farm*

- 3.72. The farmhouse faces south onto its curtilage, towards its garden, with tree cover beyond. As such, the assets are little visible from the public right of way which runs to the south of the asset, even in winter (Plate 26).



*Plate 26 Looking north to the barn and farmhouse from the public right of way to the south*

- 3.73. The farmhouse has views north, across the falling and rising land, and to Holy Trinity Church, from which areas it is distantly visible, but largely screened by vegetation (Plate 27 to Plate 29).



*Plate 27 Looking south to the farmhouse and barn from land to the north*



*Plate 28 Looking south to the Farmhouse from land to the north*



*Plate 29 Glimpse of The Place from All Saint's Churchyard*

- 3.74. From the north-east and east, the farmhouse is slightly more screened by vegetation and intervening buildings, but the roof of the barn can be seen (Plate 30, Plate 31).



*Plate 30 Looking south-east from to the north-west of the Ansty Farm complex*



*Plate 31 Looking east from west of the farm complex*

3.75. From the west, the farmhouse is visible beyond a significant hedge, but the barn is little visible (Plate 32, Plate 33).



*Plate 32 Looking west from east of the farm complex*



*Plate 33 Looking west to The Place*

- 3.76. As Grade II Listed buildings, The Farmhouse and The Barn at the former Anstys Farm complex are designated heritage assets of less than the highest level of significance, as defined by the NPPF.
- 3.77. The significance of the assets is primarily embodied in their physical fabric, which has architectural and historic illustrative interests, as the farmhouse and barn of a former farm complex, now of wholly residential use.
- 3.78. Setting also contributes to their significance, but to a lesser degree than their physical fabric. The elements of setting which contribute to their significance comprise:
- Their immediate curtilages, from where their architectural interests can best be understood and which represent historically functionally associated areas.
  - Each other and other surviving farm buildings, which have historic illustrative interests as to the origins of the structures within a farm complex.
  - The historically associated and intervisible agricultural land in their vicinity, which has historic illustrative interest as to their historic function, albeit this is reduced by their residential conversion.
  - The land which provides separation of the complex from the village of Ansty, which has historic illustrative interest as to the discrete farm complex originating in a rural location beyond the settlement.
- 3.79. The site comprises part of the historic landholding of the site, as shown on Plate 23, above. Some of this area is intervisible with the farmhouse, and there are also views across this area such as from Holy Trinity Churchyard, to the asset in winter. The barn has less intervisibility with the site, but there are filtered views to its roof from to its west and north. The land of the site to the south of the assets is very largely screened from them, although there may be a sense of the land to the south being undeveloped from the assets. Overall, the site is considered to make a low to moderate contribution to the significance of the Farmhouse and the Barn, through historic illustrative interests.
- 3.80. The parameters and masterplan for the application as determined has reduced harm to the assets through the provision of a significant set-backs of built form to their north and east, beyond public open space and planting, and a line of planting to the west. The setting down of development topographically to the north will allow the retention of glimpsed views to the asset from the churchyard of Holy Trinity Church.
- 3.81. The proposed development as determined (Scheme A) would reduce the contribution the site makes to the significance of the assets through historic illustrative interest as to the agricultural function of the assets, but their agricultural origins will remain legible through each other, and other outbuildings.
- 3.82. Development would increase noise and light in the surrounds of the assets, although as a working farmstead, it would have been a noisy area with significant activity historically.
- 3.83. The development will block some views to the assets from the west, north and east, but will facilitate additional public views to them, particularly from the north and east.

- 3.84. The development will reduce the sense of separation of the assets as a historic complex, including through development being visible along the approach from Ansty to the west, but this will still remain legible as a discrete complex through the set backs of built form and screening planting. Overall, the harm to the farmhouse and barn is anticipated to be a low to mid level of less than substantial harm.
- 3.85. For the revised development proposals (Scheme B), to the west of the complex, the proposals have the school site, rather than a care home and retirement bungalows. This would further reduce the harm, but it would still lie within the range of low to mid level less than substantial harm for the farmhouse and barn.
- 3.86. The Conservation Officer alleged that the harm to these assets would be of a high level. This was through such matters as visibility of development along approaches, and it is acknowledged that this will be the case, although the assets are little visible from the public right of way to the south, even in winter (CD4.59). The Conservation Officer asserts that the sense of separation would be removed, although, as set out above, the legibility of the former farm as a discrete complex would remain. Overall, taking account of the fact that the significance of the assets is primarily embodied in their physical form, and that the elements of their settings which make the greatest contribution to their significance comprising each other and their curtilages will not be affected, low to mid less than substantial harm for the Farmhouse and the barn is considered to be appropriate.
- 3.87. Whilst it is not accepted that a high level of harm would occur to these assets, it should be noted that the Planning Officer found that such a level of harm was outweighed by the public benefits of the proposed scheme CD3.1, paragraph 12.183), and that harm to these assets does not form the basis of a Reason for Refusal.

## Mackrells Cottage

- 3.88. Mackrells Cottage is a Grade II Listed 17<sup>th</sup>-century cottage which lies 60m north-east of the southern area of the site (Plate 34).



*Plate 34 Looking south-east to Mackrells Cottage*

- 3.89. It was added to the List on the 11<sup>th</sup> May 1983 with the following very brief description:

*'Restored C17 timber-framed cottage with plaster infilling. Tiled roof. Casement windows. Two storeys. Three windows. The north easternmost window-bay is an addition.'*

- 3.90. The cottage lies in a small clearing in an area of woodland, within a garden with only small outbuildings. However, historically, it appears to have had a more open setting, as part of the tenancy landholding of Laine's Farm to the north (Plate 35).

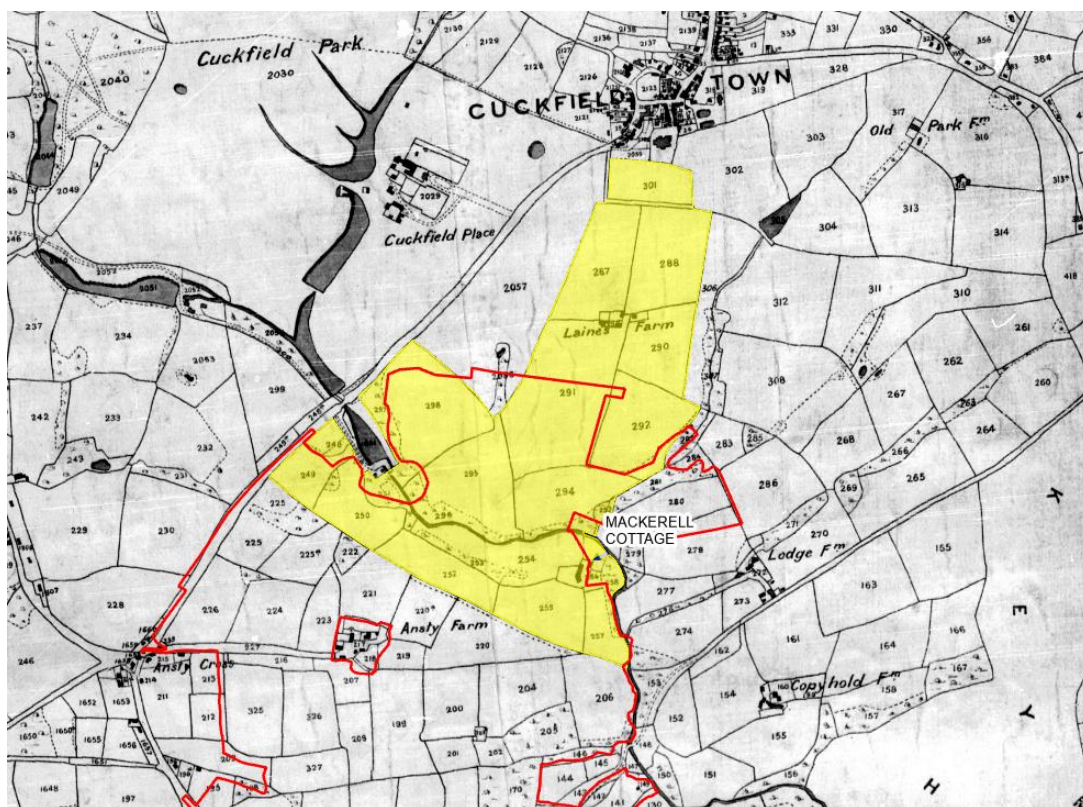


Plate 35 Extract from the Tithe Map, showing the landholding associated with Laine's Farm

- 3.91. This source showed Mackrells Cottage with a range of outbuildings to the south-west.
- 3.92. The Ordnance Survey mapping of 1896 (Plate 36) shows the cottage as part of a discrete farmstead, labelled as Mackrell's Farm. The outbuildings to the south-west had been reconfigured.



Plate 36 Extract from the Ordnance Survey map of 1896

- 3.93. The surrounds of the cottage have since become wooded, and the cottage is now a single dwelling, rather than a farmstead (Plate 37).



*Plate 37 Modern aerial photograph, showing the context of Mackrells Cottage*

- 3.94. The views to and from the cottage are primarily from its immediate curtilage and the clearing it lies within. The asset is visible in dynamic views along the public footpath which passes to its west, although this is currently closed, as the footbridge over the river is unsafe.
- 3.95. There is also very heavily filtered intervisibility with the agricultural land to the south-west in winter (Plate 38).



*Plate 38 Looking north to Mackrells Cottage from the central eastern area of the site*

- 3.96. As a Grade II Listed building, Mackrell’s Cottage is a designated heritage asset of less than the highest level of significance as set out in paragraph 213 of the NPPF. Its heritage significance is primarily embodied in its physical form, which has architectural and historic illustrative interests as a vernacular cottage which appears to have been variously part of a larger farming endeavour, associated with its own farmstead, and a single dwelling.
- 3.97. Setting also contributes to the significance of the asset, but to a lesser degree than its fabric. The elements of its setting which contribute to its significance comprise:
- Its curtilage, from where its architectural interest is best understood, and which was historically functionally associated with the asset, having historic illustrative interest.
  - Laines Farm to the north, which it was historically associated with and which has historic illustrative interest.
  - The woodland which gives it a sense of seclusion, which has historic illustrative interest as to its transition from farmstead to single dwelling.
  - The formerly associated and weakly intervisible agricultural land, which is also experienced in short range dynamic views, moving along the footpath to the west of the asset, which has historic illustrative interest as to the farmstead phase of the asset.
- 3.98. The site has heavily filtered intervisibility with the asset, and includes historically associated agricultural land which is visible in dynamic views along the footpath to the north and south of the asset, assuming this will reopen at some point. As such, the site is considered to

contribute to the sense of separation which the asset currently has, and is considered to make a low to moderate contribution to its heritage significance through setting.

- 3.99. Development (either Scheme A or Scheme B) will include residential dwellings to the south-west, which will be experienced on the approach to the asset and potentially in heavily filtered views, and so will reduce its sense of separation, although the asset will retain some sense of seclusion through the presence of surrounding woodland. Some increase in noise and light may be experienced by the asset as a result of this. To the north, development will be set back behind public open space and allotments.
- 3.100. Overall, there will be a reduction in historic illustrative value that the agricultural land north and south contributes to the significance of the asset through setting, and the sense of separation of the asset, although it should be noted that historically it appears to have been part of a larger farmstead. Overall, the harm would be less than substantial and low to mid on that spectrum.
- 3.101. The Conservation Officer identified a mid to high level of less than substantial harm, due to increased noise and light, direct intervisibility and through the proximity of the link road (CD4.59). With regards to this, the link road will be located beyond over 100m of woodland, and any direct intervisibility with the residential areas will be very heavily filtered by intervening vegetation. Less than substantial harm at a low to mid level is considered to be an appropriate assessment.
- 3.102. Whilst it is not agreed that a mid to high level of harm would occur, it should be noted that the Planning Officer found that this level of harm was outweighed by the public benefits of the proposed scheme (CD3.1, paragraph 12.183), and that this impact was not the basis of a Reason for Refusal.

## Lodge Farmhouse

- 3.103. Lodge Farmhouse is a Grade II Listed 15<sup>th</sup>- or 16<sup>th</sup>-century building which lies 90m south-east of the site (Plate 39).



*Plate 39 Looking south-east to Lodge Farmhouse*

- 3.104. The asset was added to the List on the 24<sup>th</sup> September 1987 with the following description:
- 'House. Could be late C15 or early C16 timberframed open hall, with addition and refronting of early C19 T-shaped. Exterior of front range clad in part sandstone, part brick to ground floor and tile hung to 1st floor. Steeply pitched tiled roof, hipped to left side and with gable. Off central ridge brick chimneystack. 2 storeys 3 windows. Casement windows, 1st floor windows having some, beaded lights. Plain plank doorcase in moulded architrave. Left side elevation has diamond patterns in scalloped tiles to 1st floor. Rear elevation has exposed box framing with some diagonal tension braces and plastered infill. T wing is early C19, part brick, part tile hung with brick chimneystack to gable end. Interior has exposed beams including curved tension braces, inglenook fireplace and old plank doors.'*
- 3.105. As such, the asset may have originated as a higher-status hall house. Historically, the asset was also the farmhouse to a farm which included outbuildings to the south-east, and a consolidated landholding, as shown below on the Cuckfield Tithe Map of 1843 (Plate 40).

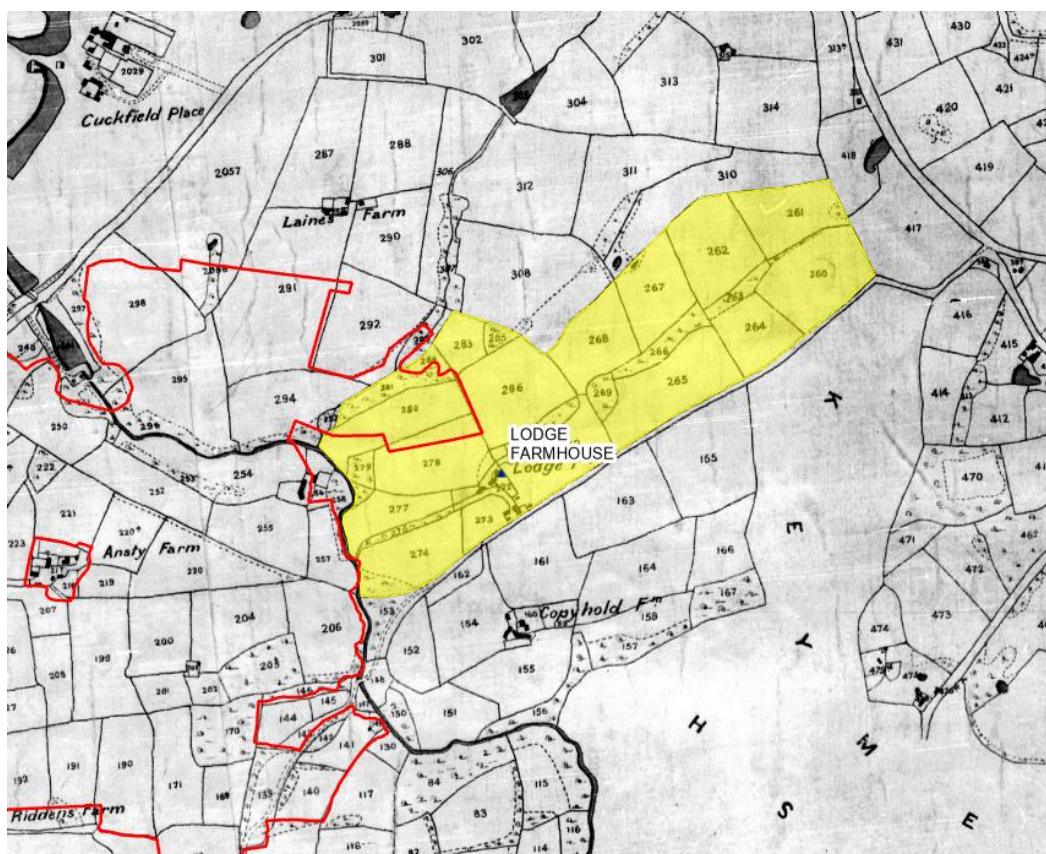


Plate 40 Extract from the Cuckfield Tithe Map of 1843, showing the landholding of Lodge Farm

- 3.106. The asset is shown as separated from all of its farm buildings on the Ordnance Survey map of 1896 (Plate 41).

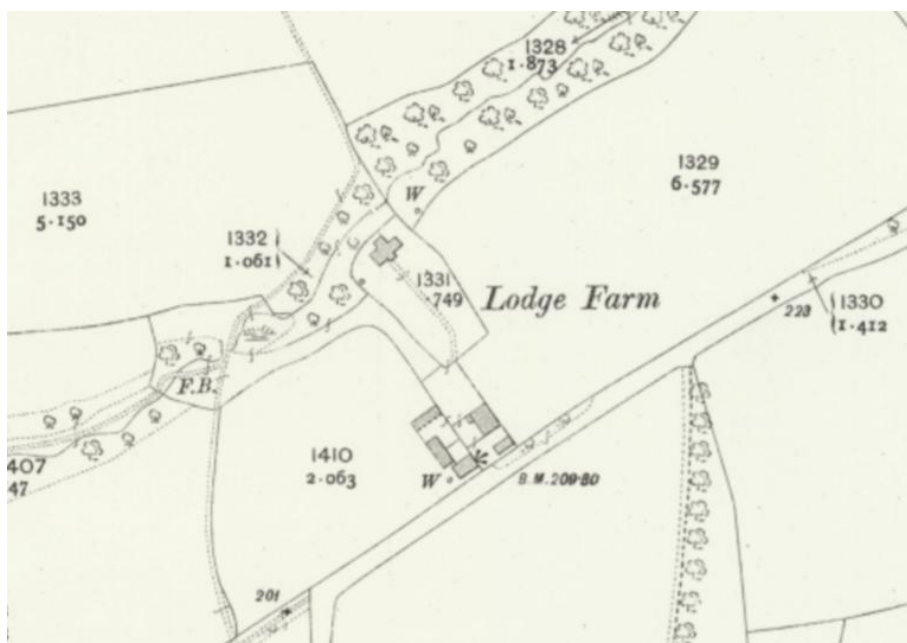
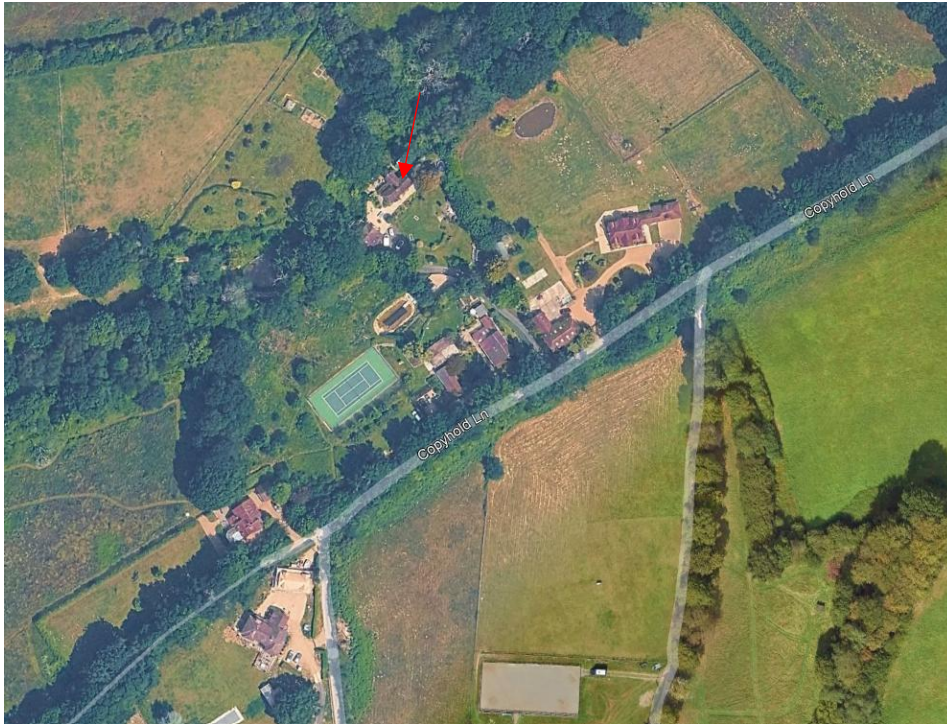


Plate 41 Extract from the Ordnance Survey map of 1896

3.107. Today, the outbuildings have been residentially converted, and two further large dwellings have been constructed to the north-east of the former farm buildings. Further dwellings have been constructed on Copyhold Lane to the south-west. The curtilages of the buildings to the south of the farmhouse contain a swimming pool and tennis court (Plate 42).



