

13 Built Heritage

13.1 Scope of Assessment

- 13.1.1 This chapter of the ES assesses the likely significant effects of the Proposed Development and Parkland Reserve Site proposals in terms of built heritage and is supported by **ES Volume 4, Appendix I**.
- 13.1.2 The chapter describes: the assessment methodology; the baseline conditions currently existing at the Site and the Parkland Reserve Site and in the surrounding area; the likely significant environmental effects; the mitigation measures required to prevent, reduce or offset any significant adverse effects; the likely residual effects after these measures have been employed; and the cumulative effects associated with the Proposed Development and Parkland Reserve Site proposals in combination with other developments within 5 km of the Site.
- 13.1.3 'Type 1' cumulative ('intra-project') effects, which are combined effects of individual EIA topic effects on a particular receptor, are considered in **ES Volume 2, Chapter 14: Effect Interactions**.

13.2 Key Legislation, Policy and Guidance Considerations

- 13.2.1 The built heritage assessment has been undertaken within the context of relevant planning policies, guidance documents and legislative instruments. These are summarised below.

Legislation and Regulation

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 13.2.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990¹ imposes a general duty as respects listed buildings in the exercise of planning functions. Subsection (1) provides that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

- 13.2.3 Recent case law has confirmed that Parliament's intention in enacting Section 66(1) was that decision-makers should give *"considerable importance and weight"* to the

¹ HMSO, 1990, Planning (Listed Buildings and Conservation Areas) Act.

desirability of preserving the setting of listed buildings, where “*preserve*” means “*to do no harm*”. This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy.

13.2.4 It is statutory duty for the decision maker when determining applications for planning permission within conservation areas that (Section 72(1)):

“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.”

13.2.5 It has been confirmed that Parliament’s intention in enacting section 72(1) was that decision-makers should give “*considerable importance and weight*” to the statutory duty in respect of conservation areas also. This duty, and the appropriate weight to be afforded to it, must be at the forefront of the decision makers mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. It has been confirmed that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’.

13.2.6 For conservation areas, character not only relates to physical characteristics but also to more general qualities such as uses or activity within an area. Appearance relates to the visible physical qualities of the area. The setting of a conservation area is not enshrined in legislation and does not, therefore, attract the weight of statutory protection and should, as in this case, be assessed in respect of relevant national and local planning policies.

Planning Policy

The National Planning Policy Framework (NPPF) (2023)

13.2.7 The National Planning Policy Framework (NPPF) was first introduced in March 2012² and has subsequently been republished (as revised) in July 2018³, February 2019⁴, July

² Department for Levelling Up, Housing and Communities, March 2012, The Planning Policy Framework (NPPF).

³ Department for Levelling Up, Housing and Communities, July 2018, The Planning Policy Framework (NPPF).

⁴ Department for Levelling Up, Housing and Communities, February 2019, The Planning Policy Framework (NPPF).

2021⁵, September 2023⁶ and lastly in December 2023⁷. The current (December 2023) NPPF provides a full statement of the Government's planning policies.

- 13.2.8 Chapter 12 of the NPPF outlines the Government's guidance regarding requiring good design. Chapter 16 - conserving and enhancing the historic environment, then sets out the Government's policies regarding planning and the historic environment.
- 13.2.9 Paragraph 200 requires the significance of the heritage assets, which may be affected by the proposals to be described as part of any submission, ideally as part of a Heritage Statement report. The level of detail should be proportionate to the importance of the assets and sufficient to understand the potential impact of the proposals on their significance.
- 13.2.10 Paragraph 201 sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 13.2.11 Paragraph 203 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of all heritage assets and putting them into viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 13.2.12 Paragraph 205 further outlines that local planning authorities should give great weight to the asset's conservation when considering the impact on a proposed development on the significance of a designated heritage asset. The more important the heritage asset, the greater the weight should be. This reflects the requirements of the relevant statutory duties of the Planning Act 1990 and the paragraph further reflects the affirmation provided by recent case law that great weight must be given, irrespective of the degree of harm to significance.
- 13.2.13 Annex 2 of the NPPF defined "conservation" as:
- "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*
- 13.2.14 Paragraph 206 specifies that any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification.

⁵ Department for Levelling Up, Housing and Communities, July 2021, The Planning Policy Framework (NPPF).

⁶ Department for Levelling Up, Housing and Communities, September 2023, The Planning Policy Framework (NPPF).

⁷ Department for Levelling Up, Housing and Communities, December 2023, The Planning Policy Framework (NPPF).

- 13.2.15 Paragraph 207 outlines that local planning authorities should refuse consent where a proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied. Paragraph 202 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. In this instance, harm should be weighed against the public benefits, including securing the optimum viable use.
- 13.2.16 Paragraph 209 states that the effect of a proposal on the significance of a non-designated heritage asset should be taken into account in determining the application, i.e. a material consideration. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset.
- 13.2.17 Paragraph 212 states that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably. It outlines that local planning authorities should also look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance.

Planning Practice Guidance (last updated June 2021)

- 13.2.18 The National Planning Practice Guidance (PPG) was first issued in 2016 by the Government as a web resource, including a category on conserving and enhancing the historic environment. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF. It has been updated as a living document and web resource, most recently in 2023⁸.
- 13.2.19 The PPG reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach. The PPG notes that where changes are proposed to heritage assets, the NPPF sets out a clear basis for decision-taking to ensure that heritage assets are conserved, and where appropriate, enhanced in a manner that is consistent with their significance and thereby achieving sustainable development.
- 13.2.20 The PPG confirms that setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The extent and importance of setting is often expressed by

⁸ Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government, 2023, Planning Practice Guidance. N.B. Historic Environment category was last updated 23rd July 2019.

reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by understanding of the historic relationship between places. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

- 13.2.21 Harm may arise from works to the heritage asset or from development within its setting. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. When assessing any application for development which may affect the significance of a heritage asset through change in its setting, local planning authorities may need to consider the implications of cumulative change.
- 13.2.22 Public benefits are defined as anything that delivers economic, social or environmental progress as described in the NPPF (paragraph 7). The PPG confirms that public benefits should flow from a proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. It is noted that public benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.
- 13.2.23 Public benefits may include heritage benefits, such as:
- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
 - Reducing or removing risks to a heritage asset; and
 - Securing the optimum viable use of a heritage asset in support of its long term conservation.

National Design Guide (2019)

- 13.2.24 The National Design Guide⁹ sets out the characteristics of well-designed places and demonstrates what good design means in practice. It addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics. The first two of these – Context and Identity – include a consideration of how well-designed places should respond value heritage, local history and culture and respond to the existing local character and identity.

⁹ Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government,, 2019 (updated 2021), National Design Guide.

Mid Sussex District Council, 'Mid Sussex District Plan 2014—2031' (2018)

13.2.25 Mid Sussex District Council (MSDC) adopted the Mid Sussex District Plan 2014-2031¹⁰ as a Development Plan Document at its meeting on 28th March 2018. However, some policies in the Mid Sussex Local Plan 2004¹¹ were saved on adoption of the District Plan in 2018. There are no relevant saved policies from the Local Plan for the purposes of this chapter.

13.2.26 Policy DP34 (Listed Buildings and Other Heritage Assets) states:

“Strategic Objectives: 2) To promote well located and designed development that reflects the District’s distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings

Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- *A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- *Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in viable use;*
- *Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- *Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather on the building itself;*
- *Special regard is given to protecting the setting of a listed building;*
- *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

¹⁰ Mid Sussex District Council, 2018, Mid Sussex District Plan 2014–2031.

¹¹ Mid Sussex District Council, 2004, Mid Sussex Local Plan.

Other Heritage Assets

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

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life in the District. Significance can be defined as the special interest of a heritage, which may be archaeological, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance."

13.2.27 More generally, Policy DP26 (Character and Design) states:

"Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; 12) To support sustainable communities which are safe, healthy and inclusive; and 14) To create environments that are accessible to all members of the community.

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- Is of a high quality design and layout and includes appropriate landscaping and greenspace;*
- Contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- Creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- Protects open spaces, trees and gardens that contribute to the character of the area;*
- Protects valued townscapes and the separate identity and character of towns and villages;*
- Does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- Creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- Incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*

- *Positively addresses sustainability considerations in the layout and the building design;*
- *Take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus / centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element);*
- *Optimises the potential of the site to accommodate development."*

Mid Sussex District Council, 'Ansty, Staplefield & Brook Street Neighbourhood Plan' (2017)

13.2.28 The Neighbourhood Plan for Ansty, Staplefield & Brook Street¹² represents a part of the development plan for this area. Its purpose is to guide development within the neighbourhood plan area and provide guidance to any interested parties wishing to submit planning applications for development within the area. One of the objectives of the Neighbourhood Plan is to protect the heritage of the area.

Technical Standards and Guidance

Historic England 'Good Practice Advice Note 3: The Setting of Heritage Assets'

13.2.29 Good Practice Advice (GPA) Note 3¹³ provides information to assist in implementing historic environment policy with regard to the managing change within the setting of heritage assets. This also provides a toolkit for assessing the implications of development proposals affecting setting. A series of stages are recommended for assessment, these are:

- Step 1: identifying the heritage assets affected and their settings;
- Step 2: assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assessing the effect of the proposed development;
- Step 4: maximising enhancement and minimising harm; and
- Step 5: making and documenting the decision and monitoring outcomes.

13.2.30 This advice note not only updates the first edition but also replaced the Historic England guidance document "Seeing the History in the View: A Method for Assessing Heritage Significance within Views" from 2011, in particular, in the light of recent planning cases and to provide further advice on views. It looks to reiterate existing advice that the heritage interest in views is a matter of the contribution of views to

¹² Mid Sussex District Council, 2017, The Ansty, Staplefield & Brook Street Neighbourhood Plan 2015–2031.

¹³ Historic England, 2017, Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) – The Setting of Heritage Assets.

the significance of heritage assets, which aligns views in these terms closely with setting. It is also sought to underline the importance of consideration of views under Guidelines for Landscape and Visual Impact Assessment¹⁴, while highlighting the distinction between analysis of setting and landscape analysis.

Historic England 'Good Practice Advice Note 2: Managing Significance in Decision Taking in the Historic Environment'

- 13.2.31 GPA Note 2¹⁵ provides advice on the implementation of historic environment policy in the NPPF and the related guidance given in the PPG. For the purposes of this chapter, the advice includes: assessing the significance of heritage assets; using appropriate expertise; historic environment records; and design and distinctiveness.
- 13.2.32 It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:
1. Understand the significance of the affected assets;
 2. Understand the impact of the proposal on that significance;
 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 4. Look for opportunities to better reveal or enhance significance;
 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic England 'Good Practice Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets'

- 13.2.33 GPA Note 12¹⁶ provides guidance with regard to the NPPF requirement for applicants to describe heritage significance, to help local planning authorities make decisions on the impact of proposals for change to heritage assets. It explores the assessment of heritage significance as part of a stage approach to decision-making, in which assessing significance precedes designing the proposals. It also describes the

¹⁴ Landscape Institute and Institute of Environmental Management and Assessment, 2013; Guidelines for Landscape and Visual Impact Assessment.

¹⁵ Historic England, 2015, Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment.

¹⁶ Historic England, 2019, Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets.

relationship with archaeological desk-based assessments and field evaluations, as well as Design and Access Statements.

Principles of Cultural Heritage Impact Assessment in the UK (PfCHIA)

13.2.34 The Principles of Cultural Heritage Impact Assessment in the UK¹⁷ provides a set of guiding principles to supplement existing guidance and give a consistent framework for cultural heritage impact assessment in a variety of settings, in terms of understanding cultural heritage assets and evaluating the consequences of change. The application of these principles and good practice enables practitioners to improve the standard of their assessments, regardless of their specialism within the discipline.

The 'Design Manual for Roads and Bridges' ((LA 104 Environmental Assessment and Monitoring) and (LA 106 Cultural Heritage Assessment)) (the 'DMRB')

13.2.35 The Design Manual for Roads and Bridges (DMRB)¹⁸ contains information about current design standards relating to the design, assessment and operation of motorway and all-purpose trunk roads in the United Kingdom. LA 104 of the DMRB sets out the requirements for environmental assessment of projects, including reporting and monitoring of significant adverse environment effects. LA 106 of the DMRB sets out the requirements for assessing and reporting the effects on cultural heritage as part of the environment assessment process of construction, operation and maintenance projects. In the absence of specific prescribed criteria for the assessment of impacts on built heritage, the methodology for establishing the relative value or importance of heritage assets; the magnitude of impact' and the significance of effect is drawn from these documents.

13.3 Assessment Methodology

13.3.1 This chapter is supported by a Heritage Statement (presented in **ES Volume 4, Appendix I**), which provides an informed basis for the assessment of built heritage effects within this chapter. The Heritage Statement proportionately assesses the heritage significance of the built heritage receptors within the relevant study area, including the contribution made by setting. A study area of 250 m radius from the Site and Parkland Reserve Site was established, which is proportionate to the scale and character of the Proposed Development and the Parkland Reserve Site proposals and

¹⁷ Institute of Environmental Management and Assessment (IEMA), 2021, Principles of Cultural Heritage Impact Assessment in the UK.

¹⁸ National Highways, 2020, Design Manual for Roads and Bridges: LA104 – Environment Assessment and Monitoring;; National Highways, 2020, Design Manual for Roads and Bridges: LA106 – Cultural Heritage Assessment.

sufficient to understand the likely effects on built heritage receptors; there are not likely to be material impacts on the significance of built heritage assets located beyond 250 m due to the nature of separating distances and interposing built form and landscaping. The study area has been established through best practice guidance, professional experience, and an assessment of potential effects.

- 13.3.2 In accordance with paragraph 200 of the NPPF, this assessment is sufficient to understand the potential impact of the Proposed Development and Parkland Reserve Site proposals on the heritage significance of the built heritage receptors. This has been undertaken in accordance with current best practice guidance contained in Good Practice Advice Note 3: The Setting of Heritage Assets, Historic England (2017) and Good Practice Advice Note 2 on Managing Significance in Decision Taking in the Historic Environment, Historic England (2015).
- 13.3.3 The methodology used in the assessment of effects on built heritage has utilised established legislation, national policy, guidance and advice documents, as outlined above. This has framed the assessment process for operation and cumulative effects. The methodology acknowledges how the understanding and appreciation of the heritage values of the heritage assets and its constituent elements can be affected both directly and indirectly through change to setting, not only visually but also as part of a broader experience.

Determination of Baseline

- 13.3.4 The assessment has considered effects on the built heritage receptors throughout the construction and operation of the completed Proposed Development and the Parkland Reserve Site proposals, and in the context of cumulative schemes.
- 13.3.5 The NPPF defines the setting of a heritage asset 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.'*
- 13.3.6 Historic England has published guidance in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms that:
- 'setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.'*
- 13.3.7 The guidance sets out a step-by-step process for proportionate assessment of the heritage significance of a heritage asset that may be affected by a proposal.
- 13.3.8 Further guidance on the definition of setting and how it should be taken into account is set out in PPG Paragraph 013:

'The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.'

13.3.9 Two appeals in 2018¹⁹ confirmed that historic, social and economic connections are relevant in assessing the contribution made by the setting of heritage assets. The following methodology for assessment has been used:

- In the absence of specific prescribed criteria for the assessment of impacts on built heritage, the methodology for establishing the relative value or importance of heritage assets; the magnitude of impact; and the significance of effect is drawn from the DMRB²⁰.
- The assessment has taken into account the findings of the landscape and visual and archaeological assessments to ensure integration of approach and assessment.
- The heritage significance (value or importance) of the heritage assets (receptors) has been defined on the basis of a four-point sensitivity scale, which has been informed by DMRB and a clear understanding and appreciation of the heritage significance of each of the assets and the contribution of setting to their heritage significance. This has been undertaken in accordance with Historic England's guidance and informed by documented evidence, Site surveys, archival research and professional judgement.
- The magnitude of change to heritage assets has been determined on a scale of large, medium, small or negligible. A full Heritage Statement has been appended to the ES and provides additional detail in relation to the built heritage baseline and the heritage significance of heritage assets which are unlikely to experience a significant effect. This has been prepared in accordance with NPPF Paragraph 194 and relevant Historic England guidance on 'Managing Significance in Decision Taking in the Historic Environment,' 'The Setting of Heritage Assets' and 'Statements of Heritage Significance.'
- An appraisal of built heritage receptors (designated and non-designated heritage assets) within the Site and Parkland Reserve Site and a 250m study area extending from the Site and Parkland Reserve Site boundary. Receptors have been identified and confirmed with reference to the following sources:

¹⁹ *Catesby Estates Ltd v Steer and Secretary of State for Communities and Local Government v Steer* (Historic England intervening in both appeals): [2018] EWCA Civ 1697

²⁰ Design Manual for Roads and Bridges (DMRB) (LA106 – Cultural Heritage, January 2020 and LA104 Environmental Assessment and Monitoring, August 2020) and Principles of Cultural Heritage Impact Assessment in the UK (CIfA, IHBC and IEMA) July 2021

- The National Heritage List for England (NHLE), which identifies designated heritage assets (with the exception of conservation areas).
- MSDC's website, which provides details on the location and extent of conservation areas.
- Built heritage receptors within this study area have been subject to initial appraisal to determine those with potential to experience significant environmental effects.
- The assessment also takes into account the findings of the landscape and visual assessment (in **ES Volume 3: LVIA**) to ensure integration of approach and assessment.

13.3.10 An NPPF compliant Heritage Statement has been prepared in support of the planning application for the Proposed Development and Parkland Reserve Site proposals (provided in **ES Volume 4, Appendix I**). This has been carried out in light of the statutory duty of The Planning (Listed Buildings and Conservation Areas) Act 1990, relevant policies of the NPPF and national PPG for the historic environment. Consideration has also been given to relevant guidance documents prepared by Historic England including Good Practice Advice Note 2: Managing Significance in Decision Taking in the Historic Environment (March 2015), and Good Practice Advice Note 3: The Settings of Heritage Assets (2017). The Heritage Statement identifies heritage assets with potential to be affected, describes their heritage significance and setting and assesses the impact of the Proposed Development and Parkland Reserve Site proposals upon that heritage significance. It also considers other heritage assets unlikely to experience a significant effect.

Prediction Methodology

Assessment of Significance

13.3.11 Significance in heritage terms and in EIA terms are used in different contexts and have different meanings, which could result in confusion. Heritage significance is the interest of a heritage asset to this (and future) generations and EIA significance is used in terms of the significance of an effect that a proposed scheme will have upon an identified receptor. To avoid confusion, the term significance in a heritage context will be replaced by the terms 'heritage value' or 'heritage interest' which have the same meaning as heritage significance.

Heritage Value / Sensitivity

13.3.12 The heritage value / sensitivity of the heritage assets (receptors) is defined on the basis of **Table 13.1**, which has been informed by the DMRB and the PfCHIA and a clear understanding and appreciation of the heritage significance of each of the assets and the contribution made by setting to that heritage significance (as set out in

ES Volume 4, Appendix I). For the purpose of this assessment, there are no heritage assets that would normally be defined under ‘Very High’ heritage significance (which includes World Heritage Sites and Scheduled Monuments) and so this category has not been included.

Table 13.1: Value / Sensitivity of Built Heritage Assets

Sensitivity / Value	Definition
High	Scheduled monuments with standing remains Registered Battlefields Grade I and II* listed buildings Other listed buildings that can be shown to have exceptional qualities in their fabric or historical association not adequately reflected in the listing grade Grade I and II* registered parks and gardens Conservation areas containing very important buildings
Medium	Grade II listed buildings Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical association Grade II registered parks and gardens Conservation areas containing important buildings Historic townscape or built-up areas with historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)
Low	'Locally listed' buildings and landscapes Historic (unlisted) buildings of modest quality in their fabric or historical association Historic townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)
Negligible	Assets of no architectural or historic note; buildings of an intrusive character

Magnitude of Impact

13.3.13 The impact of the Proposed Development and Parkland Reserve Site proposals on the heritage significance of each of the identified built heritage receptors is considered, and a judgement formed as to the duration, extent and magnitude of change. The type or nature of the impact could be beneficial or adverse, or no change to the receptor could also be identified, with examples of these included within **Table 13.2**. The DMRB guidance (DMRB LA 104 2020 and LA 106 2020) has been considered when identifying the scales used for the magnitude of impact and effects outlined below. Consideration will be had to other technical assessments i.e., **ES Volume 3: TVIA** (in terms of assessing the extent and nature of visual effects on heritage significance) and archaeology (in terms of any potential contribution made by archaeological

heritage assets to the heritage significance of built heritage assets as elements of setting), in assessing the effects of the Proposed Development and Parkland Reserve Site proposals on the built heritage assets, as required.