*Plate 42 Extract from modern aerial photograph*

- 3.108. The asset faces south-east, towards the rising ground which its outbuildings and modern residences lie further up topographically. These buildings are anticipated to be visible from the asset, as well as the modern curtilages of the dwellings.
- 3.109. The site is not anticipated to be visible from the asset. It is visible in dynamic views which take in the rear of the asset, albeit the asset is separated from the public footpath by orchard and garden.
- 3.110. As a Grade II Listed building, the asset is considered to be a designated heritage asset of less than the highest level of significance as set out in paragraph 213 of the NPPF. Its significance is principally embodied in its physical form, which has architectural and historic illustrative interests.
- 3.111. Setting contributes, but to a lesser degree than its physical form. The elements of the setting of the asset which contribute to its heritage significance comprise:
- Its curtilage, from where its architectural interests are best appreciated and understood.
  - The historically associated outbuildings, which have historic illustrative interest as to the agricultural phase of the complex.

- The stream which the farmhouse is located adjacent to, away from its outbuildings which sat at a higher level adjacent to the lane, which has historic illustrative interest as to the siting of the asset.
- Historically associated and intervisible agricultural land, which has historic illustrative interest as to the agricultural phase of the asset.

- 3.112. The site lies beyond these areas, being partially historically associate, but not intervisible, and is not considered to contribute to the heritage significance of the asset through setting. Whilst the land of the site is relatively proximate, the asset does not have a sense of seclusion due to nearby dwellings, the curtilages of which include a tennis court and swimming pool.
- 3.113. The nearest area of the site, either in Scheme A or Scheme B, is proposed to be retained ancient woodland and informal public open space. No harm is anticipated.
- 3.114. The Conservation Officer alleges a low to mid level of less than substantial harm through loss of agricultural setting, seclusion and additional noise (CD4.59). However, the asset has development to the south-east, including houses, a tennis court and swimming pool and it does not have an appreciable sense of separation.
- 3.115. Whilst it is not accepted that harm would occur to Lodge Farmhouse, it should be noted that the low to mid level of less than substantial harm alleged by the Conservation Officer was found to be outweighed by the public benefits of the proposed scheme by the Planning Officer (CD3.1, paragraph 12.183), and that harm to Lodge Farmhouse was not the basis of a Reason for Refusal.

## Highbridge Mill

- 3.116. Highbridge Mill is a Grade II Listed early 19<sup>th</sup>-century flour mill which lies in an inset to the western area of the site, 40m from it at its closest point (Plate 43). However, it lies at the bottom of the valley, and is largely screened by topography, vegetation and the associated cottages.



*Plate 43 Looking south-east to Highbridge Mill (left) and associated cottages (right)*

- 3.117. The Mill was added to the List on the 11<sup>th</sup> May 1983, with the following description:
- '2. Now a house. The original portion dates from 1810. Three storeys. One window. Red brick. Mansarded tiled roof. Water-wheel and machinery intact. The mill was extended to the north east to include a granary about 1870. Two storeys. Two windows. Faced with weather-boarding. Slate roof. Casement windows.'*
- 3.118. The mill is said to be located on the site of former iron works, which were prevalent in the Cuckfield area in the post-medieval period, although declined by the 19<sup>th</sup>-century, explaining the availability of the site for milling thereafter.
- 3.119. Comparing the List description and historic photographs (Plate 44) to recent photographs from sales particulars (Plate 45), it is clear that the asset has been very greatly extended in modern times for residential uses.



*Plate 44 20<sup>th</sup>-century photograph of the Mill*



*Plate 45 Recent photograph from Sales Particulars*

- 3.120. This is reflected in the footprint as shown on historic mapping, with the Cuckfield Tithe Map of 1843 showing a very small structure adjacent to the mill race (Plate 46).

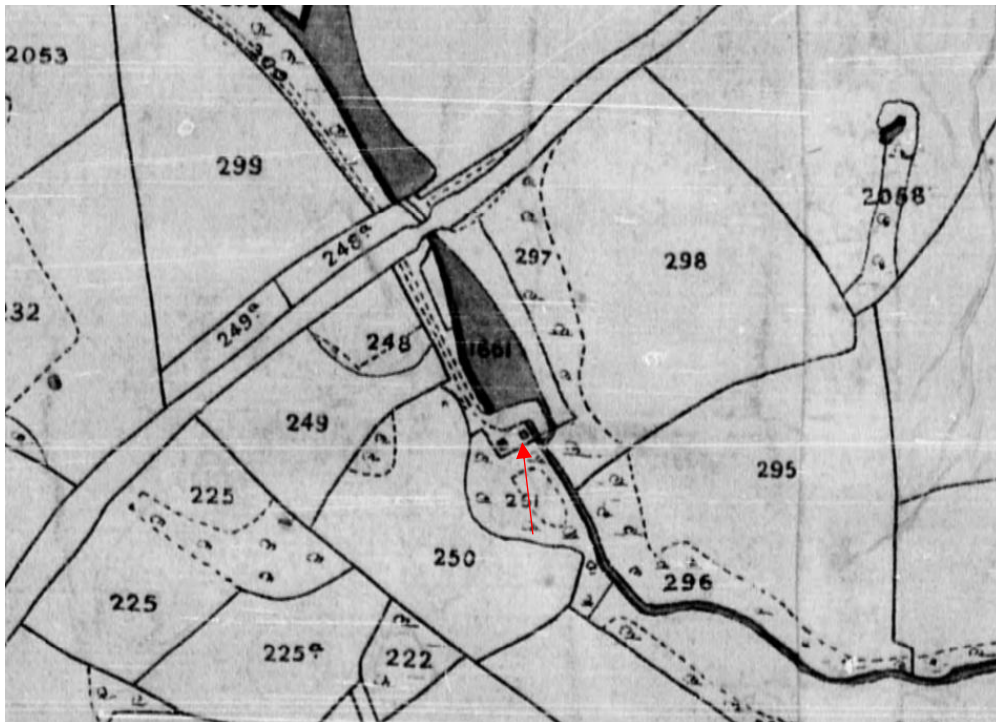


Plate 46 Extract from the Cuckfield Tithe Map of 1843

- 3.121. Later 19<sup>th</sup>-century mapping shows a partially silted mill pond, and the granary constructed to the north-east of the mill (Plate 47).



Plate 47 Extract from the Ordnance Survey mapping of 1896

- 3.122. Today, the structure is altered almost beyond recognition, the millpond drained and the mill surrounded by domestic gardens (Plate 48).



*Plate 48 Extract from a recent aerial photograph*

- 3.123. The cottages which lie to the south-west of the mill appear to be depicted on the Tithe Map, and are certainly present by the end of the 19<sup>th</sup> century. They are of two storeys of buff brick and are themselves significantly extended from their historic footprints (Plate 49).



*Plate 49 Looking north to the cottages and roof of the mill*

- 3.124. The cottages are considered to be a non-designated heritage asset of modest value, as much changed dwellings formerly associated with the mill, which have modest architectural value, and historic illustrative value as to the form of the overall mill complex.
- 3.125. As a Grade II Listed building, the Mill is a designated heritage asset of less than the highest level of significance as set out in paragraph 213 of the NPPF. The significance of the asset primarily lies in its physical form which has architectural and historic illustrative interest as an example of a 19<sup>th</sup>-century mill, albeit very greatly changed by its expansion as part of a dwelling. The asset may also have archaeological value as to earlier iron working structures.
- 3.126. Setting contributes to the significance of the asset, but to a lesser degree. Those elements of the setting of the asset which contribute to its significance comprise:
- The cottages, which have historic illustrative interest as to the composition of the complex.
  - The stream it lies on, which has historic illustrative interest as to the siting of the asset.
  - The location of the former mill pond, which has historic illustrative interest as to the function of the complex historically which whilst drained it still legible.
  - The garden area of the asset, from where its architectural interests can be best appreciated.

- The immediate agricultural surrounds of the asset, which have some historic illustrative interest as they give the asset a sense of separation, although the cottages have been present as part of the complex for over 100 years so the mill does not have a sense of isolation.

- 3.127. The site has some intervisibility with the mill, where it lies to the south of the asset (Plate 49). The site is considered to make a very minor contribution to the heritage significance of the Grade II Listed mill building through setting, through historic illustrative interest as to its rural context and separation, although these were most likely incidental elements historically, as it was clearly sited to harness the power of the stream at a suitable topographic location. Furthermore, the extension of the mill has changed its overall form and relationship it has with its context very greatly.
- 3.128. With regards to the cottages, these are considered to be of intrinsic significance commensurate to a non-designated heritage asset of low value, considering their modest architectural and historic illustrative interests and their significant alterations, although they may be considered to be part of the Listing of the Mill.
- 3.129. The significance of the cottages is largely embodied in their physical form which has modest architectural and historic illustrative interests. Setting also contributes, but to a lesser degree. Those elements of the significance of the asset which contribute to their heritage significance comprise:
- The mill building which they were functionally associated with, which has historic illustrative interest.
  - The steam and mill pond which have historic illustrative value as to the siting of the complex.
  - The curtilages of the dwellings, from where their architectural interests are best appreciated.
  - The immediately surrounding agricultural land, which gives a sense of separation to the complex as a whole, although it is made up of a cluster of assets which are now separate residences.
- 3.130. The site is intervisible with and proximate to the cottages. It has intervisibility with the southern, rear elevation, of the cottages (Plate 50, Plate 51).



*Plate 50 Looking north to the cottages*



*Plate 51 Looking north to the mill cottages from within the site*

3.131. The northern area of the site also has intervisibility with the Mill Cottages, but not the Mill.



*Plate 52 Looking south-west to the Mill Cottage from within the site*

- 3.132. Whilst the site has some historic illustrative value as to the rural context the cottages were constructed in, this is incidental to their function, which was related to the mill, and its context. The site facilitates some longer-range views to the asset, and is a back drop to the asset in views from the north. As such, the site is considered to make a minor to moderate contribution to the heritage significance of the asset through setting.
- 3.133. The proposed development (Scheme A and Scheme B) includes additional planting to the south of the mill complex, which will partially filter views of development from the cottages and largely screen the development from the Mill. The land to the west of the complex is proposed as public open space. Residential development is proposed to the north, again with a buffer of planting along the boundary.
- 3.134. Overall, the proposed development, either Scheme A or Scheme B, will reduce the sense of separation of the mill, although this is considered to be largely incidental to its heritage significance, and the presence of the cottages means that its current setting is not one of isolation. Furthermore, its residential expansion to many times its historic size has reduced its sensitivity to further change. The proposed development would result in less than substantial harm at the very low end of the spectrum to the Mill. The complex would still be understood as a mill complex, with its siting related to the stream and topography.
- 3.135. With regards to the cottage, the historic illustrative value which the site currently contributes to the setting of the asset will change, but the cottages will still be understood as part of the historic mill complex, adjacent to the stream. Some longer range views to the asset will be

blocked. Overall, a low to moderate level of harm is anticipated for either Scheme A or Scheme B.

- 3.136. The Conservation Officer alleges a high level of harm as resulting from the proposed development. They consider that the proposed development would be highly visible from the complex and access track, and that it would block views to The Old Place (CD4.59). There is not anticipated to be intervisibility between the Old Place and the Listed Mill, and any intervisibility with the cottages is entirely incidental, with no direct functional associations identified, with only the possibility that the mill processed corn from the farm, along with other farms in the area. The Officer also alleges that there would be an increase in noise and activity, but as a historic mill, the complex would have been characterised by noise and activity.
- 3.137. Whilst it is not accepted that a high level of harm would occur, it should be noted that this level of harm was considered by the Planning Officer and found to be outweighed by the public benefits of the proposed scheme CD3.1, paragraph 12.183), and that harm to these assets did not form the basis of a reason for refusal.

## Holy Trinity Church, associated Tombs and Lychgates

- 3.138. This Proof of Evidence seeks to make a proportionate assessment of the assets at Holy Trinity Church that may potentially be impacted by the proposed development.
- 3.139. As set out above, the Conservation Officer found less than substantial harm which was mid to high on that spectrum to the Church of Holy Trinity, Lychgates and tombs (CD4.59). However, grouping these assets altogether is not considered to be appropriate. Rather, it is considered more appropriate to consider the lychgates, monuments and church in three assessments.

### Lychgates

- 3.140. With regards to the Lychgates, these lie on the north-west and north-east of the church, defining the entrances to the churchyard from Church Platt and Church Street.
- 3.141. The Lychgate to Church Platt is Grade II Listed as the *Lychgate, wall and four gate piers north-west of the church*, and was added to the List on 11<sup>th</sup> December 1987 with the following description:

*'TQ 3024 SW CUCKFIELD CHURCH STREET 8/34 Lychgate, wall and 4 gate piers to north west of Church GV II Lychgate, wall and gate piers. 1911. Lychgate of timber on sandstone base with Horsham stone slab roof. Square plan. Consists of upright posts, tie-beam and 2 modified scissor braces. Inscription: 'To the glory of God and to the memory of Laura Maria Beavan her six children dedicate this gate 1911'. Flanking sections of sandstone ashlar walling. To the right, section of wall approximately 5 feet high and 5 feet long with moulded coping terminating in a square pier with pyramidal cap and finial. To the left, section of wall approximately 5 feet high extending about 15 feet, terminating in a similar pier. Attached is a further section of wall almost 5 feet high and 30 feet long with gate piers at each end. One of a pair of lychgates in this churchyard, which is a great rarity.'*



*Plate 53 Looking west to the Lychgate to Church Platt*

- 3.142. The Lychgate to Church Street is also Grade II Listed, and was added to the list on 11<sup>th</sup> December 1987 with the following description:

*'TQ 3024 NW CUCKFIELD 7/35 Lychgate to north of Church GV II Lychgate. Dated 1893 by C E Kempe who lived at Lindfield (qv Old Place, Lindfield High Street). Timber-framed with pagoda-shaped Horsham stone slab roof with iron cross finial. Supported on 6 square piers forming 4 arches with spandrels having Tudor rose, other floral and JHS mottoes. Text in frieze facing Church Street, 'There remaineth therefore a rest for the people of God'. Inside there is an inscription 'To the glory of God and in thanksgiving for the beautiful life of Caroline Emily Maberley her children dedicate this lychgate, Anno Domini 1893'. One of a pair of lychgates in this churchyard, which is a great rarity.'*

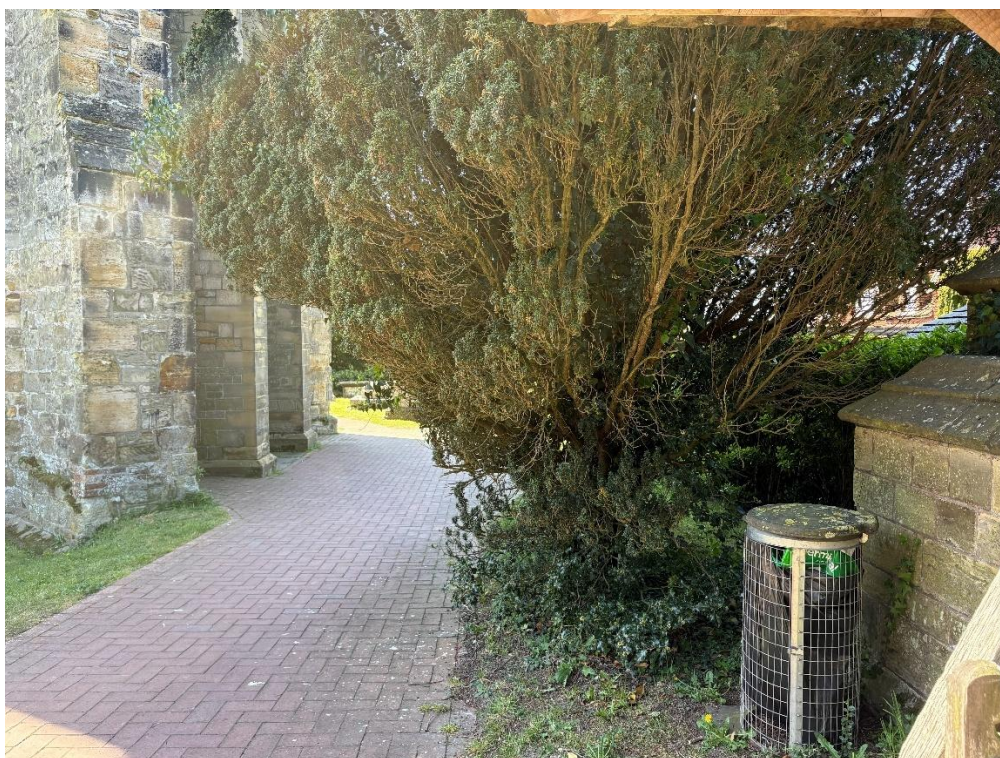


*Plate 54 Looking north to the Lychgate to Church Street*

- 3.143. The assets are functionally associated with the church and graveyard, as well as the routes which lead to them, and are best appreciated and understood from within the graveyard and routes to them.
- 3.144. As Grade II Listed buildings, they are designated heritage assets of less than the highest level of significance, as set out in paragraph 213 of the NPPF.
- 3.145. Their significance is primarily embodied in their fabric, which has architectural and artistic interests, as well as giving legibility to their historic associative interests through inscriptions concerning their benefactrices.
- 3.146. Setting also contributes to their significance, but to a lesser degree than their fabric. The elements of their setting which contribute to their heritage significance comprise:
- Each other, noting that the Listing descriptions state the rarity of two being present in the same churchyard (historic illustrative interest as to a rare grouping).
  - The church of Holy Trinity, which the assets were functionally associated with and so has historic illustrative interest as to the function of the assets.
  - The churchyard, which they define entrances to, and so has historic illustrative interests as to the function of the assets.
  - The routeways which lead to them, which have historic illustrative interest as to the function of the assets.