Table 13.2: Magnitude of Impact on Built Heritage Assets

Magnitude of Impact		Definition
Major	Adverse	Loss of resource and / or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of / damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact or attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
None / Neutral		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Significance of Effect

13.3.14 Built heritage assets can be affected by a broad range of factors causing change; these may be physical changes or changes to their setting. The range of effects in relation to change of built heritage assets, and at which point they may be considered significant, does not fit the strict outcome of the binary assessment. For guidance, however, overall effects determined to be moderate or above (i.e., moderate and major) may be significant depending on the type of change and factors involved. Whether an effect is significant or not significant is a matter of professional judgement. The matrix shown in **Table 13.3** combines the two measures of importance (and relative sensitivity) and magnitude of impact to measure the scale of effect of the Proposed Development and Parkland Reserve Site proposals.

Table 13.3: Matrix for Significance of Effects

Sensitivity / Value of Receptor	Magnitude of Impact				
	None/ Neutral	Negligible	Minor	Moderate	Major
High	Neutral	Minor	Minor to Moderate	Moderate to Major	Major
Medium	Neutral	Negligible to Neutral	Minor	Moderate	Moderate to Major
Low	Neutral	Negligible to Neutral	Negligible to Neutral	Minor	Minor to Moderate
Negligible	Neutral	Negligible to Neutral	Negligible to Neutral	Negligible to Neutral	Minor

13.3.15 The following terms have been used to define the level of the effects identified and these can be ‘beneficial’ or ‘adverse’:

- Major effect:** where the Proposed Development and / or Parkland Reserve Site proposals are likely to cause a considerable change from the baseline conditions and the receptor has limited adaptability, tolerance or recoverability or is of the highest sensitivity. This effect is considered to be ‘Significant’.
- Moderate effect:** where the Proposed Development and / or Parkland Reserve Site proposal are likely to cause either a considerable change from the baseline conditions at a receptor which has a degree of adaptability, tolerance or recoverability or a less than considerable change at a receptor that has limited adaptability, tolerance or recoverability. This effect is considered more likely to be ‘Significant’ but will be subject to professional judgement.
- Minor effect:** where the Proposed Development and / or Parkland Reserve Site proposals are likely to cause a small, but noticeable change from the baseline conditions on a receptor which has limited adaptability, tolerance or recoverability or is of the highest sensitivity; or where the Proposed Development is likely to cause a considerable change from the baseline conditions at a receptor which can adapt, is tolerant of the change or/and can recover from the change. This effect is considered to be ‘Not Significant’ but will be subject to professional judgement.
- Negligible:** where the Proposed Development and / or Parkland Reserve Site proposals are unlikely to cause a noticeable change at a receptor, despite its level of sensitivity or there is a considerable change at a receptor which is not considered sensitive to a change. This effect is ‘Not Significant’.
- Neutral:** where the Proposed Development and / or Parkland Reserve Site proposals will not result in change at a receptor i.e. its heritage significance is sustained / preserved. This effect is ‘Not Significant’.

- 13.3.16 The duration of the effect has been assessed as either ‘short-term’, ‘medium-term’ or ‘long-term’. Short-term is considered to be up to 1 year, medium-term is considered to be between 1 and 10 years and long-term is considered to be greater than 10 years.
- 13.3.17 For each effect, a statement has been made as to whether the level of effect is ‘Significant’ or ‘Not Significant’. This determination has been based on professional judgement and / or relevant guidance / legislation, where applicable.
- 13.3.18 Significance has only been concluded for residual effects (i.e. following the identification of additional mitigation).

Limitations and Assumptions

- The assessment relies upon information on heritage assets obtained from the National Heritage List for England (NHLE), the County Historic Environment Record (HER) and from MSDC’s website. It is assumed that these resources provide an up-to-date record of known heritage assets within the area.
- This chapter is focussed on built heritage only.

13.4 Scoping and Consultation

- 13.4.1 A formal scoping process with MSDC was not undertaken. This built heritage assessment has been undertaken and this ES chapter prepared based on professional judgement and experience.

13.5 Baseline Assessment and Identification of Key Receptors

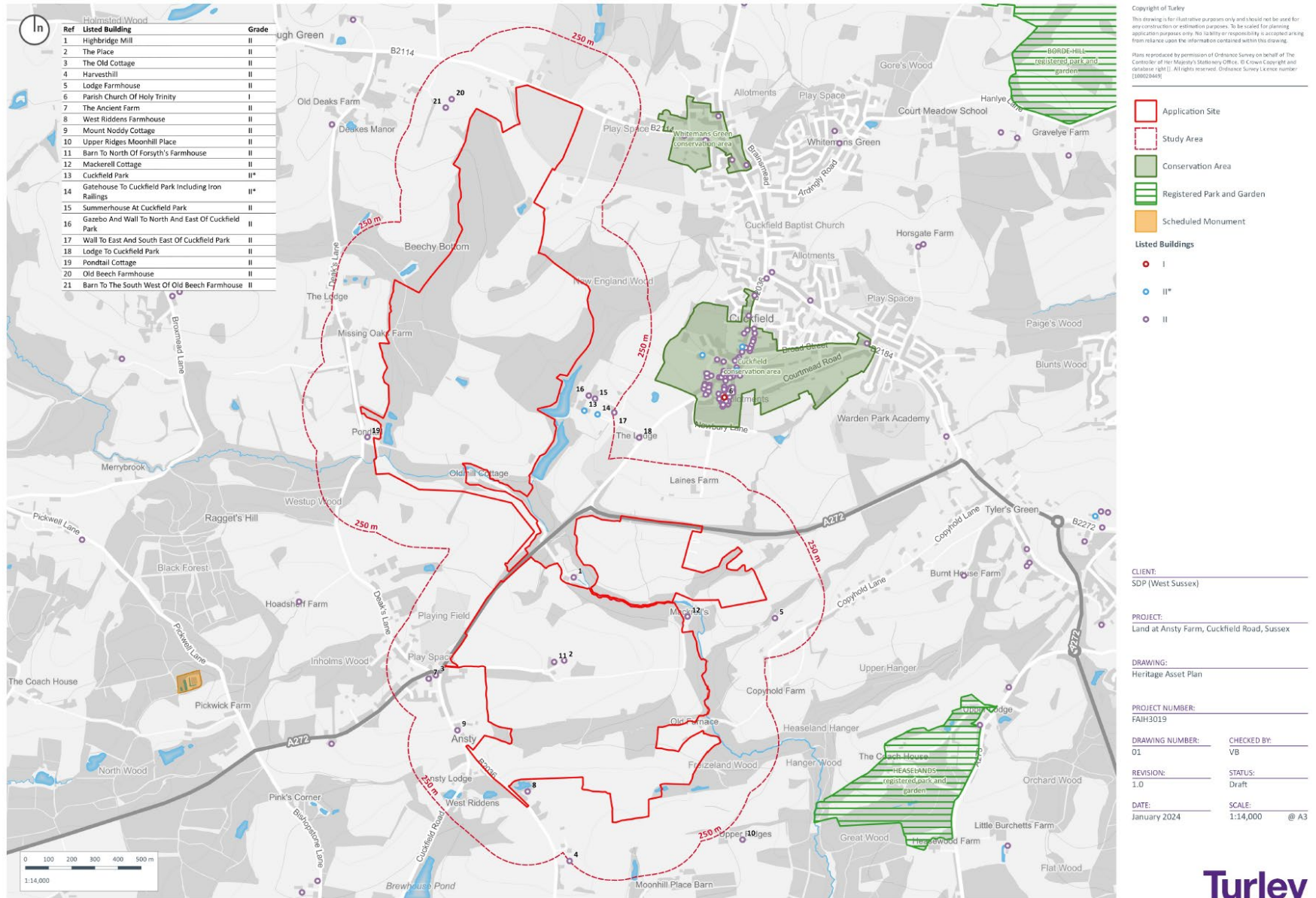
- 13.5.1 An initial desk study was undertaken to establish the physical components of the Site and Parkland Reserve Site and their surroundings, together with the relevant heritage designations within the study area identified by the project’s built heritage team. Both historic and current Ordnance Survey (OS) maps were utilised to identify these features, supplemented by aerial photography and a review of the HER for Sussex, via the Heritage Gateway website. Both Historic England (HE) and also MSDC online resources in relation to heritage assets were reviewed.
- 13.5.2 A field study was also carried out for the Site, which involved a visual inspection of features of the Site, surrounding heritage assets and their wider shared townscape and landscape context. The Site was visited first in March 2022 and again in February 2023, during which visibility was good.
- 13.5.3 The project’s built heritage team’s desktop and subsequent Site survey analysis has been used to inform the scoping process for built heritage assets; this has been based on the project’s built heritage team’s understanding of past and now existing historical, functional, physical and or visual relationships between the Site and Parkland Reserve Site and the wider townscape / landscape surroundings containing

those assets, and how that affects how heritage significance is understood and appreciated. **ES Volume 3: LVIA**, prepared by Fabrik, includes a figure illustrating the Zone of Theoretical Visibility (ZTV) based on the maximum building height parameter of 18 m. This is a further tool that has also been used to informing the scoping process. However, it is noted that this viewshed is based on the topographical context, without taking into account the screening effects of vegetation and built form, i.e. a ‘worst case scenario’. **ES Volume 3: LVIA** reports that, in reality, the Site is naturally well contained by virtue of the woodlands and tree belts within and surrounding the Site, in combination with the undulating topography. This is also the findings of the project’s built heritage team’s on-site survey.

13.5.4 There are a number of listed buildings situated within the vicinity of the Site and the Parkland Reserve Site, which from the findings of the desktop and subsequent Site analysis have the potential to be affected by the Proposed Development and Parkland Reserve Site proposals through change within part of their settings or shared views. These heritage assets are primarily within a 250 m radius of the Site and Parkland Reserve Site (as presented in **Figure 13.1**) and comprise:

- Listed building group at the centre of the Site (but excluded from the planning application boundary): Grade II listed The Place and Grade II listed Barn North of Forsyth’s Farmhouse.
- Listed building group at Ansty Cross: Grade II listed The Old Cottage, Grade II listed The Ancient Farm and Grade II listed Mount Noddy Cottage.
- Grade II listed Highbridge Mill.
- Grade II listed Mackerell Cottage.
- Grade II listed Lodge Farmhouse.
- Grade II listed Upper Ridges / Moonhill Place.
- Grade II listed West Riddens.
- Grade II listed Harvesthill.
- Grade II listed Pondtail Cottage.
- Listed building group at Old Beech Farm: Grade II listed Old Beech Farmhouse and Grade II listed Barn to the south west of Old Beech Farmhouse.
- Listed building group at Cuckfield Park: Grade II* listed Cuckfield Park, Grade II* listed Gatehouse to Cuckfield Park including Iron Railings, Grade II listed Gazebo and Wall to north and east of Cuckfield Park, Grade II listed Summerhouse at Cuckfield Park, Wall to east and south east of Cuckfield Park, and Grade II listed Lodge to Cuckfield Park.
- Grade I listed Parish Church of the Holy Trinity.

Figure 13.1: Heritage Assets within a 250 m radius of the Site and Parkland Reserve Site



- 13.5.5 MSDC do not maintain a local list and no further non-designated heritage assets have been identified by MSDC during the plan-making or pre-application stage in relation to this Site. Therefore, non-designated heritage assets are not considered further as part of this assessment.
- 13.5.6 A full assessment of the heritage value / sensitivity of the identified listed buildings is included in the accompanying Heritage Statement (**ES Volume 4, Appendix I**).
- 13.5.7 All of the above listed buildings (designated heritage assets) and identified built heritage receptors are deemed to be of medium value / sensitivity, in terms of the built heritage team's approach and methodology. Albeit, with the exceptions of the Grade I listed Parish Church of the Holy Trinity and the Grade II* listed Cuckfield Park and Gatehouse to Cuckfield Park, which are considered to be of high value / sensitivity.

Future Baseline (the 'do nothing' scenario)

- 13.5.8 In the absence of the Proposed Development and Parkland Reserve Site proposals, the existing land use would continue. This would not result in any change to the heritage value of the identified built heritage receptors.

13.6 Identification and Description of Changes Likely to Generate Effect

- 13.6.1 The Proposed Development, during both construction and operation, has the potential to affect the heritage significance of the identified built heritage receptors indirectly through changing the character of the local and / or wider settings of the identified built heritage assets. During the construction phase, this will be derived from excavation works, movement of plant / material to and from the Site (and associated traffic and noise) and construction infrastructure. During the operational phase, this will be derived from the envisioned new mix and intensity of uses / activity; location, density and height of new built form; and a new layout of streets and spaces on the Site.
- 13.6.2 The Parkland Reserve Site proposals will comprise the change of use of farmland and woodland to parkland reserve to include public access and instigation of long-term management and rewilding regime, including establishment of pedestrian and cycle tracks, with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north; proposals will also include the addition of two wooden viewing platforms; and sports pitches at Beech Farm Field will remain in sports use. It is anticipated that the Parkland Reserve Site proposals would result in limited construction of fences and viewing platforms but would not give rise to the construction of any other built form. In this context, there is less potential for these proposals to affect the overall heritage significance of the identified built heritage receptors.

13.7 Assessment of Likely Significant Effect

Construction Phase

Embedded Mitigation Measures

- 13.7.1 The embedded mitigation anticipated to be implemented via a CEMP during the construction of the Proposed Development on-site includes the determination of the location, extent and height of the contractors' compound / office, in consultation with the contractors and built heritage consultant. This is to ensure that the potential effects of the construction of the Proposed Development on the setting of the heritage assets identified are minimised as much as possible.
- 13.7.2 There are limited mitigation measures that can be applied to the construction of the Parkland Reserve Site proposals, given their limited nature and extent.

Anticipated Effects

The Proposed Development

- 13.7.3 The effects on the heritage significance of built heritage assets during the construction stage would vary, according to the nature of the construction works over time and would transition to operational phase effects as the Proposed Development nears completion. The likely effects of the construction stage include groundwork excavations, movement of heavy plant and material to and from the Site and erection of construction infrastructure e.g. scaffolding, hoarding, lighting and construction of new buildings and public realm.
- 13.7.4 These are temporary, medium-term effects, that will have a slightly higher impact (i.e., magnitude) on the heritage significance of built heritage assets (of medium value / sensitivity) in the immediate vicinity of the Site and correspondingly lesser in the wider area. Given their temporary and localised nature, the overall scale of the effects will be minor and are not significant.
- 13.7.5 Overall, there likely to be local, temporary adverse effects on the heritage value of the Grade II listed The Place and Grade II listed Barn North of Forsyth's Farmhouse (at the centre of the Site but excluded from the planning application boundary) as well as the Grade II listed Mackerell Cottage and West Riddens Farmhouse. The heritage value of these listed buildings is medium. The magnitude of impact on each of these listed buildings is minor. The effect on each of these listed buildings is **minor adverse (not significant)**.
- 13.7.6 For all other identified built heritage receptors, there are likely to be local, temporary neutral effects on their heritage value, which is medium to high. The magnitude of impact on these listed buildings is neutral. The scale of effect on these listed buildings is **neutral (not significant)**.

Parkland Reserve Site Proposals

- 13.7.7 The Parkland Reserve Site proposals will comprise the change of use of farmland and woodland to parkland reserve to include public access and instigation of long-term management and rewilding regime, including establishment of pedestrian and cycle tracks, with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north; proposals will also include the addition of two wooden viewing platforms; and sports pitches at Beech Farm Field will remain in sports use.
- 13.7.8 In view of the above, it is anticipated that the Parkland Reserve Site proposals would result in limited construction of fences and viewing platforms but would not give rise to the construction of any other built form. It is considered that the proposed fences and viewing platforms would not affect the settings of the identified heritage assets in the vicinity of the Parkland Reserve Site . Therefore, there are likely to be local, temporary neutral effects on the heritage value of each identified listed building. The heritage value of the identified listed buildings ranges from medium to high. The magnitude of impact on all of the identified, listed buildings is neutral. The scale of effect on each individual listed building is **neutral (not significant)**.

Operational Phase

Embedded Mitigation Measures

- 13.7.9 To reduce the potential effects of the operation of the Proposed Development on the heritage significance and setting of the heritage assets identified, the embedded mitigation includes the sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location of built form and infrastructure, open space, and landscape design and planting.
- 13.7.10 The Design and Access Statement (DAS – submitted as part of the planning application) describes how the envisioned layout and distribution of uses, routes, open spaces and built form responds to established key features of the landscape, including topography and relative openness or sense of enclosure, retaining, reinforcing and or integrating with existing mature vegetation. It is also described how new development would respond to existing townscape character and the pattern of nearby settlements (including built heritage assets), including the typology of the traditional Sussex village with its mix of amenities and village green, and the High Weald vernacular; all to look to create a sense of place for this new community that looks and feels like it belongs.
- 13.7.11 The planning application for the Proposed Development is in outline at this stage; however, as part of any future detailed stage for new use and development of this Site, there would be potential for further mitigation measures and / or other initiatives to be explored as part of the more advanced design process. For example,

more detailed landscape design and planting strategy, again looking to use locally referenced building forms, materials and features to influence the design of proposed new housing and other buildings, and opportunities for the study and or interpretation of the history of, and or heritage features within or near to, the Site through public information, guided routes etc.

- 13.7.12 Given that the Parkland Reserve Site proposals will not include any built form, with the exception of fences (associated with the pedestrian and cycle tracks) and two wooden viewing platforms, no embedded mitigation is required.

Anticipated Effects

The Proposed Garden Community Development

Group at Ansty Farm: The Place and Barn north of Forsyth's Farmhouse

- 13.7.13 This is a grouping of two Grade II listed buildings that together form part of a farmstead site located approximately 350 m to the east of the existing village settlement at Ansty. They enjoy group value and also share heritage interests as part of one steading and also as traditional vernacular buildings the 18th or 17th centuries. These listed buildings have a shared historic and also current experiential relationship with their settings and local views. The Site area does not include this property and former farmstead but surrounds it to each boundary. Accordingly, the Proposed Development is likely to impact the heritage significance and shared setting of these designated heritage assets in a similar way, and for the purposes of this assessment, such impacts are therefore described together.
- 13.7.14 The heritage significance of each of these listed buildings are primarily invested in their physical form, fabric and features as evidences their historic farm use and also local vernacular architecture. These aspects of their special interest would not be affected by the new use and built development proposed for the Site, and any Proposed Development impacts would, therefore, be indirect. In addition, proposed change would not occur within the existing domestic (former farmstead) curtilage of this listed building group, which includes garden and former yard spaces, ponds and other ancillary buildings and structures, and which is the element of their setting where their heritage significance can be best appreciated and understood.
- 13.7.15 As a result of the Proposed Development, change would occur within the wider landscape setting of these listed buildings outside that immediate curtilage. It is recognised that these wider open and green landscape surroundings contribute to our understanding and appreciation of their heritage significance, where the more intact elements of a rural agricultural land, including field patterns, woodland and further ponds, provide evidence of the historic use and also character of the setting of this original working farmstead, albeit to a lesser degree relative to the more immediate area of setting. This historic connection can be appreciated relatively

extensively in shared views between the listed buildings and this setting (including the Site itself). Although patterns of ownership and / or use have changed over time, it is likely that parts of the core or central area of the Site adjoining the curtilage of the listed building would once have been linked historically and functionally. Otherwise, such connections and intervisibility is more limited between this listed building group and the other parts of the Site to the north and south, as a result of greater distance, the undulating landform, and the screened effects of mature vegetation (such as the two main tree belts running east- west and within valleys). The existing open green character of the central area of the Site surrounding these listed buildings, therefore, is an element of setting that contributes to their heritage significance.