*Plate 55 Looking south from the north-east lychgate*



*Plate 56 Looking south from the north-west Lychgate*

- 3.147. The site is not considered to contribute to the assets' heritage significance through setting, and no harm is anticipated through the proposed development (either as determined, or as

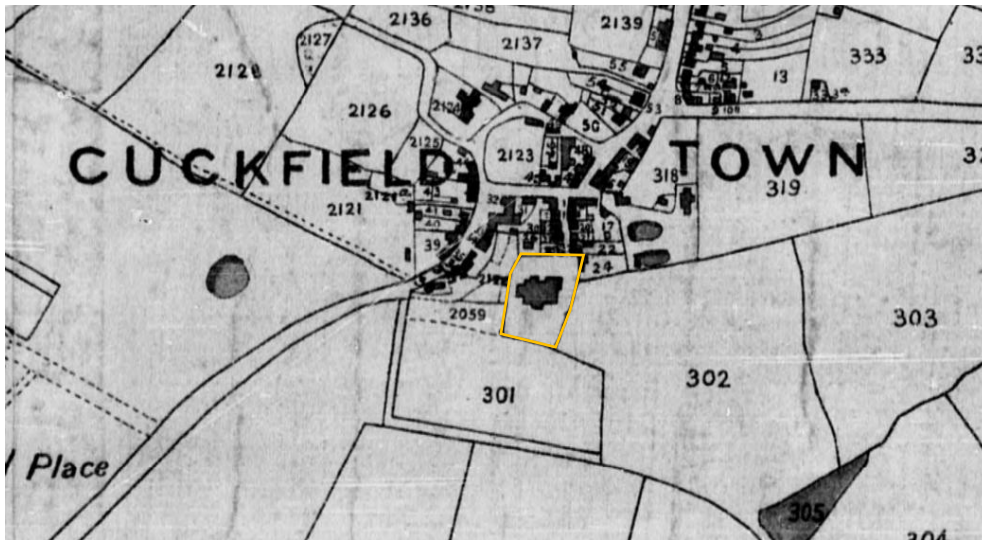
now proposed). Simply being part of the rural surrounds of the assets, as states by the Conservation Officer, is not considered to engender a contribution to the heritage significance of the assets. As held in the Steer case, for an area to be part of an assets setting, it must have a relationship with it which is more than remote and ephemeral. No such relationship exists here.

### **The Monuments**

3.148. With regards to the tombs, twenty-one monuments within the churchyard are Grade II Listed, comprising:

- Monument to Eliot Wood Approximately 5m to the north of the Sergison Chapel.
- Monument approximately 1m west of north porch.
- Monument to Henry Bowles approximately 1m to the east of the east window of church
- Monument approximately 2m south of the west tower of church
- Monument to Robert Chatfield approximately 5m south of tower of church
- Monument approximately 5m south of item 8/17
- Monument approximately 5m south of corner of nave of church
- Monument approximately 5m south of south porch of church
- Monument approximately 5m south of item 8/21
- Monument to Peter Beckley approximately 3m south of item 8/22
- Monument to Mrs Pheebe Webber approximately ½ meter south of item 8/23
- Monument to Joseph Fuller approximately 30m south of church
- Monument to (Thomas?) Pockney
- Monument to Robert Chatfield approximately 5m south of Nave
- Monument approximately 1m south of item 8/26
- Monument approximately 20m south of nave of church
- Monument to Rev Edward Frank approximately 1m north east of item 8/29
- Kelsey Monument approximately 5m south of chancel of church
- Monument approximately 2m south of item 8/29
- Monument to Elizabeth Webber approximately 5 metres south of item 8/30
- Monument to Richard Unwins approximately 6m south of item 8/30

- 3.149. The Listing descriptions for these assets are given at Appendix 3.
- 3.150. The monuments all lie in the historic core of the graveyard, which has now been much expanded to the east, south and south-west (Plate 57, Plate 58).



*Plate 57 Extract from the Cuckfield Tithe Map of 1843, showing the outline of the historic churchyard in orange*



*Plate 58 Extract from a modern aerial photograph, showing the outline to the modern graveyard in blue*



*Plate 59 Looking east to monuments south of the church*



*Plate 60 Looking east to monument north of the church*

- 3.151. The Listed monuments are all Grade II Listed, making them designated heritage assets of less than the highest level of significance, as set out in paragraph 213 of the NPPF. Their significance is primarily embodied in their architectural and artistic interests, and in the historic associative and illustrative interests of their inscriptions.
- 3.152. Setting contributes, but to a lesser degree. The elements of setting which contribute to the assets' significance primarily include:
- The historic graveyard they lie within, which has historic illustrative interest.
  - The Church of Holy Trinity, which has historic illustrative interest.
  - The other monuments in the graveyard, with familial and other historic associations, which have historic illustrative and associative interests.
  - The wider, extended graveyard, which has historic illustrative interest as to the later expansion of the burial area.
- 3.153. The site is not visible from most of the monuments, and where it is, it is visible it is only visible as a small glimpse in the context of existing residences and beyond filtering vegetation on the perimeters of the graveyard.



*Plate 61 Glimpse towards the site from the area of the old graveyard south of the church*

- 3.154. The monuments are mainly to the south of the church, in the area with the wider view over falling and rising ground, and the distant higher hills. However, graves are commonly historically focussed on the southern, sunny side of the churchyard, which is the reason that

many churches have aisles added to the north side of the nave, as such works disturbed fewer burials.

- 3.155. Any distant views to the site are not considered to contribute to the heritage significance of each of the assets through setting. The views to each monument change as one moves round them, and the specific composition of each backdrop or outlook, beyond the graveyard, is not considered to contribute to their significance. The backdrops are variously of the church, other houses, vegetation and the wider land.
- 3.156. Following development, either Scheme A or Scheme B, even where the development is distantly and visible in glimpses from close to monuments, it will not change the appreciation of those elements of the setting which contributes to their significance, set out in the bullet points above (see Appendix 4). As such, it will not harm the heritage significance of the assets.

### **The Church of the Holy Trinity**

- 3.157. With regards to the church itself, this is a Grade I Listed asset, which was Listed on 10<sup>th</sup> September 1951. The List description is given at Appendix 3. The earliest parts of the church were constructed in the 13<sup>th</sup> century, on the foundations of an earlier church. The west tower was added in the 14<sup>th</sup> century, and significant works took place to the nave and chancel in the 15<sup>th</sup> century. The chapels have historic associations with the Sergisons/Bowyers of Cuckfield Park.
- 3.158. As discussed above, the church lies within a historic churchyard, which has been extended over the 19<sup>th</sup> and 20<sup>th</sup> centuries. The church is located on an area of higher ground, with settlement to the north and east, and the main area of the historic graveyard to the south. As discussed above, the churchyard has two Listed lychgates and 21 Listed monuments, as well as numerous unlisted grave markers.
- 3.159. To the immediate north of the churchyard lies the school, which gives an enclosed character to the northern area (Plate 62).



*Plate 62 Looking north to the School*

3.160. Cottages lie to the east and west (Plate 63, Plate 64). The former vicarage lies in extensive grounds to the north-east.



*Plate 63 Cottages to the east of the churchyard*



*Plate 64 Cottages west of the churchyard*

- 3.161. As discussed above, the churchyard has been much extended to the south-west, south and east. Newbury Lane defines the churchyard to the west and south, beyond which are residences, with more to the west than south. Allotments and further residences lie to the east.
- 3.162. From the churchyard, there is a view of falling land to the south, with the high ground of the South Downs in the distance (Plate 65).



*Plate 65 Looking south from the churchyard*

- 3.163. As such, there are also reciprocal views to the church, in particular the spire, from land to the south.
- 3.164. However, it should be noted that the church was primarily sited in relation to the historic settlement of Cuckfield, rather than for the view.
- 3.165. As a Grade I Listed building, the church is a designated heritage asset of the highest level of significance, as set out in paragraph 213 of the NPPF, and is of significant architectural, artistic, archaeological and historical associative and illustrative interests. These are largely embodied in its physical fabric, with setting making a lesser contribution.
- 3.166. The elements of the asset's setting which contribute to its significance comprise:
- The historic settlement is served, and which includes the former Rectory, which has historic illustrative interest.
  - The functionally associated graveyard and monuments, which have historic illustrative and associative interests, and from where the best views of the church's architectural and artistic interests are appreciated and understood.
  - The lychgates and approaches, which have historic illustrative interests.
  - The school which lies immediately to the north, which have historic illustrative interests.

- Cuckfield Park, the owners of which constructed chapels of the church, which has historic illustrative and associative interests.
- The presence of an expansive view to the south and reciprocal views which has historic illustrative interests as to the location on the church on the southern side of the settlement.

3.167. Glimpses of the site are visible parts of the churchyard, but the most significant element of the view south is the higher ground beyond and to the east and beyond the site, rather than the site itself (Plate 66, Plate 67).



*Plate 66 Looking south towards the site*



*Plate 67 Looking south-south-east to the site from the churchyard*

- 3.168. There are reciprocal distant views to the church from the central area of the site, north of the lane between Ansty and The Place (Plate 68).



*Plate 68 Looking north from west of The Place, to the church*

- 3.169. Overall, the significance engendered by the setting of the church primarily relates to the churchyard and settlement it served. Views to the site are part of the wider context, and it is not the focus of views. Overall, the site is considered to make a very minor contribution to the significance of the asset through setting.
- 3.170. The proposed development as determined (Scheme A) includes open space in some of the areas intervisible with the church and churchyard, including north and east of The Place (formerly Ansty Farm), and north-east of Ansty, although some development will be distantly visible in views from the churchyard (See Appendix 4). These areas will retain views to the church, but views from other areas will be blocked. An expansive and mixed view would still be present from the churchyard looking south. The development as now proposed (Scheme B) could be developed retaining even more intervisible open space, with an open character to the land west of The Old Place (see Appendix 4). Overall, for either option, harm to the church would be less than substantial and very low.
- 3.171. The Conservation Officer alleges a mid to high level of harm to the Church, lychgates and monuments (CD4.59). They allege that the site is a key part of the view south from the churchyard, but this has been explored through winter views when there is anticipated to be greatest intervisibility and found not to be so. There are only glimpses to the site, and the focus of the view from the wider churchyard is the higher ground beyond. The focus of views from close to the church is the graveyard itself.
- 3.172. With regards to views from public rights of way between the site and the church, which the Conservation Officer alleges will be affected by the development, the spire is not readily visible on the approach from the south, due to topography and vegetation, only becoming clearly visible far to the north of the site (Plate 69, Plate 70).



*Plate 69 Looking north from the northern area of the site*



*Plate 70 Looking north from the site from Laines Farm*

- 3.173. On the public footpath which runs south from the church, an appreciable area of intervening agricultural land will remain between the development and the asset following the development.
- 3.174. Historic England, under whose remit to comment the Grade I Listed structure of the Church of the Holy Trinity falls, offered no comments on the proposed development.
- 3.175. Whilst it is not accepted that the development will cause a high level of harm to the assets, or indeed any harm to the monuments and lychgates, it should be noted that such levels of harm were considered to be outweighed by the public benefits of the proposed scheme by the Planning Officer (CD3.1, paragraph 12.183), and that harm to the Church of the Holy Trinity and associated assets did not form the basis for a Reason for Refusal.

## Cuckfield Conservation Area

- 3.176. Cuckfield Conservation Area was designated in 1969, and expanded in 1989 and 2007. Historically, the settlement was a coaching stop, supporting inns, and also was the location of early iron furnaces and forges.

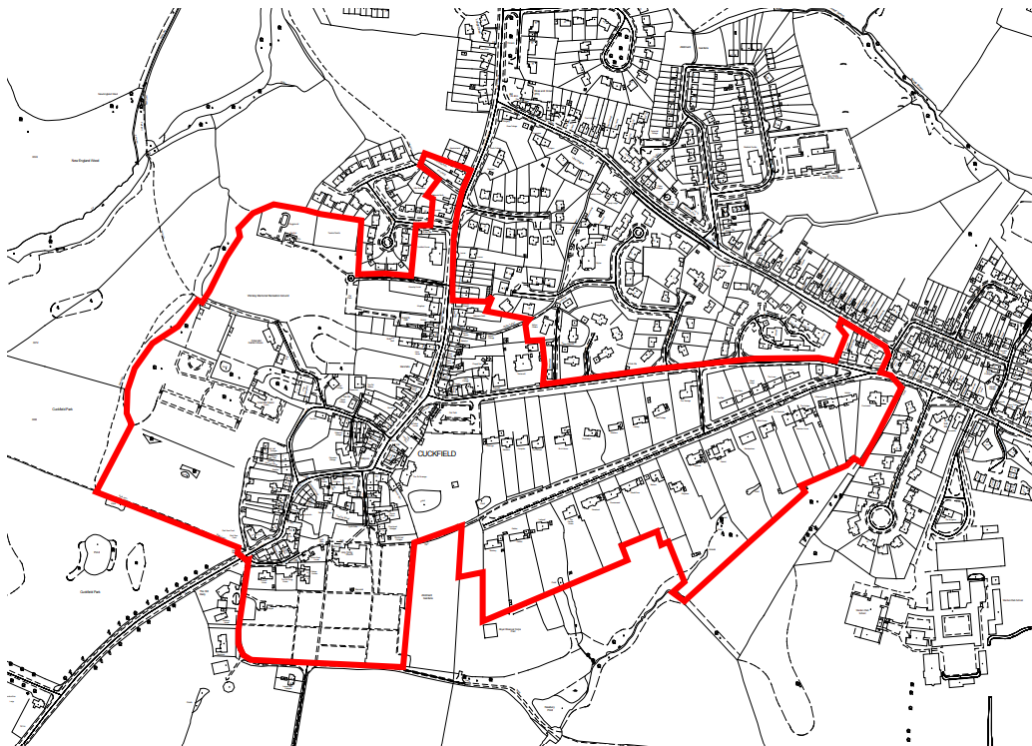


Plate 71 Extent of the Cuckfield Conservation Area

- 3.177. The Conservation Area Appraisal of 2006 (CD18.6, Executive Summary) describes the Special Qualities of the area as follows:

*Cuckfield is a typical Sussex village but with some unique features. The layers of history are evident in the morphology, in the texture and grain of the settlement and in the physical form and materials employed on the buildings. The village plan is based on the original medieval*

*street pattern and comprises a central street of South Street which dog legs and rises northwards to form the High Street. In the lower end of the High Street, in South Street and Church Street there are medieval buildings dating from the 15th and 16th century built up to the rear line of the pavement. Materials were all sourced locally and transported by horse and wagon.*

*In contrast buildings in the upper part of the High Street and Broad Street frequently have gardens or forecourts creating the impression of a wider street. Here there are Victorian and Regency facades and imported slate can be seen on several roofs. Several medieval buildings were refaced in brick and clay tiles in the 19th century.*

*In the early 20th century Courtmead Road was added to the west of the church. The layout embraces prevailing ideas on the Garden City and has detached dwellings set well back from the tree-lined road, in large gardens. Many parts of the conservation area adjoin countryside which is unusual in Sussex where more modern development has usually encircled the settlement.*

- 3.178. As can be seen from the above, the significance of the asset is very largely derived from the buildings and spaces within the area itself.



*Plate 72 Looking north-east along High Street*



Plate 73 Looking north along Church Street

- 3.179. The Conservation Area Appraisal has a section on Location and Physical Setting CD18.6, Section 3), which states:

*The village of Cuckfield occupies an elevated position to the west of Haywards Heath and is bounded to the west and north by the High Weald Area of Outstanding Natural Beauty. The A272 bypasses the town to the south. Cuckfield has a population of 3,266 and is served by a range of shops, community and recreational facilities.*

*A Landscape Character Assessment for Mid Sussex was completed by this Council in partnership with West Sussex County Council in November 2005. This identifies distinct landscape character areas across the District. Cuckfield is located in the High Weald Fringes Landscape Character Area. This is a long band of country running east to west comprising part of the densely wooded southern flanks of the High Weald.*

*The geology of the area comprises a succession of sandstones and mudstones (commonly clays) of the Hastings Beds (Lower Cretaceous). Cuckfield is situated on a southwards projecting spur of a minor east west ridge. The ridge is partially separated from the bulk of the High Weald to the north by the valley of the upper part of the River Ouse. The river passes approximately 3km north east of the village centre. The southern end of South Street and the parish church of Holy Trinity are the lowest parts of the village. South Street and the High Street steadily climb the spur to the north, thereafter the High Street follows the crest of the spur. To the west and the east of the village the land falls away into typical High Weald gills giving fine views across the Weald towards the South Downs.*

- 3.180. This notes views west and east, rather than south. However, a later section on the form of the village (CD18.6, Section 4) states:

*An important characteristic of the conservation area is its relationship with the countryside. The western and southern boundaries of the historic core of the village abruptly meet parkland and countryside. A number of footpaths radiate from the village to the countryside. This interface of historic settlement and countryside is unusual in Sussex where more modern development has usually encircled the settlement.*

- 3.181. A section on open spaces within the Conservation Area (CD18.6, Section 11) describes the churchyard, noting:

*The churchyard is a quiet space for contemplation. There are magnificent views of the Downs to the south.*

- 3.182. This confirms that the focus of the views south is the higher land of the South Downs. The same section also notes:

*The High Weald Landscape Trail traverses the western edge of the conservation area and links the conservation area to the High Weald AONB. Attractive open countryside is never far from the conservation area approached by a number of footpaths.*

- 3.183. The Conservation Area divides the area into character areas, with the description of the Church and Churchyard Character Area (CD18.6, Section 15.1) stating:

*The Church of the Holy Trinity and its churchyard is a unique and special place in Cuckfield. The area has a quiet, peaceful and rural aspect with open views to the south across the Low Weald to the South Downs. The distinctive tower and spire of the church can be seen in many viewpoints around the village and is a landmark when approaching the village on the A272 from the south west.*

*The cemetery adjoins footpaths and open countryside and this relationship between historic settlement and countryside is unusual in Sussex where more modern development has usually encircled the settlement. The rear of properties on the southern side of Church Platt extend beyond the Church and can be seen from the cemetery, as do Cottage Homes built in 1881 as almshouses. These buildings add to the character of the setting of the church.*

*Sporadic development occurs along Newbury Lane to the west of the cemetery. Some unsympathetic suburban changes have been made to these properties and some new development has occurred which does not respect the rural setting of the conservation area.*

- 3.184. The Conservation Area Appraisal also highlights the relationship of the area to Cuckfield Park to the south-west (CD18.6, paragraph 4.3).