- 13.7.16 The Proposed Development would change the character and appearance of this part of the setting of the listed building group, including the introduction of new residential use and associated activity and built form to the north and south of the main east-west public right of way (PRoW) through the Site, formal and more informal open space and landscape design, a new school are further to the west, as well as new road infrastructure. Such change would clearly diminish the current understanding and appreciation of the historically stronger rural landscape character setting and agricultural use of these listed former farm buildings and would have an uncharacteristically urbanising effect experientially and visually. These impacts would, therefore, result in harm to the heritage significance of these designated heritage assets, principally to an aspect of their historic interest, albeit to a lesser degree to their architectural interest.
- 13.7.17 The relative magnitude of such harm to heritage significance would be influenced by a number of factors. Firstly, the indirect nature of Proposed Development impacts, and the fact that change would occur not within the more important curtilage of this former farmstead but within a part of its wider setting surrounding. There are mature trees and other vegetation along the boundaries of this property which (subject to seasonal change) would also help to some degree to filter or otherwise soften immediate views of new built development when looking outwards. Account should also be taken of the distinctive topography and existing mature landscape features within the Site that would be retained as part of the Proposed Development to maintain aspects of the landscape character of this area alongside a new and integral landscape-led strategy for the new community.
- 13.7.18 Further consideration should also be given to the design and mitigation measures integrated as part of the Proposed Development, which would serve to minimise to some degree development impacts on heritage significance and setting. The parameter plans (submitted as part of the planning application) indicate that the existing historically established track (and PRoW) to the farmstead would be retained and incorporated as part of a new network of connections and would not be upgraded to carry the main vehicular traffic associated with new housing. New road

infrastructure would be located further away to the north and south to serve this new community. In this way, the likely additional effects of noise, movement, lights and activity of increased vehicle movements would be moderate to some degree within the setting of these listed buildings. The main points of vehicular access to the Site are also located further away from this former farmstead and towards the edges of the Site along existing main roads.

- 13.7.19 Existing tree groups to the east and west of the listed buildings would be retained and reinforced, including planting along the east-west PRow. Areas immediately to the north and east would be turned to informal / formal open space (perhaps in the model of a traditional village green – Ansty Common), which would retain a greater sense of openness and also green landscape character within this part of the setting of this historic grouping. This would also act as a physical / visual buffer to new housing development further to the north and east, and also help to visually soften its built edges with planting. The positioning of this new housing at a distance away and beyond the 60 / 65 m contour lines helps to further minimise visual impacts within the setting of the listed building group. The height and density of built form has also been reduced relative to other core areas of the development within the Site; envisioned to be up to 2 storeys in height. Importantly, this approach deliberately retains existing longer distance views from the vantage point of these listed buildings, north-east across the valley towards the local landmark parish church in Cuckfield village.
- 13.7.20 Immediately to the west of the boundaries of this property, new built development would again be in residential use, albeit as part of a care home or retirement community. Again, the height and density of this proposed built form for this new use has been reduced relative to other core areas of the Proposed Development, envisioned to be up to 1.5 storeys in height only. In this way, the Proposed Development would further minimise impacts within shared views with these heritage assets within the Site area. To the south of the PRow, and also in particular as the landform descends, the relative storey heights of new housing would then increase.
- 13.7.21 Overall, there are likely to be local, permanent adverse effects on the heritage value of these two listed buildings. The heritage value of both The Place and Barn north of Forsyth's Farmhouse is medium. The magnitude of impact on both of these built heritage receptors is minor adverse. The scale of effect on both of these built heritage receptors is **minor adverse (not significant)**.

Group at Ansty Cross: The Old Cottage, The Ancient Farm and Mount Noddy Cottage

- 13.7.22 This is a grouping of three Grade II listed buildings that are located close by at Ansty Cross and on Cuckfield Road within the built boundaries of the existing settlement at Ansty. They enjoy group value and also share heritage interests as traditional vernacular and domestic buildings dating from at least the 18th or 17th centuries.

Within the shared townscape surroundings of this settlement these listed buildings also have a similar relationship with their settings. Accordingly, the likely impacts of the Proposed Development on-site within their settings on their heritage significance would be comparable and are, therefore, described together.

- 13.7.23 The heritage significance of each of these listed buildings are primarily invested in their physical form, fabric and features. This would not be affected by the new use and built development proposed for the Site, and any potential impacts would be indirect. Change would not occur within the now established domestic curtilages of the listed buildings, which is the element of their setting where their heritage significance can be best appreciated and understood. Change would occur within the wider setting of these properties, beyond the established eastern settlement boundary that they form part of, and also beyond an existing area of open green land with mature vegetation between settlement and Site boundaries.
- 13.7.24 The Site is not an element of the wider setting of these listed building that makes any particularly positive or clearly legible contribution to the understanding or appreciation of their heritage significance, other than as part of a once much more extensive and historically intact agricultural rural landscape surrounding this settlement. The Proposed Development would change the character and appearance of one part of that wider countryside context, with new housing and school uses and built form established to the east, although importantly, the parameter plans indicate that no new vehicular access point would be created into the core of the village.
- 13.7.25 The potential visual or other experiential impacts of such change on the understanding or appreciation of their particular heritage significance is highly constrained by existing separation distance from the Site and the screening or otherwise filtering effects of intervening built development and also mature vegetation. In addition, the parameter plans indicate that a landscape buffer would be maintained along the western edge of the Site to reinforce that boundary treatment. Historically, the degree to which the use and character of the townscape / landscape settings of these historic houses has changed since their original construction further limits the influence of new development on heritage significance.
- 13.7.26 Overall, there are likely to be local, permanent neutral effects on the heritage value of the Old Cottage and the Ancient Farm. The heritage value of both these listed buildings is medium. The magnitude of impact on both of these built heritage receptors is neutral. The scale of effect on each of these built heritage receptors is **neutral (not significant)**.
- 13.7.27 There are also likely to be local, permanent adverse effects on the heritage value of Mount Noddy Cottage. This is due to its closer proximity on the eastern side of the road to the Site. The heritage value of his listed building is medium. The magnitude of impact on this built heritage receptor is negligible adverse. The scale of effect on this built heritage receptor is **neutral (not significant)**.

Highbridge Mill

- 13.7.28 The Site area lies close by to both to the south and the east of this listed building and 19th century former mill (now in domestic use), and forms part of its wider countryside setting that extends across both sides of Cuckfield Road south of that village. This historic building complex occupies a relatively isolated and very well visually contained location within the wooded valley of the stream. It is the immediate curtilage of this listed building, including the proximity to the stream, series of mill ponds and other ancillary buildings and structures nearby, that is the part of its setting which makes the greatest contribution to the understanding and appreciation of its heritage significance. It is from within this immediate area of setting and also shared but localised views that that original industrial use as a water powered mill can best be appreciated, in terms of its historic interest and also to a lesser degree architectural interest.
- 13.7.29 The wider landscape surroundings of this listed building and complex, including the nearby watercourses and woodland, also contributes (albeit in relative terms to a much lesser degree) to the understanding and appreciation of its heritage significance. Where the more intact elements of a primarily agricultural character landscape can be seen or otherwise experienced in conjunction with the mill, this adds to the understanding of the original rural context and use, although the watercourse remains the focus historically. Intervisibility with the Site is highly limited by the undulating topography and the screening effects of intervening mature vegetation. The Site overall is not an element of the wider setting of the listed building that makes a particularly positive or clearly legible contribution to the understanding or appreciation of its heritage significance, other than as part that wider historic rural context.
- 13.7.30 There would be no direct impacts on the listed building as a result of the Proposed Development, nor change within the most important and localised curtilage area of the former mill complex. There would be change within a part of the more extended area of the setting of this designated heritage asset as a result of the introduction of new uses and built form / landscape features on the Site. However, the ZTV prepared by Fabrik indicates the very low likelihood of visual impacts on the listed building or its immediate setting as a result of the Proposed Development. This is due to the combined effects of the contained valley location and the established heavy screening / filtering of intervening mature woodland (albeit subject to seasonal change). Historically, the degree to which the use and character of the listed building and also the surrounding land has changed over time, including the modern conversion and adaptation to housing and the modern upgrade of the nearby Cuckfield Road, has reduced the sense of isolation and also relative sensitivity of the heritage significance of this listed building to the influence of further development.

- 13.7.31 In addition, the parameter plans indicate that areas of the Site and nearby edges would either be maintained as woodland or turned to amenity open space retaining an undeveloped green character. These plans also indicate that a landscape buffer would either be maintained or reinforced to the north-east and south-west as part of the boundary treatment to new build housing in those areas of the Site. The height and density of new built form would also be reduced within these areas relative to other core of central areas of the developed Site.
- 13.7.32 Overall, there are likely to be local, permanent neutral effects on the heritage value of this listed building. The heritage value of the listed building is medium. The magnitude of impact is negligible adverse. The scale of effect is **neutral (not significant)**.

Mackerell Cottage

- 13.7.33 The Site area lies close by, to both to the north and west of this listed cottage, and forms part of its wider countryside setting that also extends further south eastwards. This historic building occupies a relatively isolated and very well visually contained location within the wooded valley of the stream. It is the immediate domestic curtilage of this listed building that is the part of its setting and localised views which makes the greatest contribution to the understanding and appreciation of its heritage significance – both historic and vernacular architectural interests.
- 13.7.34 The wider green landscape surroundings of this listed building, including the nearby water courses and woodland, also contributes (albeit to a lesser degree) to the understanding and appreciation of its heritage significance. Where the more intact elements of a primarily agricultural character landscape can be appreciated in shared views this is what aids the appreciation of its historic use, rural origins and also vernacular character. Intervisibility with the Site is limited by the undulating topography and the screening effects of intervening mature vegetation. Therefore, the Site overall is not an element of the wider setting of the listed building that makes a strongly positive or clearly legible contribution to the understanding or appreciation of its heritage significance, other than a contributor as part that remaining wider historic rural context. However, where land comes closest to the listed building within the north-eastern / eastern part of the Site area, there is the potential for a stronger historical functional and or visual connection.
- 13.7.35 There would be no direct impacts on the listed building as a result of the Proposed Development, nor change within the most important and localised domestic curtilage area of its setting. There would be change within a part of the more extended area of the setting of this designated heritage asset as a result of the introduction of new uses and built form, infrastructure and landscape features on the Site. However, the ZTV prepared by Fabrik indicates the likelihood of no visual impacts on the listed building or its immediate setting as a result of the Proposed Development. This is likely due to the combined effects of the undulating topography and the established

heavy screening / filtering of intervening mature vegetation, including the wooded valley of the stream where the listed building is positioned (albeit subject to seasonal change). Historically, the degree to which the use and character of the surrounding land has changed over time, including the introduction of the modern water treatment works to the north, has reduced the sense of isolation and also relative sensitivity of the heritage significance of this listed building to the influence of further development.