- 3.185. The Conservation Area is a designated heritage asset of the highest level of significance as defined in the NPPF. As can be seen from the statement of Special Qualities in the Conservation Area Appraisal, the significance of the asset lies very largely embodied in the buildings and spaces within the area itself. Setting contributes but to a lesser degree.

- 3.186. Those elements of the setting of the asset which contribute to its heritage significance comprise:

- Cuckfield Park, which has historic associative and illustrative interests.

- The agricultural surrounds, where contiguous and intervisible, as well as where experienced in dynamic views along footpaths.
- The South Downs to the south of the area, distantly visible in views south from the churchyard.

- 3.187. The site is part of the wider agricultural surrounds, experienced in wider routes from the asset, although it lies beyond the significant physical modern barrier of the A272, and intervening agricultural land to the north of the bypass.
- 3.188. The site is distantly visible from the churchyard which is part of the Conservation Area, as illustrated by Plate 66 and Plate 67, above. However, as noted in the Conservation Area Appraisal, it is the South Downs which are the striking element of these views.
- 3.189. There are also distant views from the central area of the site east of Ansty to the church spire, as illustrated by Plate 68, above.
- 3.190. Overall, as part of but not the focus of the view south, as an area with distant views to the church, and as part of the wider but not contiguous rural surrounds, the site is considered to make a minor contribution to the heritage significance of the Conservation Area through setting.
- 3.191. The contribution that the site makes to the significance of the asset will be partly perpetuated in the proposed scheme, either in Scheme A or Scheme B, through the views to the church being retained from part of the area east of Ansty, with these areas visible as green space in the view from the churchyard (with slightly more greenspace visible in Scheme B). Some development will be visible in this view, but as discussed above, the site is not the focus of the views (see Appendix 4). Development will be experienced in dynamic views into and out of the Conservation Area, but not in its immediate vicinity, rather beyond the A272 bypass, with intervening agricultural land remaining.
- 3.192. Overall, less than substantial harm at the low end of the spectrum is anticipated.
- 3.193. The Conservation Officer alleges a mid to high level of harm to the Conservation Area, through the change to a 'substantial' part of the rural setting and a reduction in the separation from Ansty (CD4.59). However, considering the experience of the asset and its surrounds in views and dynamic routes, the separation and agricultural context will remain, albeit slightly reduced. The site is not the focus of views from the asset, which will remain for the large part unaltered. The change to part of the setting should also be considered in light of the heritage significance of the Conservation Area being very largely embodied in the buildings and spaces within that area. Overall, a low level of less than substantial harm is anticipated to occur.
- 3.194. Whilst it is not accepted that a mid to high level of harm would occur, it should be noted that such harm was considered by the Planning Officer to be outweighed by the public benefits of the proposed scheme (CD3.1, paragraph 12.183), and that harm to the Conservation Area did not form the basis of a Reason for Refusal.

## Cuckfield Park

- 3.195. Cuckfield Park is a Grade II\* Listed mansion of 16<sup>th</sup>-century origin, with the original house being of E-shaped plan. This was refurbished in the early 18<sup>th</sup>-century and re-fronted and turned into a mansion of two-courtyard arrangement in the mid 19<sup>th</sup> century. Its full List Description is given in Appendix 3.



*Plate 74 Looking north-east to Cuckfield Park*

- 3.196. The house was historically the residence of the Bowyers and the Sergisons, the latter of whom constructed a chapel to the Church of the Holy Trinity at Cuckfield.
- 3.197. It faces south-west and south-east, and is set within a significant area of historic parkland, which separates it from the village of Cuckfield (Plate 75).



*Plate 75 Extract from the Ordnance Survey map of 1896*

- 3.198. The parkland forms the designed setting of the asset, with the south-west aspect having views over the parkland and fishponds, the south-east front having views of the approach avenue and formal gardens, the north-west front having views of fishponds with parkland beyond, and the north elevation having views over a formal garden, and associated buildings to the north.
- 3.199. The main approach to the house is from the south-east, where the entrance is marked by a 19<sup>th</sup>-century lodge, running up to gate house close to the mansion. Historically, the avenue flanking this approach extended beyond the road to Cuckfield, to the parish boundary.
- 3.200. Today, this arrangement has changed through the construction of the A272, including the roundabout junction south-east of the park (Plate 76).



*Plate 76 Extract from a recent aerial photograph*

- 3.201. The roundabout and road to the east and south-west are flanked by tree belts.
- 3.202. The lodge is a Grade II Listed building constructed in c. 1860, which marks the main entrance to the parkland and the main approach to the house. It was added to the List on 11<sup>th</sup> December 1987, with the following description:

*CUCKFIELD BRIGHTON ROAD TQ 22 SE 3/3 Lodge to Cuckfield Park GV II Lodge. c1860 in Jacobean style. Iron stone rubble with ashlar dressings and Horsham stone slab roofs. Cruciform plan of 1 storey with end gables. 3 Dutch gables in stone finials. Front has shield with fish in its gable and a further projecting section with triangular gable. To the left of this is a Tuscan columned porch (now closed in) with triangular pediment above and round-headed fanlight. Two mullions and transomed oak casements to front. Left side elevation has mullioned and transomed oriel window. Rear has triangular gable.*



*Plate 77 Looking west to the Lodge, entrance and Cuckfield Park*

- 3.203. It has its own defined curtilage, and is divided from the road by a low wall and hedge (Plate 78).



*Plate 78 Extract from a recent aerial photograph*

- 3.204. Cuckfield Park is a designated heritage asset of the highest level of significance, as defined by paragraph 213 of the NPPF. Its significance is primarily embodied in its physical form which

is of highly significant architectural, artistic and historic associative and illustrative interests, as well as potential archaeological interest.

3.205. Setting contributes to the significance of the asset but to a lesser degree. Those elements of the asset's setting which contribute to its significance comprise:

- The surrounding formal gardens and parkland, which have historic illustrative interest as to the high status of the building, and architectural and artistic interests as to its designed context of pleasure grounds. These are also the areas from where the architectural interests of the asset can best be understood.
- The associated service buildings and kitchen gardens to the north, which have historic illustrative value, again to the status of the building, but also how it functioned as a complex historically.
- The village of Cuckfield, which the house was sited near to, but not adjacent to, with which the Sergisons and Bowyers had particular links including through the church.

3.206. The site lies beyond these areas. Whilst it was partly owned by the owners of Cuckfield Park in the middle of the 19<sup>th</sup> century, none of these areas were held in hand, but were separate farm tenancies, and so were not functionally associated with Cuckfield Park.

3.207. The upper elements of the house are distantly and very partially visible from the western area of the site, closest to Ansty village, although this is a very small glimpse of the uppermost levels of the asset (Plate 79), and its architectural significance is not appreciable in this view. Any reciprocal glimpses would be heavily filtered.



*Plate 79 Looking north-east to Cuckfield Park from the western area of the site*

3.208. The north-western area of the site which is closest to the asset screened from it by vegetation flanking the upgraded road.



*Plate 80 Looking south-east towards the site*



*Plate 81 Looking south towards the site*

- 3.209. The designed approach to the asset is that within its parkland. Where roads lead out from the entrance, they are separated from the site by other agricultural land, and where wider routes flank the site near to the parkland, they are screened from it by trees.
- 3.210. As such, change within the site, either Scheme A or Scheme B, is not anticipated to harm the heritage significance of the asset through setting.
- 3.211. With regards to the Lodge, this is a designated heritage asset of less than the highest level of significance, as defined by paragraph 213 of the NPPF. Its significance is largely embodied in its physical form, which has architectural, historic illustrative and artistic interests.
- 3.212. Setting also contributes, but to a lesser degree than its physical form. Those elements of its setting which contribute to its significance comprise:
- Cuckfield Park House, which has historic illustrative value as to the purpose of the asset.
  - The associated entrance, gate piers and avenue, which have architectural and artistic interest as to the overall arrangement of the designed entrance, and historic illustrative interest as to the high status of the overall complex.
  - The designed parkland it marks the formal entrance to, which has historic illustrative interest as to its purpose.
  - The defined curtilage, from where its architectural and artistic interests can best be appreciated and understood.
  - The road, from where its architectural and artistic interests can be appreciated.
  - The area to the east, where an extension to the avenue once was present, and with which the asset has filtered intervisibility, which has historic illustrative interest as to its historic context.
- 3.213. The site lies beyond these areas, and is not considered to contribute to the significance of the asset through setting. It is not visible from the asset, it is not proximate to the asset, and even on the wider approaches, it is screened by trees for a significant distance. No harm is anticipated from either Scheme A or Scheme B.
- 3.214. The Conservation Officer alleges a low level of less than substantial harm through changes to the experience of the road approach, eroding the sense of the house and lodge as being part of a large estate (CD4.59). However, there is no legibility of the parts of the site which were in common ownership as having been part of the estate. These areas were not held in hand, and as such is not denoted as estate land through estate architectural treatment of buildings, railing-defined boundaries or model farms. The areas of the site closest to the entrance to the parkland are screened by tree belts, and separated from the entrance by intervening agricultural land.
- 3.215. Whilst it is not accepted that any harm would occur, it should be noted that the Planning Officer considered that the low level of less than substantial harm alleged by the Conservation Officer was outweighed by the public benefits of the proposed scheme (CD3.1,

paragraph 12.184), and that harm to Cuckfield Park and Lodge did not form the basis of a Reason for Refusal.

## Laines and Court House Farm

- 3.216. Laines and Court House Farm are a non-designated complex of buildings which lie 160m north of the site (Plate 82, Plate 83).



*Plate 82 Looking east to Courthouse Farmhouse*



*Plate 83 Looking south-west to the farm buildings of Laines Farm*

- 3.217. They straddle the bridleway which runs south from Cuckfield.
- 3.218. Historically, they formed the buildings of Laines Farm, the associated landholding of which can be plotted from the Cuckfield Tithes Map of 1843 (Plate 84).

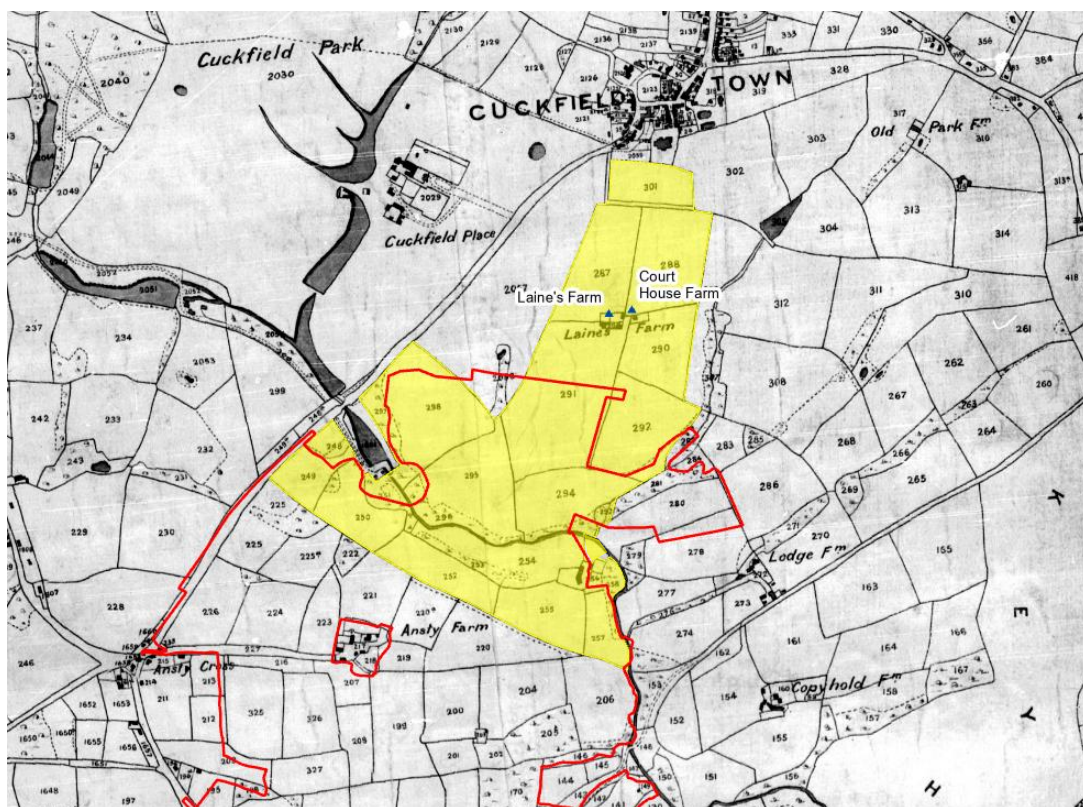


Plate 84 Extract from the Cuckfield Tithe Map of 1843

- 3.219. The tenancy included the building later known as Mackrell's Cottage to the south.
- 3.220. Later mapping shows Laines Farm and Court House labelled separately, with the farm buildings reconfigured (Plate 85).

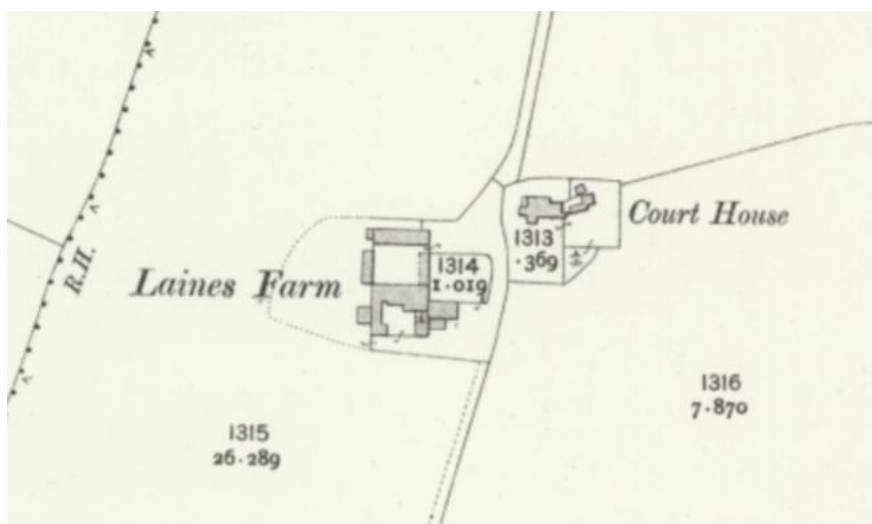


Plate 85 Extract from the Ordnance Survey mapping of 1896

- 3.221. Comparison with recent aerial photographs and site observations suggest that some of the buildings have been replaced since the later 19<sup>th</sup> century.

- 3.222. As a group of farm buildings of 19<sup>th</sup>-century appearance and of no particular architectural distinction, they are considered to be a non-designated heritage asset of modest significance. This significance is largely embodied in their modest architectural value, and their historic illustrative value as a post-medieval/modern farm complex.
- 3.223. Setting also contributes to their significance, but to a lesser degree. The elements of their setting which contribute to their significance comprise:
- Their associated yard and curtilage areas, which have historic illustrative interest, as functionally associated areas.
  - The historically associated land which is intervisible or visible in dynamic views in close proximity to the assets, which has some historic illustrative interest.
  - Mackrell's Cottage, which was part of the same tenancy, and so has some historic illustrative interest.
- 3.224. The farm was historically associated with north-eastern parts of the site. However, these areas of the site do not appear to have intervisibility with it, due to topography and screening vegetation flanking the A272 (Plate 86).



*Plate 86 Looking north-east towards Laines and Court House Farm, from the northern area of the site (assets not visible)*

- 3.225. The farm is very distantly visible from the central area of the site (Plate 87), and it is anticipated that there will be reciprocal intervisibility, although this area of the site was not historically associated with the asset.



*Plate 87 Looking north-east to the asset from the central area of the site*

- 3.226. The site is visible in dynamic views moving south from the asset along the public right of way, although separated from it by intervening agricultural land and the A272.
- 3.227. Overall, the site is anticipated to make a very minor contribution to the heritage significance of the asset through setting, through historic illustrative interest as to its historically associated agricultural land.
- 3.228. Change within the site, either for Scheme A or Scheme B, will reduce this contribution, resulting in a very low level of harm to the asset. Following development, the farm will still be legible as a discrete complex surrounded by agricultural land. The development will be separated from the asset by this land, and the A272, and will be only distantly visible from it.
- 3.229. The Conservation Officer alleges mid level harm to the asset, through change to its agricultural setting, which is visible in dynamic views and views from the buildings (CD4.59). With regards to this, the site lies beyond intervening agricultural land and the A272 in dynamic routes, and only distant views would be affected, due to the topography of the site.
- 3.230. Whilst it is not accepted that the development would result in a mid level of harm, it should be noted that the Planning Officer considered that this level of harm was outweighed by the public benefits of the proposed scheme (CD3.1, paragraph 12.184), and that harm to this asset was not the basis of a Reason for Refusal.

## 4. Summary and Conclusions

- 4.1. Matters relating to Heritage were not the basis of any of the Reasons for Refusal (CD3.3).
- 4.2. No objection was raised to the scheme by Historic England (CD4.46 and CD4.60).
- 4.3. Matters relating to Heritage have not been raised by the Rule 6 Party in their Statement of Case (CD15.3).
- 4.4. 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 and considered to be outweighed by the public benefits of the scheme	My assessment of harm (for the scheme either as determined or as now proposed)
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
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.

Asset	Significance	Harm assessed in Heritage Statement	Harm assessed by Conservation Officer and considered to be outweighed by the public benefits of the scheme	My assessment of harm (for the scheme either as determined or as now proposed)
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
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.

4.5. 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 which were considered by the Planning Officer to be outweighed by the public benefits of the proposed scheme.

# Appendix 1: Legislation and Planning Policy

## Legislation

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*,<sup>4</sup> which provides statutory protection for Listed Buildings and Conservation Areas.

**Section 66(1)** of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

***“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”<sup>5</sup>***

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

***“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight” when the decision-maker carries out the balancing exercise.”<sup>6</sup>***

A judgment in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 draft of the NPPF, the requirements of which are now given in paragraph 208 of the revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.<sup>7</sup>

With regards to development within Conservation Areas, **Section 72(1)** of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

***“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”***

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

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<sup>4</sup> UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*

<sup>5</sup> *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 66(1)

<sup>6</sup> *Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others* [2014] EWCA Civ 137. CD13.14 para. 24

<sup>7</sup> *Jones v Mordue* [2015] EWCA Civ 1243 CD13.16, paragraph 28

## National Planning Policy Framework (December 2024)

National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in December 2024. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

Heritage Assets are defined in Annex 2 of the NPPF as:

***"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including Local Listing)."***<sup>8</sup>

As set out above, significance is also defined as:

***"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."***<sup>9</sup>

**Section 16** of the NPPF relates to 'Conserving and enhancing the historic environment'.

**Paragraph 208** states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

**Paragraph 210** states that, in determining planning applications, local authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets by putting them to viable uses consistent with their conservation; and the desirability of new development making a positive contribution to local character and distinctiveness.