- 13.7.36 The parameter plans indicate that the closest areas of the Site (to the north and west) would either be maintained as woodland or turned to amenity open space / allotments, retaining a generally undeveloped green character. Existing tree belts to the west and north (alongside new green infrastructure) would help to screen the edges of the proposed new build housing within the Site, and also to some degree mitigate the intervention of the new infrastructure of roads and also new vehicular bridge across this part of the valley. The parameter plans also indicate that the height and density of new built form would be reduced along the eastern edge of the Site relative to other core areas to be developed.
- 13.7.37 Importantly, the existing historically established track to this cottage would be retained and incorporated as part of a new network of connections and would not be upgraded to carry the main vehicular traffic associated with new housing. New road infrastructure would, therefore, be located further away to the west and integrated as part of existing mature vegetation to aid in the mitigation of the additional effects of noise, movement, lights and activity of increased vehicle movements for this property. In addition, the PRow currently running directly past this listed building would be diverted away as part of wider Proposed Development in order to help reduce associated pedestrian footfall nearby.
- 13.7.38 Although the design approach and mitigation measures of the Proposed Development have clearly sought to minimise impacts on the experience of this listed building, it is likely that this change would diminish to some degree the current understanding and appreciation of the historically stronger rural landscape character setting of this heritage asset. Although visual impacts are likely to be highly limited due to topography and existing or new planting, the existing sense of isolation and relative tranquillity would be affected by the proximity of new urbanising activities related to housing and also new road infrastructure. These impacts would likely therefore result in a degree of harm to heritage significance, principally to this building's historic interest.
- 13.7.39 Overall, there are likely to be local, permanent adverse effects on the heritage value of this listed building. The heritage value of the listed building is medium. The magnitude of impact is minor adverse. The effect is **minor adverse (not significant)**.

Lodge Farmhouse

- 13.7.40 The Site area is to the north-west and also further west of this designated heritage asset, and forms only one part of the very much wider countryside setting for this listed late Medieval farmhouse. This historic building occupies a well contained location close to the wooded banks of the stream down from Copyhold Lane and other nearby domestic buildings. It is the more immediate curtilage – former farmstead and now domestic garden – of this listed building that is the part of its setting and more immediate views which makes the greatest contribution to the understanding and appreciation of its heritage significance – both historic and vernacular architectural interests.
- 13.7.41 The wider open and green landscape surroundings of this listed building, including the nearby watercourses, also contributes to a lesser degree to the understanding and appreciation of its heritage significance where the more intact elements of a primarily agricultural character landscape can be appreciated in shared views and as part the appreciation of its historic use and rural origins / context. Intervisibility with the Site itself is limited by distance, undulating topography and the screening effects of intervening mature vegetation. The Site overall is not an element of the wider setting of the listed building that makes a strongly positive or clearly legible contribution to the understanding or appreciation of its heritage significance, other than as part that wider historic rural and agricultural context. However, the closest fields to the listed building within the northern Site area potentially have a closer historical functional and also visual connection.
- 13.7.42 There would be no direct impacts on the listed building as a result of the Proposed Development, nor change within the most important garden / curtilage area of its more immediate setting. There would be change within a part of the much more extended area of the setting of this designated heritage asset as a result of the introduction of new uses and built form / landscape features on the Site further to the north-west / west. However, it is likely that visual or other experiential impacts would be relatively limited; constrained by the combined effects of distance, the undulating topography and the established heavy screening / filtering of intervening mature vegetation, including substantial tree belts to the western edge and also within the north -astern part of the Site (albeit subject to seasonal change). In addition, the parameter plans indicate that the closest area of the Site (to the north-west) would be turned to amenity open space maintaining its undeveloped green character. An existing tree belt screens the western edge of the Site and newly proposed open space would act as a landscape buffer between proposed new build housing and the listed building.
- 13.7.43 Overall, there are likely to be local, permanent neutral effects on the heritage value of this listed building. The heritage value of the listed building is medium. The magnitude of impact is neutral. The effect is **neutral (not significant)**.

Upper Ridges / Moonhill Place

- 13.7.44 The Site forms only one part of the very much wider countryside setting of this listed building, which is located outside the 250 m radius of the study area. It is the more immediate domestic curtilage of this historic vernacular house, as part of its setting and also localised views, which makes the greatest contribution to the understanding and appreciation of its heritage significance – both historic and architectural interests.
- 13.7.45 The wider open and green landscape surroundings of this listed building also contribute to its heritage significance, albeit to a lesser degree, where the more intact elements of a primarily agricultural character landscape can be appreciated in shared views and as part the appreciation of its historic rural context. The Site itself has not been found to be directly linked historically to this listed building, and intervisibility is also highly limited by distance, topography and the screened effects of intervening mature vegetation, including field boundaries and tree groups or belts. The Site is not an element of the wider setting of the listed building that makes a strongly positive or clearly legible contribution to the understanding or appreciation of its heritage significance, other than as part that wider historic rural and agricultural context.
- 13.7.46 There would be no direct impacts as a result of the Proposed Development, nor change within the most important garden / curtilage area of the listed building. There would be change within a part of the much more extended area of the setting of this designated heritage asset as a result of the introduction of new uses and built form / landscape features on the Site to the north-west. However, the ZTV prepared by Fabrik indicates the likelihood of no visual impacts on the listed building or its immediate setting as a result of the Proposed Development. This is due to the combined effects of distance, undulating topography and the heavy screening / filtering effects of intervening established vegetation, including two tree belts (albeit subject to seasonal change). In addition, the parameter plans indicate that a landscape buffer would be maintained along the southern edge of proposed new build housing within the Site, that the height and density of this built form would be reduced relative to other core areas, and also that the larger part of the south-east area of the Site would be turned to amenity open space, maintaining its undeveloped green character.
- 13.7.47 Overall, there are likely to be local, permanent neutral effects on the heritage value of this listed building. The heritage value of the listed building is medium. The magnitude of impact is neutral. The effect is **neutral (not significant)**.

West Riddens Farmhouse

- 13.7.48 The Site forms part of the surrounding landscape setting and countryside of this listed building and historic farmhouse and steading; the boundary of which is located just beyond pond and field boundary to the north. As found today, it is the more immediate curtilage of the farmhouse, including its domestic garden and also the

steading with a number of other historic agricultural type buildings or structures, which are the elements of its setting that make the greater contribution to the understanding and appreciation of its heritage significance. It is from within this more immediate setting that the historic and architectural interest of this heritage assets can be best appreciated.

- 13.7.49 It is recognised that the wider open and green landscape surroundings beyond the property / curtilage of the listed building also contribute to its heritage significance; where the more intact elements of a rural agricultural landscape, including field patterns, woodland and the pond, provide evidence of the historic use and also character of the setting of this original working farmstead. This historic connection can be appreciated in some shared views between the listed building this landscape setting and also the southern area of the Site. Although patterns of ownership and / or use have changed over time, it is likely that part of the Site land area immediately to the north of the listed building may once has been linked historically and or functionally. Otherwise, intervisibility is much more limited between this listed building and the larger part of the Site to the north as a result of greater distance, undulating landform, and the screened effects of mature green elements such as the large tree belt running east-west across the southern area of the Site. The existing open green character of the area of the Site immediately to the north of the listed building is an element of setting that contributes to its heritage significance to some degree.
- 13.7.50 There would be no direct impacts on historic fabric or features as a result of the Proposed Development, nor would there be change within the most important curtilage defining the historic farmstead of this listed building. However, the Proposed Development would change the character and appearance of a part of its wider setting, including the introduction of new residential use and associated activity and built form within the fields to the north, as well as new road infrastructure with a vehicular access point on to an upgraded Harvest Hill road to the west. Such a degree of change would diminish the current understanding and appreciation of the historically stronger rural landscape character setting and agricultural use of this listed farmhouse and have an uncharacteristically urbanising effect experientially and visually. These impacts would result in harm to the heritage significance of this designated heritage asset, principally to an aspect of its historic interest, and to a lesser degree its vernacular architectural interest.
- 13.7.51 The relative magnitude of such harm to heritage significance would be influenced by a number of factors. Firstly, the indirect nature of the Proposed Development's impacts, and the fact that change would occur not within the important curtilage of this farmstead but a part of its wider setting to the north and beyond an existing maintained pond / tree group and field, and also that the larger extent and other areas of countryside that contribute to heritage significance as part of the wide setting of this listed building would not be affected by the Proposed Development.

Account should also be taken of the distinctive topography and existing mature landscape features within and around the Site that would help to screen or otherwise filter the Proposed Development from view.

- 13.7.52 Such effects would be further reduced by the design and mitigation measures integrated as part of the Proposed Development. These include the proposed 15 m landscape buffer along the southern side of the proposed area of new housing, which would further strengthen existing planting and also its screening / filtering effects to help soften this built edge. The relative height and density of new built form within this area of housing located to the north of the farmstead is proposed to be reduced relative to the other core areas of the new development on-site. Built form is envisioned to rise up to 2 storeys in height only.
- 13.7.53 Overall, there are likely to be local, permanent adverse effects on the heritage value of this listed building. The heritage value of the listed building is medium. The magnitude of impact is minor adverse. The effect is **minor adverse (not significant)**.