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<sup>8</sup> MHCLG, NPPF

<sup>9</sup> MHCLG, NPPF

**Paragraph 212** states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

**Paragraph 215** states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

**Paragraph 216** confirms that the effect of an application on the significance of a non-designated heritage asset should be taken into account, with a balanced judgement undertaken which has regard to the scale of harm or loss and the overall significance of the asset.

## National Planning Practice Guidance

The then Department for Communities and Local Government (now the Department for Levelling Up, Housing and Communities) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment,<sup>10</sup> which confirms that the consideration of 'significance' in decision taking is important and states:

***"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."***<sup>11</sup>

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

***"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to***

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<sup>10</sup> DLUHC, *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23<sup>rd</sup> July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>,

<sup>11</sup> DLUHC, PPG, paragraph 007, reference ID: 18a-007-20190723



***be assessed. The harm may arise from works to the asset or from development within its setting.***

***While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”<sup>12</sup> (my emphasis)***

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<sup>12</sup> DLUHC PPG, paragraph 018, reference ID: 18a-018-20190723

## Appendix 2: Methodology

### Key Documents

The key documents that have been used in the preparation of this Proof of Evidence comprise:

- *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment*<sup>13</sup> (henceforth referred to as ‘GPA 2’);
- *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition)*<sup>14</sup>, the key guidance of assessing setting (henceforth referred to as ‘GPA 3’);
- *Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12*<sup>15</sup>;
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*<sup>16</sup> (henceforth referred to as ‘Conservation Principles’); and

### Assessment of Significance

In the NPPF, heritage significance is defined as:

***“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”*<sup>17</sup>**

GPA 2 gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.

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<sup>13</sup> Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2<sup>nd</sup> edition, Swindon, July 2015) CD18.1

<sup>14</sup> Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2<sup>nd</sup> edition, Swindon, December 2017) CD18.2

<sup>15</sup> Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019) CD18.3

<sup>16</sup> English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008) CD18.4

<sup>17</sup> MHCLG, NPPF

In order to do this, *GPA 2* also advocates considering the four types of heritage value an asset may hold, as identified in *Conservation Principles*.<sup>18</sup> These essentially cover the heritage ‘interests’ given in the glossary of the NPPF<sup>19</sup> and the PPG which are **archaeological, architectural and artistic** and **historic**.

The PPG provides further information on the interests it identifies:

- **Archaeological interest:** *“As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”*
- **Architectural and artistic interest:** *“These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.”*
- **Historic interest:** *“An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”<sup>20</sup>*

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

The most-recently issued guidance on assessing heritage significance, Historic England’s *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12*,<sup>21</sup> advises using the terminology of the NPPF and PPG, and thus it is that terminology which is used in this Proof of Evidence.

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<sup>18</sup> English Heritage, *Conservation Principles* – These heritage values are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see *idem* pp. 28–32. CD18.4

<sup>19</sup> MHCLG, *NPPF*

<sup>20</sup> DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

<sup>21</sup> Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019) CD18.3

## Setting and Significance

As defined in the NPPF:

***“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”<sup>22</sup>***

Setting is defined as:

***“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”<sup>23</sup>***

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

## Assessing Change Through Alteration to Setting

How setting might contribute to these values has been assessed within this Proof of Evidence with reference to *GPA 3* particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.<sup>24</sup>

In *GPA 3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and also that factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement)<sup>25</sup>:

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<sup>22</sup> MHCLG, *NPPF*

<sup>23</sup> MHCLG, *NPPF*

<sup>24</sup> Historic England, *GPA 3* p. 8 CD18.2

<sup>25</sup> *Catesby Estates Ltd. V. Steer* [2018] EWCA Civ 1697, para. 25 and 26

*Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.*

*Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”*

## Levels of Significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the NPPF and the PPG, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 213 of the NPPF, comprising Grade I and II\* Listed Buildings, Grade I and II\* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 75 of the NPPF;
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 213 of the NPPF, comprising Grade II Listed Buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and
- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as “buildings, monuments, sites, places, areas or landscapes identified by plan-

*making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”.*<sup>26</sup>

Additionally, it is of course possible that sites, buildings or areas have **no heritage significance**.

## Assessment of Harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In order to relate to key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would “have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced”;<sup>27</sup> and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

***“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”***<sup>28</sup>

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle of the spectrum and upper end of the less than substantial harm scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated. As such, harm to such assets is articulated as a level of harm to their overall significance, with levels such as negligible, minor, moderate and major harm identified.

It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, ‘preserving’ means doing ‘no harm’.<sup>29</sup>

Preservation does not mean no change; it specifically means no harm.

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<sup>26</sup> DLUHC, PPG, paragraph 039, reference ID: 18a-039-20190723.

<sup>27</sup> EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council, para. 25 CD13.17

<sup>28</sup> DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723

<sup>29</sup> R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin) CD13.15, paragraph 45



GPA 2 which states that “Change to heritage assets is inevitable but it is only harmful when significance is damaged”.<sup>30</sup> Thus, change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in GPA 3, described above. Again, fundamental to the methodology set out in this document is stating “what matters and why”. Of particular relevance is the checklist given on page 13 of GPA 3.

It should be noted that this key document also states that:

***“Setting is not itself a heritage asset, nor a heritage designation...”<sup>31</sup>***

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.

With regards to changes in setting, GPA 3 states that:

***“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.<sup>32</sup> (my emphasis)***

Additionally, it is also important to note that, as clarified in the Court of Appeal, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused.<sup>33</sup>

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<sup>30</sup> Historic England, GPA 2, p. 9. CD18.1

<sup>31</sup> Historic England, GPA 3, p. 4 CD18.2

<sup>32</sup> Historic England, GPA 3., p. 8 CD18.2

<sup>33</sup> *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061, CD13.13, paragraph 34

## Appendix 3: Listing Entries

### Harvesthill

#### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1025736

**Date first listed:** 28-Oct-1957

**List Entry Name:** Harvesthill

**Statutory Address 1:** HARVESTHILL, BURGESS HILL ROAD

#### Location

**Statutory Address:** HARVESTHILL, BURGESS HILL ROAD

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Ansty and Staplefield

**National Grid Reference:** TQ 29691 22472

#### Details

CUCKFIELD RURAL BURGESS BILL ROAD 1. 5405 Harvesthill, Anstye TQ 22 SE 15/269 28.10.57 II

2. Early C19. Two storeys. Three windows. Stuccoed. String-course, cornice and parapet. Two curved bays on both floors. Glazing bars intact. Central porch with fluted Doric columns, triglyph frieze and semi-circular fanlight.

Listing NGR: TQ2969122472

#### Legacy

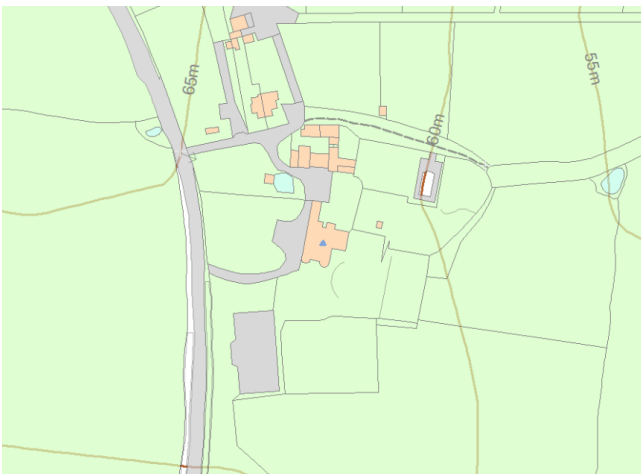
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302466

**Legacy System:** LBS

#### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry



## Upper Ridges Moonhill Place

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1260970

**Date first listed:** 21-Jun-1990

**List Entry Name:** Upper Ridges Moonhill Place

**Statutory Address 1:** UPPER RIDGES MOONHILL PLACE, CUCKFIELD ROAD

### Location

**Statutory Address:** UPPER RIDGES MOONHILL PLACE, CUCKFIELD ROAD

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Ansty and Staplefield

**National Grid Reference:** TQ 30435 22564

### Details

The following building shall be added to the list:

CUCKFIELD RURAL CUCKFIELD ROAD TQ 35 SW ANSTY 16/756 Upper Ridges Moonhill Place II

House. Probably early C17 2 bay end chimneystack house, with chimneystack originally external refaced in C18. Timberframed, exterior now clad in red brick in Flemish bond to ground floor' front, tile hung above, brown brick in English bond to left hand side with chimneybreast in red brick in stretcher bond on base of sandstone and right side elevation of brown brick in Sussex. Bond with let floor weatherboarded. Renewed tiled roof, half-hipped with gables to right and end brick chimneystack to left. Outshut to rear. 2 storeys 2 windows. C19 wooden casements and C20 half glazed door. Plinth. Interior has brick fireplace with cambered head to left side and cambered opening to head over. Chamfered spine beam and bate C18 6 panelled door C17 or C18 window staircase. Right side room has plank door. Outskirt has C17 4 plank door and box framing; visible on sandstone plinth. West bedroom (not seen) also has exposed framing.

Listing NGR: TQ3043522564

### Legacy

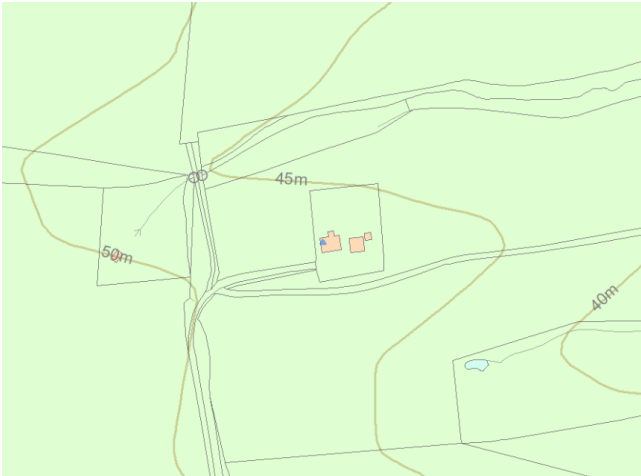
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 361831

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**End of official list entry**

## West Riddens Farmhouse

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1193687

**Date first listed:** 28-Oct-1957

**List Entry Name:** West Riddens Farmhouse

**Statutory Address 1:** WEST RIDDENS FARMHOUSE, BURGESS HILL ROAD

### Location

**Statutory Address:** WEST RIDDENS FARMHOUSE, BURGESS HILL ROAD

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Ansty and Staplefield

**National Grid Reference:** TQ 29510 22772

### Details

CUCKFIELD RURAL BURGESS HILL ROAD 1. 5405 West Ridden's Farmhouse Anstye TQ 22 SE 15/268 28.10.57 II

2. C16 timber-framed building with the timbering exposed at the back but refronted with red brick on ground floor and tile-bung above. Horsham slab roof. Casement windows. Two storeys. Four windows. Modern gabled L-wing to south west.

Listing NGR: TQ2951022772

### Legacy

The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302465

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Mount Noddy Cottage

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1194056

**Date first listed:** 11-May-1983

**List Entry Name:** Mount Noddy Cottage

**Statutory Address 1:** MOUNT NODDY COTTAGE, CUCKFIELD ROAD

### Location

**Statutory Address:** MOUNT NODDY COTTAGE, CUCKFIELD ROAD

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Ansty and Staplefield

**National Grid Reference:** TQ 29207 23036

### Details

CUCKFIELD RURAL CUCKFIELD ROAD 1. 5405 Mount Noddy Cottage, Anstye TQ 22 SE 15/267 II

2. C18 or earlier. Two storeys. Two windows. Tile-hung, the upper section fishscale tiles. Tiled roof. Casement windows.

Listing NGR: TQ2920723036

### Legacy

The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302484

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**End of official list entry**

## The Place

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1025702

**Date first listed:** 28-Oct-1957

**List Entry Name:** The Place

**Statutory Address 1:** THE PLACE, CUCKFIELD ROAD

### Location

**Statutory Address:** THE PLACE, CUCKFIELD ROAD

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Ansty and Staplefield

**National Grid Reference:** TQ 29668 23337

### Details

CUCKFIELD RURAL CUCKFIELD ROAD 1. 5405 The Place, Anstye TQ 22 SE 15/265 28.10.57 II

2. C18. Two storeys. Four windows. Ground floor red brick, above tile-hung. Tiled roof. Glazing bars intact.

Listing NGR: TQ2966823337

### Legacy

The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302482

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**End of official list entry**



## Barn to North of Forsyth's Farmhouse

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1334360

**Date first listed:** 27-May-1986

**List Entry Name:** Barn to North of Forsyth's Farmhouse

**Statutory Address 1:** BARN TO NORTH OF FORSYTH'S FARMHOUSE

### Location

**Statutory Address:** BARN TO NORTH OF FORSYTH'S FARMHOUSE

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Ansty and Staplefield

**National Grid Reference:** TQ2962523331

### Details

1.

5405

TQ 22 SE

SP/754

CUCKFIELD RURAL

ANSTEY

Barn to north of Forsyth's Farmhouse

II

2.

Barn C17. Timber framed, weatherboarded on brick and sandstone plinth, stone slates and old tile roof. 3 bays with central threshing floor, west side has double doors between 2 projecting outshoots, east side has 2 large cart doors. South gable of brick with datestone 1725 above owl-hole. Half-hipped roof. Substantial timber framed interior with jowled posts clasping wall plate, slightly arched tie beams with struts, queen-post clasped purlin roof, rafters pegged at apex. Substantial lower wall frame with curved wind-braces.

Listing NGR: TQ2962523331

### Legacy

The contents of this record have been generated from a legacy data system.

**Legacy System number:** 439816

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**End of official list entry**



## Mackerell Cottage

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1354840

**Date first listed:** 11-May-1983

**List Entry Name:** Mackerell Cottage

**Statutory Address 1:** MACKERELL COTTAGE, CUCKFIELD ROAD

### Location

**Statutory Address:** MACKERELL COTTAGE, CUCKFIELD ROAD

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Ansty and Staplefield

**National Grid Reference:** TQ3020023528

### Details

1.

5405

TQ 22 SE

15/264

CUCKFIELD

CUCKFIELD ROAD

Mackerell Cottage, Anstye

II

2.

Restored C17 timber-framed cottage with plaster infilling. Tiled roof. Casement windows. Two storeys. Three windows. The north easternmost window-bay is an addition.

Listing NGR: TQ3020023528

### Legacy

The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302481

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry



## Lodge Farmhouse

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1096989

**Date first listed:** 24-Sept-1987

**List Entry Name:** Lodge Farmhouse

**Statutory Address 1:** LODGE FARMHOUSE, COPYHOLD LANE

### Location

**Statutory Address:** LODGE FARMHOUSE, COPYHOLD LANE

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Ansty and Staplefield

**National Grid Reference:** TQ3057523521

### Details

TQ 32 SW

16/755

CUCKFIELD RURAL

COPYHOLD LANE

Lodge Farmhouse

II

House. Could be late C15 or early C16 timberframed open hall, with addition and refronting of early C19 T-shaped. Exterior of front range clad in part sandstone, part brick to ground floor and tile hung to 1st floor. Steeply pitched tiled roof, hipped to left side and with gable. Off central ridge brick chimneystack. 2 storeys 3 windows. Casement windows, 1st floor windows having some, beaded lights. Plain plank doorcase in moulded architrave. Left side elevation has diamond patterns in scalloped tiles to 1st floor. Rear elevation has exposed box framing with some diagonal tension braces and plastered infill. T wing is early C19, part brick, part tile hung with brick chimneystack to gable end. Interior has exposed beams including curved tension braces, inglenook fireplace and old plank doors.

Listing NGR: TQ3057523521

### Legacy

The contents of this record have been generated from a legacy data system.

**Legacy System number:** 361840

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**End of official list entry**

## Highbridge Mill

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1025701

**Date first listed:** 11-May-1983

**List Entry Name:** Highbridge Mill

**Statutory Address 1:** HIGHBRIDGE MILL, CUCKFIELD ROAD

### Location

**Statutory Address:** HIGHBRIDGE MILL, CUCKFIELD ROAD

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Ansty and Staplefield

**National Grid Reference:** TQ 29709 23696

### Details

CUCKFIELD RURAL CUCKFIELD ROAD 1. 5405 Highbridge Mill, Anstye TQ 22 SE 15/263 II

2. Now a house. The original portion dates from 1810. Three storeys. One window. Red brick. Mansarded tiled roof. Water-wheel and machinery intact. The mill was extended to the north east to include a granary about 1870. Two storeys. Two windows. Faced with weather-boarding. Slate roof. Casement windows.

Listing NGR: TQ2970923696

### Legacy

The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302480

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**End of official list entry**



## Parish Church of Holy Trinity

### Official list entry

**Heritage Category:** Listed Building

**Grade:** I

**List Entry Number:** 1191625

**Date first listed:** 10-Sept-1951

**List Entry Name:** Parish Church of Holy Trinity

**Statutory Address 1:** PARISH CHURCH OF HOLY TRINITY, CHURCH STREET

### Location

**Statutory Address:** PARISH CHURCH OF HOLY TRINITY, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30357 24473

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/12 Parish Church of Holy 10.9.51 Trinity GV I Parish Church. Built on foundations of C12 church. c1250. South aisle and arcade built and some alteration of chancel and west tower up to bell chamber. 1330-40, lengthening of the nave by 1 bay to east, additions of north aisle of 4 bays and enlargement of chancel with North and South chapels to match width of nave aisles and raising of clerestory above nave. Bell chamber of West tower probably added 1330-40. c1460 chancel and nave given new roof and ceiling and chapel and aisle walls heightened. Late C16 or early C17 Sergison chapel added. Restored mid C19 and few of the windows retain ancient masonry. Built of Sussex sandstone rubble on plinth. Roofs covered with Horsham stone slabs. Shingled spire to west tower, comprises chancel with North and South chapels and Sergison chapel to North vestry, 4 bay nave with North and South aisles, North and South porches (very unusual) and west tower with spire. Chancel: C13 and C14. C14 arcades on North and South of 2 bays with hexagonal pillars with responds to match, mainly moulded capitals and bases and 2 centred arches. 2 blocked doorways East of the arcade. C13 piscina in South wall, with trefoiled head to inner order, carried on shafted jambs with moulded braces and capitals. Cill has remains of basin of 12 foils. Stone shelf behind the capitals. Mid C19 East window of 5 lights and tracery of late C13 character. North Chapel: c1330-40. C14 restored east window of 3 trefoiled lights and vertical tracery in 2 centred head with external hood-mould and hollow-chamfered four centred rear arch. C16 doorway into vestry with depressed Tudor arch. Sergison Chapel: Late C16 or early C17. Walls of rubble with ashlar dressings and chamfered plinth. Doorway with C15 moulded jambs reset and modern Tudor arch and old 4 centred chamfered rear arch. Mid C19 windows. South Chapel: c1330-40. Piscina in square-headed recess with plain round basin. Mid C19 windows. Reredos of c1910 and pavement of white and serpentine marble. Nave: Mid C13 and C14. C14 north arcade of 4 bays with hexagonal pillars. 3 western bays of south arcade are mid C13 and have cylindrical pillars with plain capitals and moulded abaci and bases. Pointed arches of 2 orders with small chamfers and voussoirs. Above the arcades are original C14 clerestory windows (now blocked by aisle roofs on outside), quatrefoils with inner splays and segmental-pointed rere-arch. In south wall, east of main south doorway, is a mutilated holy-water stoup with round-headed niche and another in south porch. North Aisle: Mid C14. Mainly C19 windows but 3rd window west of doorway is of 3 elliptically headed lights, probably early C16, partially restored. South Aisle: mid C14. Mainly C19 windows. South doorway of 2 chamfered orders and 2 centred head, reset except for outer order of the jambs. West Tower: Mid C13 and mid C14. Sandstone rubble in one unbroken stage up to string-course below bell chamber. Above this of squared rough ashlar with corbel table of trefoiled arches and embattled parapet. At 2 west angles are C15 diagonal buttresses of 3 stages of rough squared ashlar with plain offsets and chamfered plinths. West wall has C19 buttresses and south side a modern stair turret. C14 archway to nave has semi-octagonal responds of small courses with moulded bases and capitals and a pointed head of 2 chamfered orders of small voussoirs. West doorway of 2 chamfered orders with base stops and pointed head. Impost moulding now mainly decayed. Lancet windows. Broached shingled spire. North Porch: C19 except for middle tie-beam which may be C15. Structural timber-framing with carved bargeboards having Tudor rose emblem. Cinquefoil-headed lights and pointed entrance. South Porch: Late C19 except for C15 truss with cambered tie-beam and curved braces. Restored by Kempe who built one of the Lychgates. Base of sandstone, structural timber-framing with cusped heads and quatrefoil motifs, wavy bargeboards. Roofs of Nave and Chancel: Erected by Edward Neville, Lord Bergavenny,

c1460. Chancel divided into 3 bays by 2 intermediate tie-beams and the nave into 4 bays with 5 tie-beams, one at each end and 3 between. Tie-beam moulded and embattled and supported by moulded wall posts and curved brackets. Spandrels filled with varying tracery, some with red rose centres. Roofs of trussed rafter and collar-beam type. 5 sided ceilings divided into panels by moulded ribs with bosses at inter-sections, variously carved. Nave has similar bosses. Panels covered by C19 painting and corbels have C19 angels holding shields. Roofs of Chapels and Aisles: Modern boarded soffits. Some corbels and short posts are original. Furnishings: Font probably C13 having round bowl which has been patched and relined with lead, carried on modern shafts. Monumental Brasses: (1) Gerald Borell d. 1509, Archdeacon of Chichester and Vicar of Cuckfield. Inscription with shield. South wall of South chapel. (2) Milicent, wife of John Michel (d. 1524). Inscription north wall of north aisle. (3) Standing effigy of bearded man in Elizabethan armour, Henry Bowyer. Mouth scroll bearing words 'O Prais (Sic) the Lord'. (4) Henry Bowyer and Elizabeth his wife d. 1589. On a panel flanked by Ionic shafts of black marble and alabaster, with a moulded shaft and entablature, the effigies of a man in Elizabethan armour and his wife kneeling at a Prayer Desk with 3 sons and 3 daughters. North wall of south chapel. Mural Monuments and Tablets: Many, including Ninian Burrell (d. 1629) in south chapel, a kneeling effigy in recess with curtains held open by standing angels; Charles Sergison Commissioner of the Navy (d. 1732) on north side of sanctuary, a sarcophagus with seated figure of truth holding a plaque carved with his portrait, also supported by a cherub by Thomas Adey; wall tablet to Mary Ann Sergison (d. 1804) on north wall of north aisle, a Neo- Classical nymph mourning against an urn by Westmacott; also Sir Walter Headley (d. 1675), Percy Burrell d. 1807 by J Bacon and Francis Warden d. 1785. (See V C H Sussex, Vol VII (pp 160-163) Pevsner, Buildings of England, Sussex (pp 477 and 478).

Listing NGR: TQ3035624474

## Legacy

The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302923

**Legacy System:** LBS

## Sources

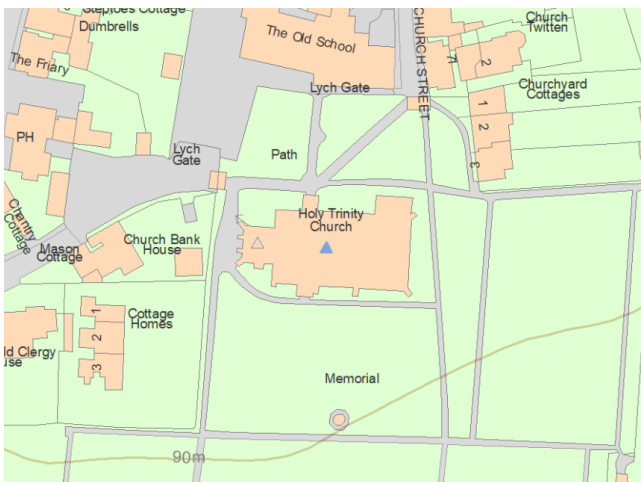
### Books and Journals

Saltzman, L F, The Victoria History of the County of Sussex, (1940), 160-163

Pevsner, N, Nairn, I, The Buildings of England: Sussex, (1965), 477-478

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**End of official list entry**

## Lychgate to North of Church

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1191755

**Date first listed:** 11-Dec-1987

**List Entry Name:** Lychgate to North of Church

**Statutory Address 1:** LYCHGATE TO NORTH OF CHURCH

### Location

**Statutory Address:** LYCHGATE TO NORTH OF CHURCH

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ3037824507

### Details

TQ 3024 NW CUCKFIELD 7/35 Lychgate to north of Church GV II Lychgate. Dated 1893 by C E Kempe who lived at Lindfield (qv Old Place, Lindfield High Street). Timber-framed with pagoda-shaped Horsham stone slab roof with iron cross finial. Supported on 6 square piers forming 4 arches with spandrels having Tudor rose, other floral and JHS mottoes. Text in frieze facing Church Street, 'There remaineth therefore a rest for the people of God'. Inside there is an inscription 'To the glory of God and in thanksgiving for the beautiful life of Caroline Emily Maberley her children dedicate this lychgate, Anno Domini 1893'. One of a pair of lychgates in this churchyard, which is a great rarity.

Listing NGR: TQ3037824507

### Legacy

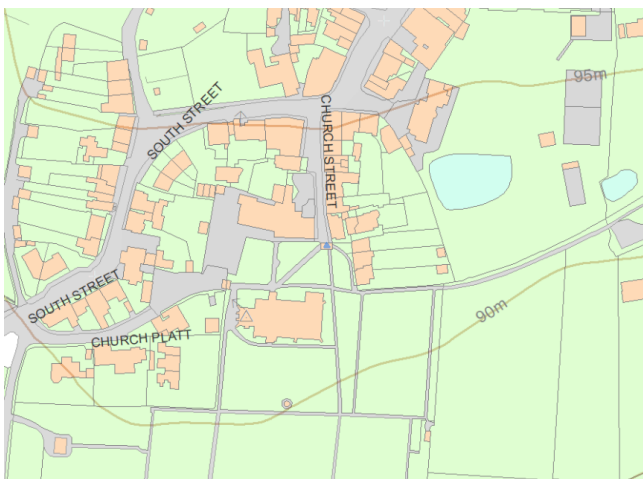
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302947

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





End of official list entry

## Lychgate, Wall and 4 Gate Piers to North West of Church

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1025518

**Date first listed:** 11-Dec-1987

**List Entry Name:** Lychgate, Wall and 4 Gate Piers to North West of Church

**Statutory Address 1:** LYCHGATE, WALL AND 4 GATE PIERS TO NORTH WEST OF CHURCH, CHURCH STREET

### Location

**Statutory Address:** LYCHGATE, WALL AND 4 GATE PIERS TO NORTH WEST OF CHURCH, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30332 24489

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/34 Lychgate, wall and 4 gate piers to north west of Church GV II Lychgate, wall and gate piers. 1911. Lychgate of timber on sandstone base with Horsham stone slab roof. Square plan. Consists of upright posts, tie-beam and 2 modified scissor braces. Inscription: 'To the glory of God and to the memory of Laura Maria Beavan her six children dedicate this gate 1911'. Flanking sections of sandstone ashlar walling. To the right, section of wall approximately 5 feet high and 5 feet long with moulded coping terminating in a square pier with pyramidal cap and finial. To the left, section of wall approximately 5 feet high extending about 15 feet, terminating in a similar pier. Attached is a further section of wall almost 5 feet high and 30 feet long with gate piers at each end. One of a pair of lychgates in this churchyard, which is a great rarity.

Listing NGR: TQ3033224494

### Legacy

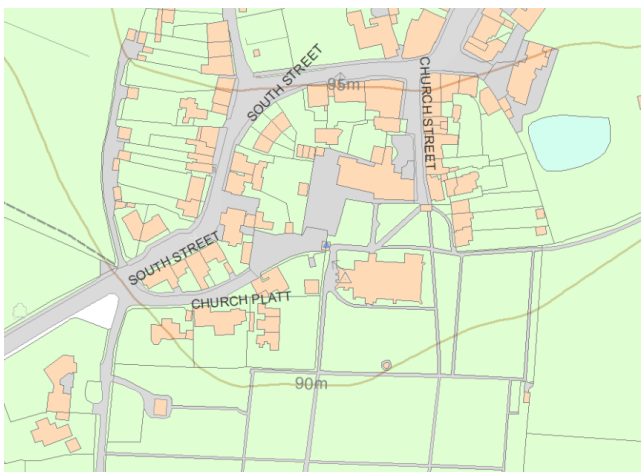
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302946

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





**End of official list entry**

## Monument to Charles Howard Approximately 10 Metres West of Lychgate to Church Street

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1025548

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument to Charles Howard Approximately 10 Metres West of Lychgate to Church Street

**Statutory Address 1:** MONUMENT TO CHARLES HOWARD APPROXIMATELY 10 METRES WEST OF LYCHGATE TO CHURCH STREET, CHURCH STREET

### Location

**Statutory Address:** MONUMENT TO CHARLES HOWARD APPROXIMATELY 10 METRES WEST OF LYCHGATE TO CHURCH STREET, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30355 24508

### Details

TQ 3024 NW CUCKFIELD CHURCH STREET 7/13 Monument to Charles Howard approximately 10 metres West of Lychgate to Church Street GV II Chest tomb. c1785. Sandstone tomb on brick plinth with end curved balusters, moulded plinth and flat stone slab on top. Carved inscriptions on sides.

Listing NGR: TQ3035524508

### Legacy

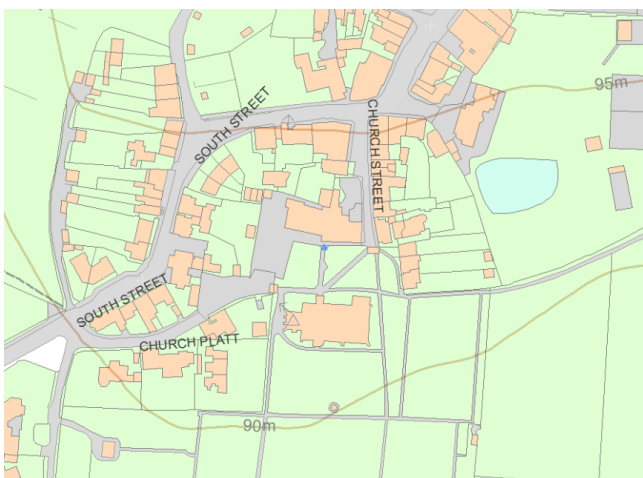
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302924

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Monument to Elliot Wood, Approximately 5 Metres North of Sergison Chapel

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1191651

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument to Elliot Wood, Approximately 5 Metres North of Sergison Chapel

**Statutory Address 1:** MONUMENT TO ELLIOT WOOD, APPROXIMATELY 5 METRES NORTH OF SERGISON CHAPEL, CHURCH STREET

### Location

**Statutory Address:** MONUMENT TO ELLIOT WOOD, APPROXIMATELY 5 METRES NORTH OF SERGISON CHAPEL, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30372 24491

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/14 Monument to Elliott Wood, approximately 5 metres north of Sergison Chapel GV II Chest tomb. c1750. Brick and stone plinth with stone chest having moulded base, the corners slightly projecting with an incised octagonal decoration, similar shaped inscription panels and moulded cornice with flat stone top.

Listing NGR: TQ3037224491

### Legacy

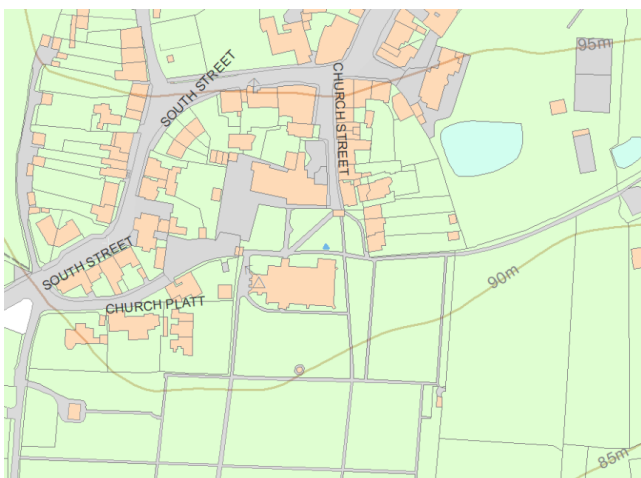
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302925

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Monument Approximately 1 Metre West of North Porch

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1354917

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument Approximately 1 Metre West of North Porch

**Statutory Address 1:** MONUMENT APPROXIMATELY 1 METRE WEST OF NORTH PORCH, CHURCH STREET

### Location

**Statutory Address:** MONUMENT APPROXIMATELY 1 METRE WEST OF NORTH PORCH, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30349 24484

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/15 Monument approximately 1 metre west of North Porch GV II Chest tomb (truncated), C17 type. Sandstone on stone plinth with moulded base and moulded flat stone on top, the actual chest missing.

Listing NGR: TQ3034924484

### Legacy

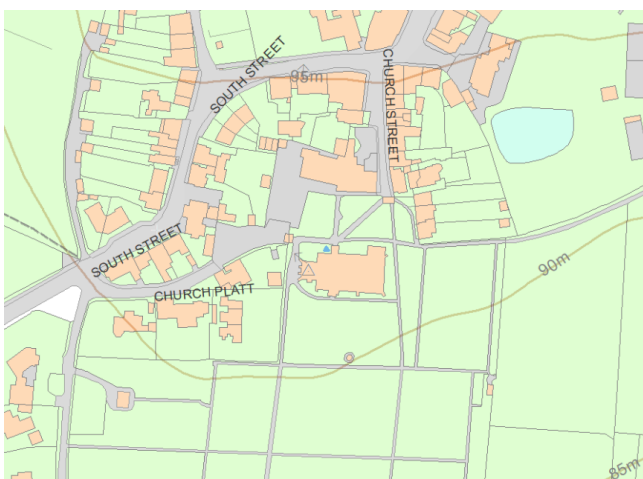
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302926

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Monument to Henry Bowles, 1 Metre East of East Window of Church

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1025517

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument to Henry Bowles, 1 Metre East of East Window of Church

**Statutory Address 1:** MONUMENT TO HENRY BOWLES, 1 METRE EAST OF EAST WINDOW OF CHURCH, CHURCH STREET

### Location

**Statutory Address:** MONUMENT TO HENRY BOWLES, 1 METRE EAST OF EAST WINDOW OF CHURCH, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30379 24475

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/32 Monument to Henry Bowles, 1 metre east of East window of Church GV II Chest tomb. c1819. Brick and stone plinth with railings now missing. Stone chest with moulded base, end paired fluted and tapering pilasters and oval inscription panels with sunray motifs in the corners.

Listing NGR: TQ3037924475

### Legacy

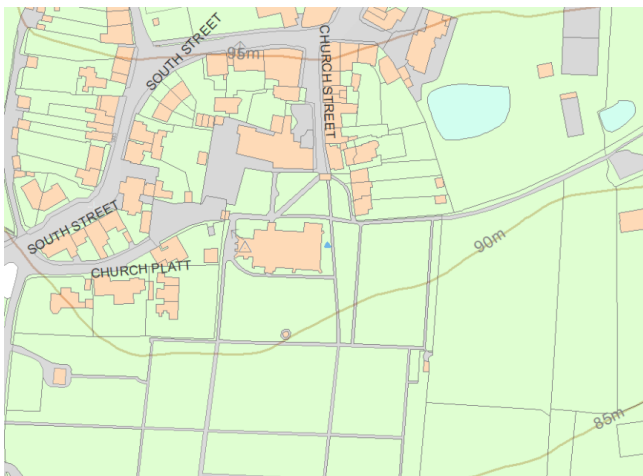
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302944

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Monument Approximately 2 Metres South of West Tower of Church

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1286981

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument Approximately 2 Metres South of West Tower of Church

**Statutory Address 1:** MONUMENT APPROXIMATELY 2 METRES SOUTH OF WEST TOWER OF CHURCH, CHURCH STREET

### Location

**Statutory Address:** MONUMENT APPROXIMATELY 2 METRES SOUTH OF WEST TOWER OF CHURCH, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30334 24467

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/16 Monument approximately 2 metres south of West Tower of Church GV II Chest tomb. Early C19 type (inscription now illegible). Stone tomb on red brick plinth. Moulded base and top. Sides have paired pilasters and rectangular inscription panel with fan moulding to corners. Ends similar but with 1 pilaster.

Listing NGR: TQ3033424467

### Legacy

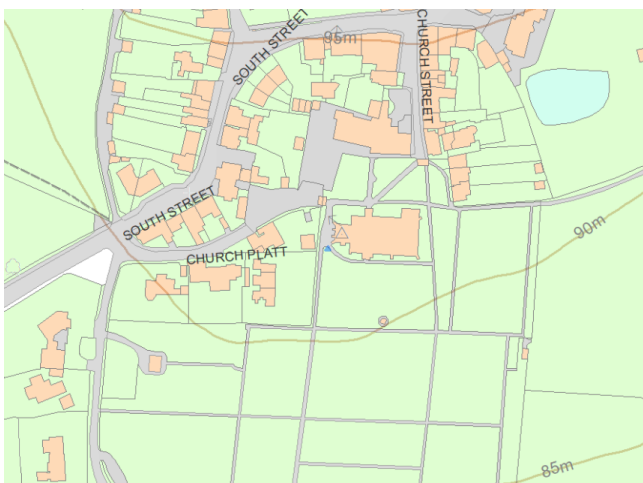
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302927

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Monument to Robert Chatfield Approximately 5 Metres South of Tower of Church Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1025549

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument to Robert Chatfield Approximately 5 Metres South of Tower of Church

**Statutory Address 1:** MONUMENT TO ROBERT CHATFIELD APPROXIMATELY 5 METRES SOUTH OF TOWER OF CHURCH, CHURCH STREET

### Location

**Statutory Address:** MONUMENT TO ROBERT CHATFIELD APPROXIMATELY 5 METRES SOUTH OF TOWER OF CHURCH, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30343 24460

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/17 Monument to Robert Chatfield approximately 5 metres south of Tower of Church GV II Chest Tomb. c1760, stone plinth and stone carved base and flat top. End has carved balusters.