Harvesthill

- 13.7.54 The Site forms one part of the much more extensive countryside setting of this listed building, which is located at the edge of the 250 m radius study area. It is the more immediate domestic curtilage of this polite 19th century house, as well as the wider stading of this past established farm site, which are the elements of its setting that make the greatest contribution to the understanding and appreciation of its heritage significance – both historic and architectural interests.
- 13.7.55 The wider open and green landscape surroundings of this listed building also contribute to its heritage significance, albeit to a lesser degree, where the more intact elements of a rural agricultural landscape either side of Harvest Hill road attest to the historic use and also setting of this historic site where they can be appreciated in some shared views. The land area of the Site itself has not been found to be directly linked historically – functionally and in ownership terms – to this listed building. Intervisibility is also limited by distance, topography and the screened or otherwise filtering effects of intervening existing built form (including ancillary buildings and structures, as well as the more modern equestrian centre) and the layering of mature vegetation. The main house itself was designed in the 19th century to be orientated to the south as evidenced by the pair of curved bays to that elevation, and so to take advantage of views borrowed from the wider landscape to the south (i.e. in the direction away from the Site itself). The Site is not an element of the wider setting of the listed building that makes any particularly positive or clearly legible contribution to the understanding or appreciation of its heritage significance, other than as part that wider historic rural context.
- 13.7.56 There would be no direct impacts as a result of the Proposed Development, nor change within the most important garden / curtilage area (including the approach

from Harvest Hill road and views out from the house to the south) of this listed building. The Proposed Development would affect change within a part of the wider setting of this designated heritage asset as a result of the introduction of new uses and built form / landscape features on the Site further to the north. However, it is not automatic that such effects would equate to harm in how the heritage significance or interests of this listed building is understood or appreciated.

- 13.7.57 The ZTV prepared by Fabrik indicates the likely more limited visual impact of the Proposed Development on the curtilage of the listed building, which would be even more constrained in reality considering the combined effects of distance, topography and the screening / filtering effects of intervening established vegetation (albeit subject to seasonal change). In addition, the parameter plans indicate that a landscape buffer would be maintained along the southern edge of proposed new housing within the Site beyond the existing separation of fields, and also the height and density of new built form would be reduced within this part of the Site relative to other areas. Contextually, the degree to which the use and character of the surrounding land has changed over time (and since the 19th century), and also how the nearby settlement of Ansty has expanded, reduces the relative sensitivity of the heritage significance of this listed building to the influence of new development within its wider setting.
- 13.7.58 Overall, there are likely to be local, permanent neutral effects on the heritage value of this listed building. The heritage value of the listed building is medium. The magnitude of impact is negligible adverse. The scale of effect is **neutral (not significant)**.

Pondtail Cottage

- 13.7.59 The Site is located to the south-east of this listed building and beyond the A272, this is part of the much more extensive countryside setting of this listed building that makes no legible contribution to its significance. The proposed residential-led development part of the Site and wider setting of the listed building at such a distance and also intervention of topography, built form and or landscape features would not overall effect its significance.
- 13.7.60 Overall, there are likely to be local, permanent neutral effects on the heritage value of this listed building, which is medium. The magnitude of impact on this heritage receptor is neutral. The scale of effect on this built heritage receptor is **neutral (not significant)**.

Group at Old Beech Farm: Old Beech Farmhouse, and Barn to the south west of Old Beech Farmhouse

- 13.7.61 The Site is located to the south of the listed building and beyond Cuckfield Park itself and the line of the modernised A272; this is a part of the much more extensive countryside setting of this listed building group that makes no legible contribution to

their significance. The proposed residential-led development part of the Site and wider setting of these listed buildings at such a distance and also intervention of topography, built form and or landscape features would not overall effect their heritage significance.

- 13.7.62 Overall, there are likely to be local, permanent neutral effects on the heritage value of these two listed buildings, The heritage value of both listed buildings is medium. The magnitude of impact on these two heritage receptors is neutral. The scale of effect on both of these built heritage receptors is **neutral (not significant)**.

Group at Cuckfield Park: Cuckfield Park, Gatehouse to Cuckfield Park including Iron Railings, Gazebo and Wall to north and east of Cuckfield Park, Summerhouse at Cuckfield Park, Wall to east and south east of Cuckfield Park, and Lodge to Cuckfield Park

- 13.7.63 The Site forms part of the wider countryside setting of the listed mansion and gatehouse at Cuckfield Park, and its closely related ensemble of other listed buildings and structures at the heart of this historic country house estate. The Proposed Development comprises change to the character and appearance of land within the area of the Site. Such change would not have any direct impacts on any of these listed buildings, nor on their importance or experienced as a defined historic and architectural grouping around the local landmark mansion and gatehouse. The Proposed Development would not occur within that part of the shared setting that makes the greatest legible contribution to the understanding and appreciation of their heritage significance, which is the more immediate setting of formally laid out gardens and driveway approach from South Street, former service area and associated domestic grounds.
- 13.7.64 The development Site is located at a greater distance away from Cuckfield Park to its south, within the lower part of the valley and beyond the line of the modern A272. This a part of the much more extensive rural / agricultural countryside setting of the listed building group at Cuckfield Park that makes very little legible contribution to their heritage significance. Historically, at least part of the Site is understood to have formed part of the once very extensive agricultural landholdings of this country house estate. However, as found today the legibility of that historic association has been eroded away by changing ownership patterns and the use and development of the wider landscape, including built settlement and local highways infrastructure. The potential visual or other experiential effects of the Proposed Development on the Site would also be further constrained by distance and the intervention of topography, built form and or landscape features. The retention of treed boundaries and woodland areas, and also new strategic planting, within the Site as part these proposals would also assist in integrating new built development within that wider landscape. Overall, these the Proposed Development would not result in any harm to the understanding or appreciation of the significance or heritage interests of these listed buildings, either individually or as a group.

13.7.65 Overall, there are likely to be local, permanent neutral effects on the heritage value of each of these listed buildings, The heritage value of these listed buildings ranges from medium to high. The magnitude of impact on each of these heritage receptors is neutral. The scale of effect on each of these built heritage receptors is **neutral (not significant)**.

Church of the Holy Trinity

- 13.7.66 This Grade I listed parish church falls within the designated area of the Cuckfield Conservation Area, and also forms part of a relatively large concentration or townscape grouping of other listed buildings / structures within the historic core of this settlement. Historically and also visually, this is a building that acts as a local landmark for the village, and also due to its elevated position on a ridgeline, the taller element of its tower and spire can be experienced in a large number of longer distance views from within the surrounding countryside. This includes a number of glimpses views of the church on the ridge from within parts of the Site itself; where existing landform, vegetation and seasonal change allows.
- 13.7.67 The Site itself forms a minor part of the extensive countryside setting of this listed church beyond the village boundaries and in all compass directions, which would change in character and appearance as a result of the Proposed Development. The northern edge of the development area of the Site is located within the valley below at approximately 600 m distance away to the north. Extensive views can be gained from within the immediate setting and large churchyard of this listed building southwards across the Site and much wider landscape area in this direction (including Ansty village further to the south-west). The existing mature trees and other vegetation within and around the churchyard constrain to some degree the number and extent of longer distance views out from this core historic area around the church towards the Site. More widely, the undulating topography, and also established trees and hedged boundaries to fields and woodland areas, of the wider landscape (including as part of the character of the Site itself) further screen or otherwise filter the number and extent of views to and from the church and the areas of the Site proposed for new use and development. Intervisibility exists, but the Site itself is not an element of the extended setting of this listed building that makes the strongest positive contribution to the understanding or appreciation of its heritage significance, other than as one element within that much wider experience / context of an historic rural agricultural landscape.
- 13.7.68 Overall, the change brought about by the Proposed Development would not be so impactful as to result in harm to the understanding or appreciation of the heritage significance or heritage interests of this Grade I listed building. In making this assessment, consideration has been given to the fact that development impacts would not physically affect the form, fabric or architectural features of the church, which is where the heritage significance of this heritage asset is principally invested,

both internally and externally. Also, change would not occur within the well-defined and more immediate historic churchyard setting of the church, nor within the historic village of Cuckfield (including the Conservation Area), which are those elements of setting that make the greatest contribution to the understanding and appreciation of its heritage significance. The Proposed Development would not affect the use or character of the greater part of the wider surrounding rural agricultural landscape that can be appreciated looking out from the ridgeline position of the church looking in an arc west, south and then eastwards. Where new built development on-site could be appreciated from this vantagepoint and in these longer distance views, this would be moderated or otherwise mitigated by the screening / filtering effects of existing landform and mature vegetation (subject to season change), including the retention of tree boundaries and woodland areas and also new strategic planting within the Site itself.

13.7.69 The Proposed Development would not undermine the local landmark status of this listed building within the village or the wider countryside, and it would retain its visual prominence and legibility on the ridgeline and against a sky backdrop in longer distance views looking northwards from the local area of the Site. Although a number of existing glimpsed views of the church tower and spire from within the Site itself would be affected by the introduction of new uses and built form / infrastructure, conversely the creation of new areas of informal or more formal open spaces here could also facilitate opportunities for views and a wider appreciation of the historic importance of the church by the new residential community being created here. An example of this approach is where new open green space would be formalised immediately to the north of former farmstead grouping and listed buildings (The Place / Barn North of Forsyth's Farmhouse), with new housing also located as to follow the undulating local landform, all in order to retain existing longer distance views north eastwards towards the local landmark parish church from these listed buildings and also this new public space.

13.7.70 Overall, there are likely to be local, permanent neutral effects on the heritage value of this listed building. The heritage value of the listed building is medium. The magnitude of impact is neutral. The effect is **neutral (not significant)**.

Parkland Reserve Site

13.7.71

Group at Ansty Farm: The Place and Barn north of Forsyth's Farmhouse

13.7.72 The Parkland Reserve Site is at a greater distance away beyond the A272 would be set aside as a parkland reserve with public access. As existing, this is a largely open and green landscape area that historically formed part of the parkland to Cuckfield Park. The Parkland Reserve Site proposals include the restoration of traditional parkland as part of wider landscape management, and also new or improved paths and

interpretation for users. In light of the very limited contribution of this part of the Parkland Reserve Site to the significance of these listed buildings as part of their much more extensive setting, and also the proposed retention of the open and green character of this land in use as a parkland reserve, this aspect of the Parkland Reserve Site proposals would sustain, or otherwise not effect, their heritage significance.

- 13.7.73 Overall, there are likely to be local, permanent neutral effects on the heritage value of these two listed buildings. The heritage value of each listed building is medium. The magnitude of impact on both of these heritage receptors is neutral. The scale of effect on each of these built heritage receptors is **neutral (not significant)**.