Listing NGR: TQ3034324460

### Legacy

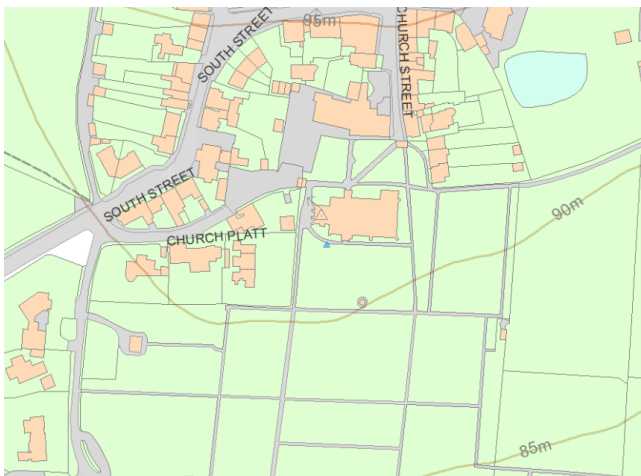
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302928

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Monument Approximately 5 Metres South of Corner of Nave of Church

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1191684

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument Approximately 5 Metres South of Corner of Nave of Church

**Statutory Address 1:** MONUMENT APPROXIMATELY 5 METRES SOUTH OF CORNER OF NAVE OF CHURCH, CHURCH STREET

### Location

**Statutory Address:** MONUMENT APPROXIMATELY 5 METRES SOUTH OF CORNER OF NAVE OF CHURCH, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30347 24456

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/20 Monument approximately 5 metres south of corner of Nave of Church GV II Chest tomb. c1788, inscription otherwise illegible at time of survey. Sandstone chest on carved sandstone base, with end carved balusters and moulded cornice to flat slab bearing inscription.

Listing NGR: TQ3034724456

### Legacy

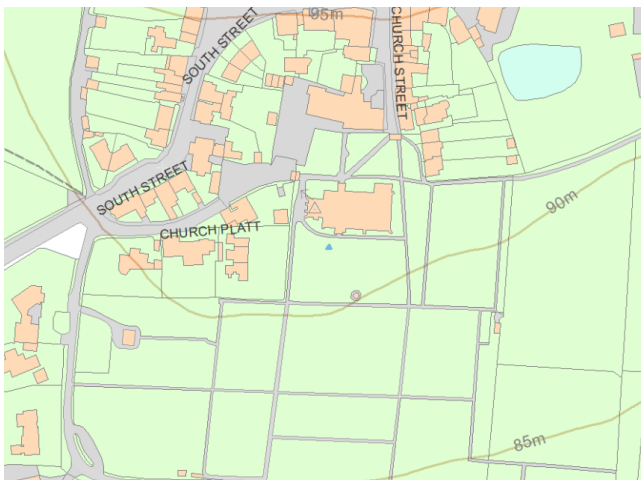
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302931

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Monument Approximately 5 Metres South of South Porch of Church

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1025509

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument Approximately 5 Metres South of South Porch of Church

**Statutory Address 1:** MONUMENT APPROXIMATELY 5 METRES SOUTH OF SOUTH PORCH OF CHURCH, CHURCH STREET

### Location

**Statutory Address:** MONUMENT APPROXIMATELY 5 METRES SOUTH OF SOUTH PORCH OF CHURCH, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30354 24455

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/21 Monument approximately 5 metres south of south porch of Church GV II Chest tomb. Early c19 type (inscription illegible at time of survey). High brick and stone plinth with railings now missing. Stone rectangular chest with unusual end pilasters having 9 sharp pointed mouldings. Moulded top to flat slab bearing incised inscription.

Listing NGR: TQ3035524457

### Legacy

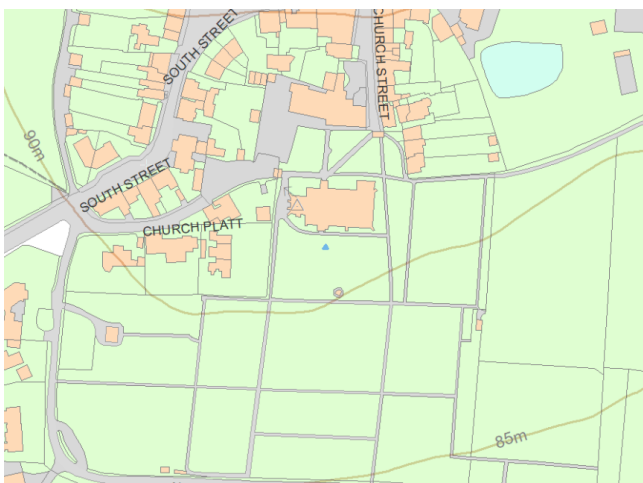
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302932

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Monument Approximately 5 Metres South of Item 8/17

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1191662

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument Approximately 5 Metres South of Item 8/17

**Statutory Address 1:** MONUMENT APPROXIMATELY 5 METRES SOUTH OF ITEM 8/17, CHURCH STREET

### Location

**Statutory Address:** MONUMENT APPROXIMATELY 5 METRES SOUTH OF ITEM 8/17, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30343 24454

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/18 Monument approximately 5 metres south of item 8/17 GV II Chest tomb. Probably early C18, inscription illegible at time of survey. Carved plinth, flat slab and completely flat chest with inscription.

Listing NGR: TQ3034424458

### Legacy

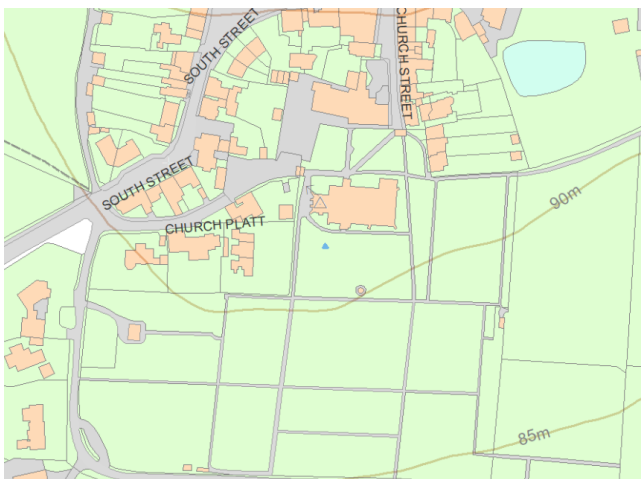
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302929

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**End of official list entry**

## Monument Approximately 1/2 Metre South of Item 8/26

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1025512

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument Approximately 1/2 Metre South of Item 8/26

**Statutory Address 1:** MONUMENT APPROXIMATELY 1/2 METRE SOUTH OF ITEM 8/26, CHURCH STREET

### Location

**Statutory Address:** MONUMENT APPROXIMATELY 1/2 METRE SOUTH OF ITEM 8/26, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30362 24455

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/27 Monument approximately ½ metre south of item 8/26. GV II Chest tomb. Early C18 type, inscription illegible at time of survey. Sandstone chest with moulded cornice above, the base buried at time of survey.

Listing NGR: TQ3036224455

### Legacy

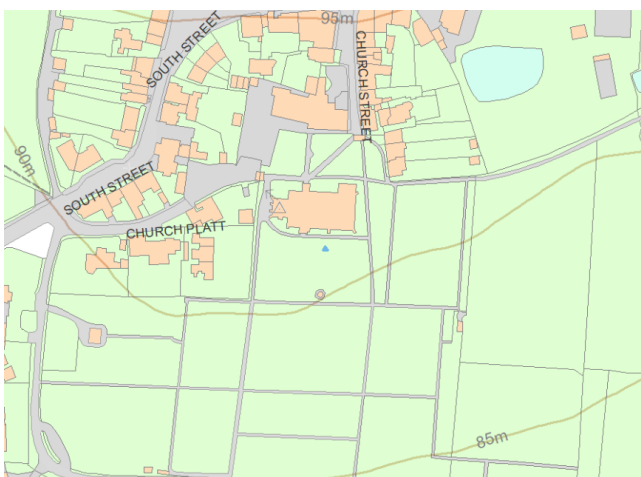
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302938

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Monument to Robert Chatfield Approximately 5 Metres South of Nave

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1354939

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument to Robert Chatfield Approximately 5 Metres South of Nave

**Statutory Address 1:** MONUMENT TO ROBERT CHATFIELD APPROXIMATELY 5 METRES SOUTH OF NAVE, CHURCH STREET

### Location

**Statutory Address:** MONUMENT TO ROBERT CHATFIELD APPROXIMATELY 5 METRES SOUTH OF NAVE, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30364 24457

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/26 Monument to Robert Chatfield approximately 5 metres South of Nave GV II Chest tomb. c1761. Brick plinth supporting sandstone chest with moulded base, end balusters and moulded cornice to flat top.

Listing NGR: TQ3036424457

### Legacy

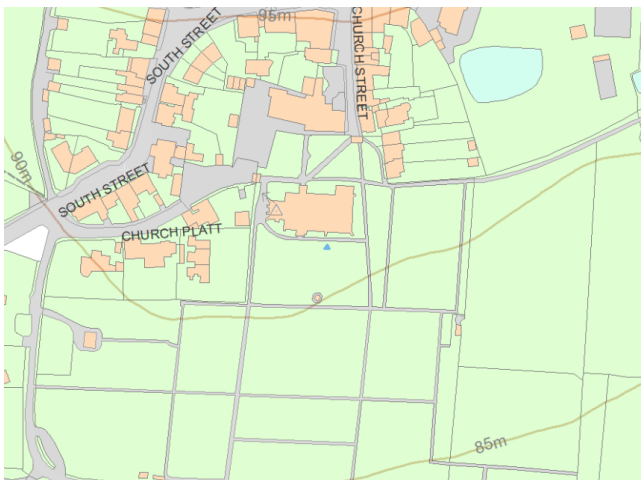
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302937

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Kelsley Monument Approximately 5 Metres South of Chancel of Church

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1025514

**Date first listed:** 11-Dec-1987

**List Entry Name:** Kelsley Monument Approximately 5 Metres South of Chancel of Church

**Statutory Address 1:** KELSLEY MONUMENT APPROXIMATELY 5 METRES SOUTH OF CHANCEL OF CHURCH, CHURCH STREET

### Location

**Statutory Address:** KELSLEY MONUMENT APPROXIMATELY 5 METRES SOUTH OF CHANCEL OF CHURCH, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30372 24455

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/29 Kelsley monument approximately 5 metres south of Chancel of Church GV II Chest tomb. c1792, or earlier. Sandstone with moulded base, plain chest shape and moulded cornice with flat slab on top. One inscription panel is illegible, the other is to Sarah Kelsley d. 1792.

Listing NGR: TQ3037224455

### Legacy

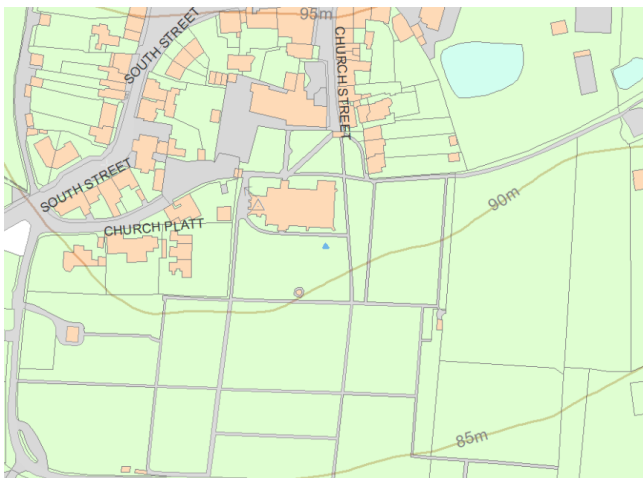
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302940

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**End of official list entry**

## Monument to Rev Edward Frank, Approximately 1 Metre to North East of Item 8/29 Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1286942

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument to Rev Edward Frank, Approximately 1 Metre to North East of Item 8/29

**Statutory Address 1:** MONUMENT TO REV EDWARD FRANK, APPROXIMATELY 1 METRE TO NORTH EAST OF ITEM 8/29, CHURCH STREET

### Location

**Statutory Address:** MONUMENT TO REV EDWARD FRANK, APPROXIMATELY 1 METRE TO NORTH EAST OF ITEM 8/29, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30374 24457

### Details

TQ 3024 CUCKFIELD CHURCH STREET 8/33 Monument to Rev Edward Frank, approximately 1 metre to North East of item 8/29 GV II Chest tomb. c1832. Double stone plinth supporting squarish stone chest with projecting centres. Moulded base. Plain incised lines to flat cornice, which has a further flat stone on top of it.

Listing NGR: TQ3037924480

### Legacy

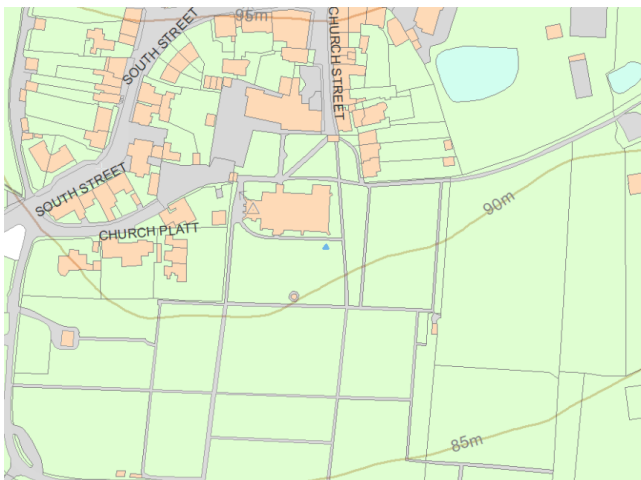
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302945

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Monument Approximately 2 Metres South of Item 8/29

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1025515

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument Approximately 2 Metres South of Item 8/29

**Statutory Address 1:** MONUMENT APPROXIMATELY 2 METRES SOUTH OF ITEM 8/29, CHURCH STREET

### Location

**Statutory Address:** MONUMENT APPROXIMATELY 2 METRES SOUTH OF ITEM 8/29, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30373 24452

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/30 Monument approximately 2 metres south of item 8/29 GV II Chest tomb. Late C18 type, inscription illegible at time of survey. Sandstone with moulded base and moulded cornice.

Listing NGR: TQ3037324451

### Legacy

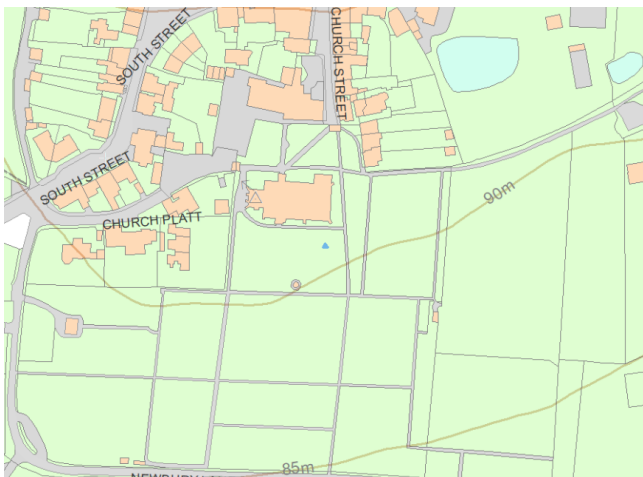
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302941

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Monument to Elizabeth Webber Approximately 5 Metres South of Item 8/30

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1191740

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument to Elizabeth Webber Approximately 5 Metres South of Item 8/30

**Statutory Address 1:** MONUMENT TO ELIZABETH WEBBER APPROXIMATELY 5 METRES SOUTH OF ITEM 8/30, CHURCH STREET

### Location

**Statutory Address:** MONUMENT TO ELIZABETH WEBBER APPROXIMATELY 5 METRES SOUTH OF ITEM 8/30, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ3037324446

### Details

TQ 2034 SW CUCKFIELD CHURCH STREET 8/31 Monument to Elizabeth Webber approximately 5 metres south of item 8/30 GV II Chest tomb. c1822. Brick and stone plinth supporting sandstone chest having moulded base, end fluted pilasters and double pyramidal top.

Listing NGR: TQ3037124452

### Legacy

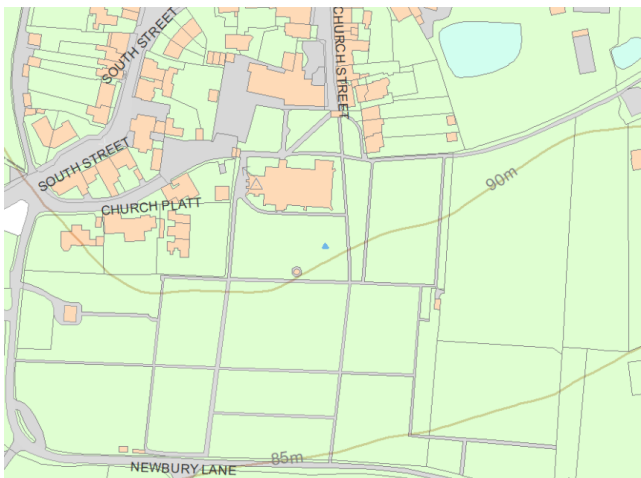
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302943

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Monument to Richrad Uwins Approximately 6 Metres South of Item 8/30

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1025516

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument to Richrad Uwins Approximately 6 Metres South of Item 8/30

**Statutory Address 1:** MONUMENT TO RICHRAD UWINS APPROXIMATELY 6 METRES SOUTH OF ITEM 8/30, CHURCH STREET

### Location

**Statutory Address:** MONUMENT TO RICHRAD UWINS APPROXIMATELY 6 METRES SOUTH OF ITEM 8/30, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30371 24443

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/31 Monument to Richard Uwins approximately 6 metres south of item 8/30. GV II Chest tomb. c1795. Brick and stone plinth, supporting stone chest with end double tapering fluted pilasters and rectangular panels with floral decoration in corners. Top concealed by ivy at time of survey.

Listing NGR: TQ3037224449

### Legacy

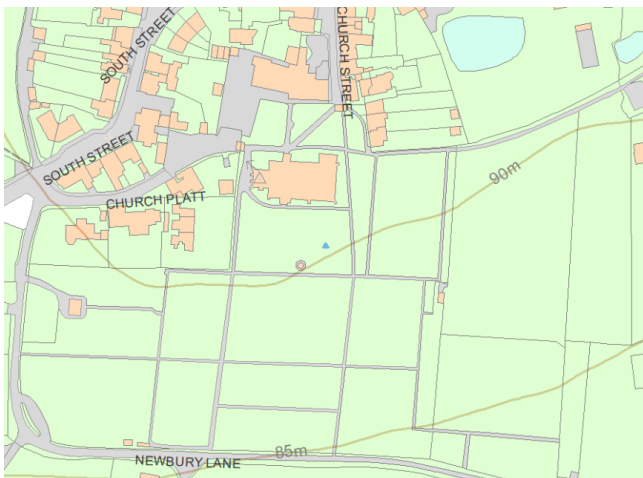
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302942

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**End of official list entry**

## Monument Approximately 20 Metres South of Nave of Church

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1025513

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument Approximately 20 Metres South of Nave of Church

**Statutory Address 1:** MONUMENT APPROXIMATELY 20 METRES SOUTH OF NAVE OF CHURCH, CHURCH STREET

### Location

**Statutory Address:** MONUMENT APPROXIMATELY 20 METRES SOUTH OF NAVE OF CHURCH, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30362 24444

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/28 Monument approximately 20 metres south of Nave of Church GV II Chest tomb. Mid C18 type (inscription illegible at time of survey). Sandstone, having moulded plinth, end balusters and flat top. Inscription in rectangular panel on side.

Listing NGR: TQ3036324448

### Legacy

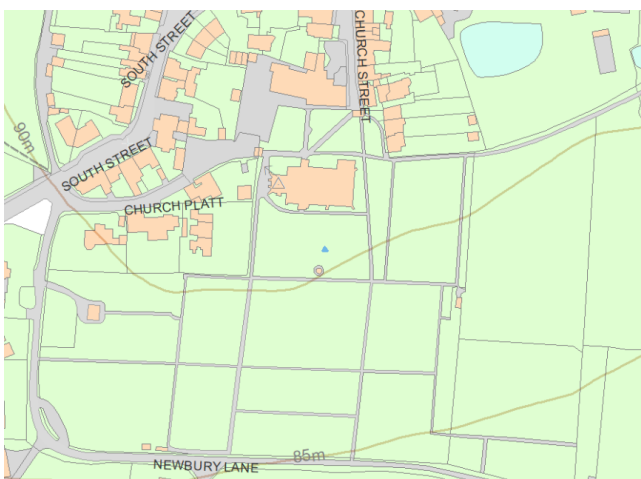
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302939

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Monument to (Thomas?) Pockney

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1025511

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument to (Thomas?) Pockney

**Statutory Address 1:** MONUMENT TO (THOMAS?) POCKNEY, CHURCH STREET

### Location

**Statutory Address:** MONUMENT TO (THOMAS?) POCKNEY, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30358 24449

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/25 Monument to (Thomas?) Pockney GV II Chest tomb. c1804. Stone chest with moulded base, end balusters and moulded cornice to flat top. Inscription on rectangular side panels with pattern of 4 incised lines.

Listing NGR: TQ3035824449

### Legacy

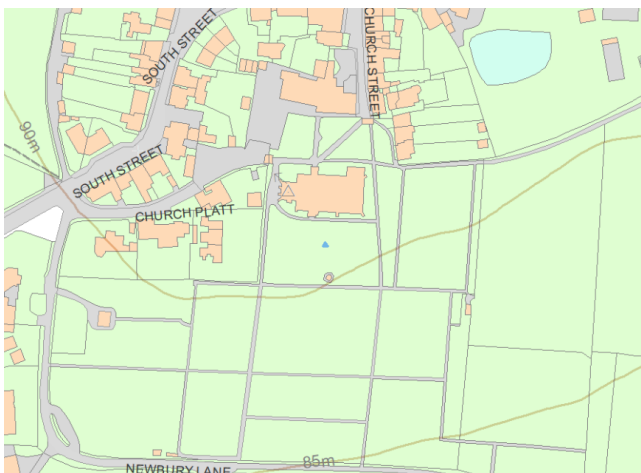
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302936

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Monument Approximately 5 Metres South of Item 8/21

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1354937

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument Approximately 5 Metres South of Item 8/21

**Statutory Address 1:** MONUMENT APPROXIMATELY 5 METRES SOUTH OF ITEM 8/21, CHURCH STREET

### Location

**Statutory Address:** MONUMENT APPROXIMATELY 5 METRES SOUTH OF ITEM 8/21, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30358 24449

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/22 Monument approximately 5 metres south of item 8/21 GV II Chest tomb. Late C18 type (inscription illegible at time of survey). Sandstone with moulded plinth, end moulded balusters and moulded flat slab.

Listing NGR: TQ3035124443

### Legacy

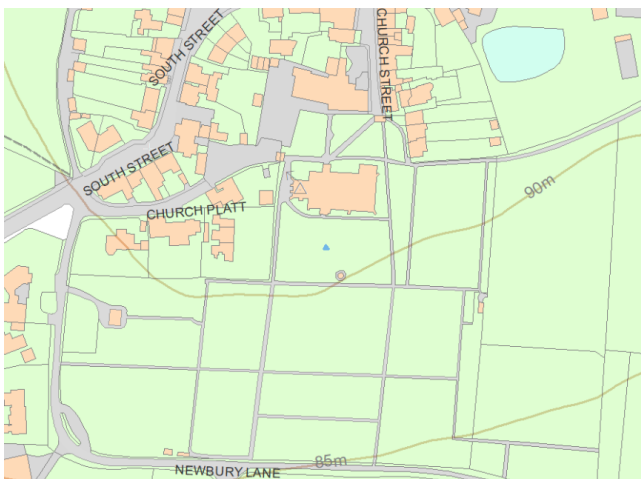
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302933

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**End of official list entry**

## Monument to Peter Beckley Approximately 3 Metres South of Item 8/22

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1025510

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument to Peter Beckley Approximately 3 Metres South of Item 8/22

**Statutory Address 1:** MONUMENT TO PETER BECKLEY APPROXIMATELY 3 METRES SOUTH OF ITEM 8/22, CHURCH STREET

### Location

**Statutory Address:** MONUMENT TO PETER BECKLEY APPROXIMATELY 3 METRES SOUTH OF ITEM 8/22, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30353 24443

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/23 Monument to Peter Beckley approximately 3 metres south of item 8/22 GV II Chest tomb. c1791. Brick plinth, supporting sandstone chest with moulded base, end pilasters and moulded cornice with flat slab. Inscriptions on sides.

Listing NGR: TQ3035224441

### Legacy

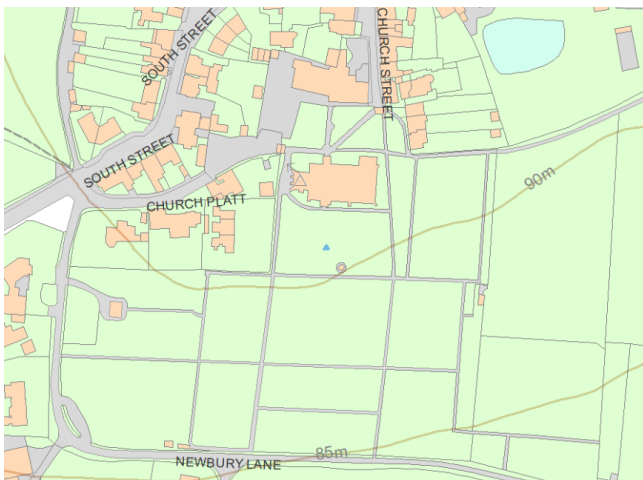
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302934

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Monument to Mrs Pheebe Webber, Approximately 1/2 Metre South of Item 8/23

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1354938

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument to Mrs Pheebe Webber, Approximately 1/2 Metre South of Item 8/23

**Statutory Address 1:** MONUMENT TO MRS PHEEBE WEBBER, APPROXIMATELY 1/2 METRE SOUTH OF ITEM 8/23, CHURCH STREET

### Location

**Statutory Address:** MONUMENT TO MRS PHEEBE WEBBER, APPROXIMATELY 1/2 METRE SOUTH OF ITEM 8/23, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30351 24442

### Details

TQ 3024 SW CUCKFIELD CHURCH STREET 8/24 Monument to Mrs Pheebe Webber, approximately ½ metre south of item 8/23 GV II Chest tomb. c1811 in Neo-Classical style. Brick and stone plinth supporting sand- stone chest. End pilasters with incised designs, oval inscription panels with incised lines and sunray motifs in the corners. Pyramidal shaped stone slab.

Listing NGR: TQ3035124437

### Legacy

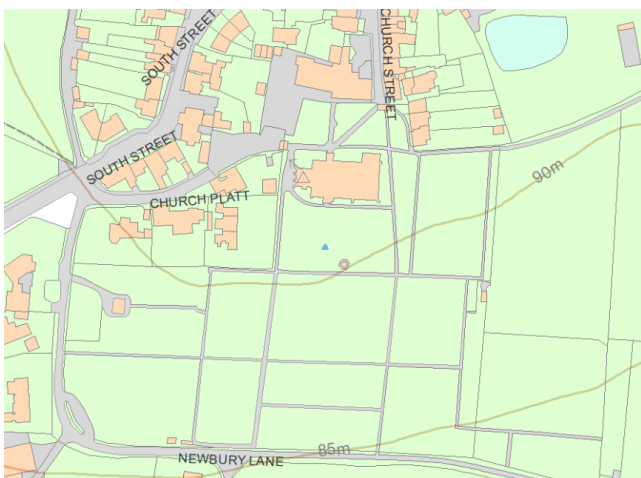
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302935

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Monument to Joseph Fuller Approximately 30 Metres South of Church

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1354918

**Date first listed:** 11-Dec-1987

**List Entry Name:** Monument to Joseph Fuller Approximately 30 Metres South of Church

**Statutory Address 1:** MONUMENT TO JOSEPH FULLER APPROXIMATELY 30 METRES SOUTH OF CHURCH, CHURCH STREET

### Location

**Statutory Address:** MONUMENT TO JOSEPH FULLER APPROXIMATELY 30 METRES SOUTH OF CHURCH, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 30349 24434

### Details

TQ 30 CUCKFIELD CHURCH STREET 8/19 Monument to Joseph Fuller approximately 30 metres south of Church GV II Chest tomb. c1764. Brick plinth supporting sandstone chest with end balusters of Portland stone having rectangular incised panels with inscriptions. Moulded base and flat side.

Listing NGR: TQ3034924434

### Legacy

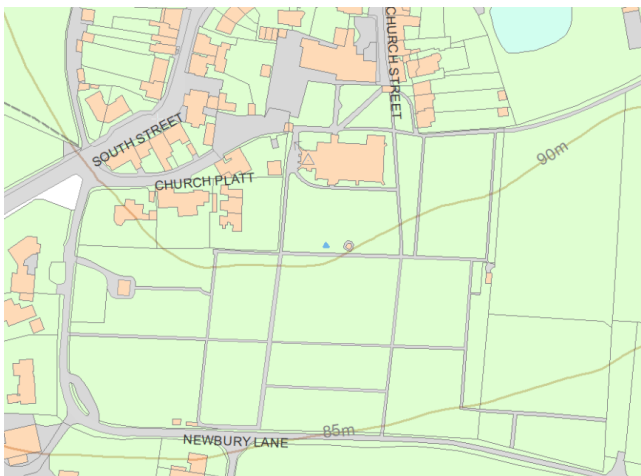
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302930

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

## Cuckfield Park

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II\*

**List Entry Number:** 1025541

**Date first listed:** 10-Sept-1951

**List Entry Name:** Cuckfield Park

**Statutory Address 1:** CUCKFIELD PARK, BRIGHTON ROAD

### Location

**Statutory Address:** CUCKFIELD PARK, BRIGHTON ROAD

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 29755 24416

### Details

CUCKFIELD BRIGHTON ROAD TQ 22 SE 3/4 Cuckfield Park 10.9.51 GV II+ Mansion. c1574. E-plan house with some early C18 refurbishment, refronted and turned into 2 courtyard plan in 1859-51. Brick and stone, mainly refronted in cement render in Mid C19 with Horsham stone slab roof and clustered brick chimney stack. South East front: Late C16 refronted in Mid C19 in cement with incised lines. 2 storeys, basement and attics. Roof has Horsham stone slabs and 5 dormers with very elaborate pediments with wooden finials, pendants with shields below and deep cornices covered in lead sheeting. Eaves cornice and plinth. 7 bays and two ½ bays. C19 cross windows with pintle hinges. Ground floor windows have hood- mouldings. Central projecting 2 storey entrance porch with octagonal turrets and crenellations. 4 centre arched door with 2 stone steps. South West front: Refronted and part added in Mid C19. 2 storeys and basement cement rendered. 7 bays, including 2 projecting end and 1 projecting centre gable with octagonal finials and kneelers with full height 4-light canted bays. Cross-shaped casements with hood moulding to ground floor windows. Attached to left is a Mid C19 conserv- atory or orangery of one storey of sandstone with 4 sandstone pillars supporting 3 arches, now glazed, and one storey attached building of 1 bay and Horsham stone slab roof. North West front: Left hand part has end of Elizabethan brick range with infilling of C18 date. Brick mainly rendered except for extreme left end, 2 storeys, attic and basement. End gables of 1 window each, having stone coping with kneelers and octagonal finials and 16-pane sashes with wide glazing bars and cambered heads. 3 tall brick chimney stacks, the centre one twisted. Roof reveals gables of original Elizabethan building behind. Interior: Hall contains late C16 plank and muntin panelling with some inlay work towards the top and scroll-work frieze, a fine plaster ceiling with squares, quatrefoil motifs and pendants and a stone fireplace with oak carved overmantel with mutule frieze, strapwork motifs and console brackets. Morning Room has magnificent carved oak screen dated 1581. It has 6 Composite columns with grotesque animal masks above. Mutule frieze and terms supporting cornice. The top panel has 2 panels with lion rampant and the motto 'Gardez la Foy', 2 shields and central date panel in an ornamental surround with figures of Justice and angels. The 3 panels between the columns have pilasters and round-headed doors have been inserted in the original entries. The room is panelled throughout with plank and muntin panelling and has a late C16 stone fire- place with slender spandrels and oak overmantel with pilasters, round-headed arches and raised diamond motif friezes with marquetry inlay. Music Room has C19 decorative plaster ceiling imitating the late C16 Hall ceiling and a deep cornice with Tudor roses and large birds, probably mythical. Dining Room has a magnificent stone fireplace dated 1574 with the initials H B (for Henry Bowyer) & H E. It bears the designs of musical instruments, snakes on shaft, snails and floral swags. Old cast-iron fireback. Oak overmantel with 2 large square panels with marquetry inlay and shields with motto 'Gardez la Foy'. Strapwork plaster ceilings, probably a C17 copy. Oak plank and muntin panelling with mutule frieze at top. Main Staircase is a late C16 oak open well staircase with large moulded balusters, moulded string and elaborate knops, massive wooden pendants below the flights and panelling to dado height. There are 3 flights of 5 treads to each floor. At the bottom of the staircase is a C16 archway with plank door. Windows to the staircase have heraldic stained glass and old glass with diamond leaded cases. The top floor has a series of original oak plank doors. First floor has a series of panelled rooms leading off the main staircase. First a panelled lobby with pilasters and strapwork design, leading onto a panelled room with overmantel dated 1579 and initials 'H B'. This has 2 tiers of columns, the lower Ionic, the upper Corinthian, with central shield. Panelling is of strapwork type with elaborate panelled frieze, separated by

console brackets and corner pilasters. C19 stone fireplace with oak design in spandrels lined with old Delft tiles. A panelled china cupboard with L-hinges leads off, followed by a panelled bedroom with plank and muntin panelling, pilastered over- mantel with mutule frieze and C19 stone fireplace with old Delft tiles. The house was the model for Harrison Ainsworth's novel 'Rookwood' though the location was Yorkshire in the novel. (See Country Life 15 March 1919, Pevsner Buildings of England, Sussex. p478 and Victoria County History Vol (VII p 149-151).

Listing NGR: TQ2975524416

## Legacy

The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302912

**Legacy System:** LBS

## Sources

### Books and journals

Saltzman, L F, The Victoria History of the County of Sussex, (1940), 149-151

Pevsner, N, Nairn, I, The Buildings of England: Sussex, (1965), 478

Country Life in 15 March, (1919)

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**End of official list entry**

## Lodge to Cuckfield Park

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1025543

**Date first listed:** 11-Dec-1987

**List Entry Name:** Lodge to Cuckfield Park

**Statutory Address 1:** LODGE TO CUCKFIELD PARK, BRIGHTON ROAD

### Location

**Statutory Address:** LODGE TO CUCKFIELD PARK, BRIGHTON ROAD

The building or site itself may lie within the boundary of more than one authority.

**County:** West Sussex

**District:** Mid Sussex (District Authority)

**Parish:** Cuckfield

**National Grid Reference:** TQ 29992 24300

### Details

CUCKFIELD BRIGHTON ROAD TQ 22 SE 3/3 Lodge to Cuckfield Park GV II Lodge. c1860 in Jacobean style. Iron stone rubble with ashlar dressings and Horsham stone slab roofs. Cruciform plan of 1 storey with end gables. 3 Dutch gables in stone finials. Front has shield with fish in its gable and a further projecting section with triangular gable. To the left of this is a Tuscan columned porch (now closed in) with triangular pediment above and round-headed fanlight. Two mullions and transomed oak casements to front. Left side elevation has mullioned and transomed oriel window. Rear has triangular gable.

Listing NGR: TQ2999224300

### Legacy

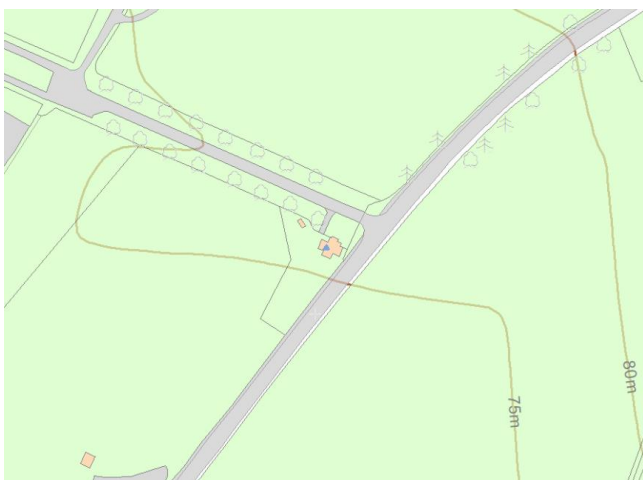
The contents of this record have been generated from a legacy data system.

**Legacy System number:** 302915

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**End of official list entry**



## Appendix 4: Additional Visualisations

See Separate file



## Appendix 5: Figure



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