Group at Ansty Cross: The Old Cottage, The Ancient Farm and Mount Noddy Cottage

- 13.7.74 For the Parkland Reserve Site, located at a greater distance away to the north, this a part of the much more extensive countryside setting of these listed buildings that makes no legible contribution to their significance. The proposed retention of the existing open and green character of this land within the Parkland Reserve Site, albeit in new use as a parkland reserve, would not affect the understanding or appreciation of their heritage significance.
- 13.7.75 Overall, there are likely to be local, permanent neutral effects on the heritage value of these three listed buildings. The heritage value of each listed buildings is medium. The magnitude of impact on each of these three heritage receptors is neutral. The scale of effect on each built heritage receptor is **neutral (not significant)**.

Highbridge Mill

- 13.7.76 For the Parkland Reserve Site, located across the A272 to the north-west, this a part of the much more extensive countryside setting of this listed building that makes very little, if any, contribution to its significance. The proposed retention of the existing open and green character of this land within the Parkland Reserve Site, albeit in new use as a parkland reserve, would not affect the understanding or appreciation of its heritage significance.
- 13.7.77 Overall, there is likely to be local, permanent neutral effects on the heritage value of this listed building, which is medium. The magnitude of impact on this heritage receptor is neutral. The scale of effect on this built heritage receptor is **neutral (not significant)**.

Mackerell Cottage

- 13.7.78 For the Parkland Reserve Site, located at a greater distance away to the north-west and across the A272, this a part of the much more extensive countryside setting of this listed building that makes no legible contribution to its significance. The proposed retention of the existing open and green character of this land as a

parkland reserve would not affect the understanding or appreciation of its heritage significance.

- 13.7.79 Overall, there is likely to be local, permanent neutral effects on the heritage value of this listed building, which is medium. The magnitude of impact on this heritage receptor is neutral. The scale of effect on this built heritage receptor is **neutral (not significant)**.

Lodge Farmhouse

- 13.7.80 For the Parkland Reserve Site, located at a greater distance away to the north-west and across the A272, this a part of the much more extensive countryside setting of this listed building that makes no legible contribution to its significance. The proposed retention of the existing open and green character of this land as a parkland reserve would not affect the understanding or appreciation of its heritage significance.

- 13.7.81 Overall, there is likely to be local, permanent neutral effects on the heritage value of this listed building, which is medium. The magnitude of impact on this heritage receptor is neutral. The scale of effect on this built heritage receptor is **neutral (not significant)**.

Upper Ridges / Moonhill Place

- 13.7.82 For the Parkland Reserve Site, located at a much greater distance away to the north-west, beyond Ansty and across the A272, this a part of the much more extensive countryside setting of this listed building that makes no legible contribution to its significance. The proposed retention of the existing open and green character of this land as a parkland reserve would not affect the understanding or appreciation of its heritage significance.

- 13.7.83 Overall, there are likely to be local, permanent neutral effects on the heritage value of this listed building, which is medium. The magnitude of impact on this heritage receptor is neutral. The scale of effect on this built heritage receptor is **neutral (not significant)**.

West Riddens Farmhouse

- 13.7.84 For the Parkland Reserve Site, located at a greater distance away to the north and beyond the settlement of Ansty, this a part of the much more extensive countryside setting of this listed building that makes no legible contribution to its significance. The proposed retention of the existing open and green character of this land as a parkland reserve would not affect the understanding or appreciation of its heritage significance.

- 13.7.85 Overall, there are likely to be local, permanent neutral effects on the heritage value of this listed building, which is medium. The magnitude of impact on this heritage

receptor is neutral. The scale of effect on this built heritage receptor is **neutral (not significant)**.

Harvesthill

- 13.7.86 For the Parkland Reserve Site, located at a greater distance away to the north beyond Ansty, this a part of the much more extensive countryside setting of this listed building that makes no legible contribution to its significance. The proposed retention of the existing open and green character of this land as a parkland reserve would not affect the understanding or appreciation of its heritage significance.
- 13.7.87 Overall, there are likely to be local, permanent neutral effects on the heritage value of this listed building, which is medium. The magnitude of impact on this heritage receptor is neutral. The scale of effect on this built heritage receptor is **neutral (not significant)**.

Pondtail Cottage

- 13.7.88 The Parkland Reserve Site forms part of the wider setting of this listed building and remains as a largely open and green landscape area as an element within its much more extensive countryside context. This historically formed part of the parkland within the estate of Cuckfield Park, which, although now changed in terms of ownership and also its pattern of use and landscape character, still contributes to a degree to the significance of this listed building as part of that history and wider setting experience.
- 13.7.89 The Parkland Reserve Site proposals includes the proposed restoration of traditional parkland as part of wider landscape management, and also new or improved paths and interpretation, in use as a parkland reserve with public access. The nature of this proposed use, and also most importantly the proposed retention of the existing open and green character of this area of land within the setting of this listed building, would sustain, or otherwise not effect, our understanding or appreciation of its heritage significance.
- 13.7.90 Overall, there are likely to be local, permanent neutral effects on the heritage value of this listed building, which is medium. The magnitude of impact on this heritage receptor is neutral. The scale of effect on this built heritage receptor is **neutral (not significant)**.

Group at Old Beech Farm: Old Beech Farmhouse and Barn to the south west of Old Beech Farmhouse

- 13.7.91 The Parkland Reserve Site forms part of the wider setting of this group of listed buildings and remains as a largely open and green landscape area as an element within an existing more extensive countryside context. This historically formed part of the parkland to Cuckfield Park or likely its larger agricultural estate. Although now changed in terms of ownership and also the pattern of use and landscape character,

this land still contributes to the significance of these listed buildings as part of that history and a wider setting experience with a rural and agricultural character.

- 13.7.92 Again, the Parkland Reserve Site proposals includes the proposed restoration of traditional parkland as part of wider landscape management, and also new or improved paths and interpretation, in use as a parkland reserve with public access. The nature of this proposed use, and also most importantly the proposed retention of the existing open and green character of this area of land within the setting of these listed buildings, would sustain, or otherwise not effect, our understanding or appreciation of their heritage significance or group value.
- 13.7.93 Overall, there are likely to be local, permanent neutral effects on the heritage value of these two listed buildings, The heritage value of both listed buildings is medium. The magnitude of impact on these two heritage receptors is neutral. The scale of effect on both of these built heritage receptors is **neutral (not significant)**.

Group at Cuckfield Park: Cuckfield Park, Gatehouse to Cuckfield Park including Iron Railings, Gazebo and Wall to north and east of Cuckfield Park, Summerhouse at Cuckfield Park, Wall to east and south east of Cuckfield Park and Lodge to Cuckfield Park

- 13.7.94 The Parkland Reserve Site is located to the west of Cuckfield Park and forms part of a landscape that was related historically and also physically and visually with the mansion and grouping within this estate (i.e. part of its defined parkland and or wider agricultural landholding). The envisioned restoration of parkland and pond, and also retention and management of existing woodland, as part of the new use of this area as a parkland reserve with public access, would in some ways better reflect the historic landscape character of this former part of the estate. In turn, these Parkland Reserve Site proposals would better reveal the significance of the Grade II* listed mansion Cuckfield Park at the heart of this estate and also that of the closely associated grouping of other listed buildings including Gatehouse to Cuckfield Park including Iron Railings (Grade II*), Gazebo and Wall to north and east of Cuckfield Park, Summerhouse at Cuckfield Park, Wall to east and south east of Cuckfield Park, and Lodge to Cuckfield Park (all Grade II).
- 13.7.95 Overall, there are likely to be local, permanent beneficial effects on the heritage value of each of these listed buildings, The heritage value of these listed buildings ranges from medium to high. The magnitude of impact on each of these heritage receptors is negligible beneficial. The scale of effect on each of these built heritage receptors ranges from **minor beneficial** (Grade II* Cuckfield Park and Gatehouse to Cuckfield Park) and **negligible beneficial** (Grade II Gazebo and Wall to north and east of Cuckfield park, Summerhouse at Cuckfield Park, Wall to east and south east of Cuckfield Park and Lodge to Cuckfield Park). These effects are **not significant**.

Church of the Holy Trinity

- 13.7.96 The Parkland Reserve Site forms a minor part of the extensive countryside setting of this listed church, which extends beyond the village boundaries and in all compass directions. The proposed retention of the existing open and green character of this land as a parkland reserve would not affect the understanding or appreciation of its heritage significance.
- 13.7.97 Overall, there are likely to be local, permanent neutral effects on the heritage value of this listed building, which is high. The magnitude of impact on this heritage receptor is neutral. The scale of effect on this built heritage receptor is **neutral (not significant)**.

13.8 Scope for Additional Mitigation Measures

Potential Additional Mitigation Measures

- 13.8.1 Additional mitigation during the construction and operation of the Proposed Development and Parkland Reserve Site proposals is not anticipated to be required.

Likely Effectiveness of Additional Mitigation Measures

- 13.8.2 As set out above, additional mitigation during the construction and operation of the Proposed Development and Parkland Reserve Site proposals is not anticipated to be required.

13.9 Residual Effects

- 13.9.1 Following the effective implementation of the embedded mitigation measures proposed above, there are no significant residual effects arising from the Proposed Development or Parkland Reserve Site proposals during construction or operational phases.

13.10 Cumulative Effects

- 13.10.1 Cumulative effects are the combined effects of several development schemes (in conjunction with the Proposed Development and Parkland Reserve Site proposals) which may, on an individual basis be insignificant but, cumulatively, have a significant effect.
- 13.10.2 The ES has given consideration to 'Cumulative 'Effects' for schemes located within a 5 km radius from the boundary of the Site, as listed in **ES Volume 2, Chapter 3: EIA Methodology**.
- 13.10.3 Due to the separation distances and intervening development / landscaping between both the Site and Parkland Reserve Site and the identified cumulative schemes, there

are unlikely to be any cumulative effects arising from the cumulative schemes in conjunction with the Proposed Development and Parkland Reserve Site proposals.

13.11 Summary and Conclusions

- 13.11.1 An assessment of the effects of the Proposed Development and Parkland Reserve Site proposals on the heritage significance (and setting) of the identified built heritage assets has been carried out in accordance with best practice guidance and is supported by a Heritage Statement (**ES Volume 4, Appendix I**) and informed by **ES Volume 3: LVIA**. This is based on a proportionate understanding and appreciation of both the Proposed Development and Parkland Reserve Site proposals and the historical development and characteristics of the surrounding area.
- 13.11.2 The Proposed Development has been subject to a process of pre-application engagement with the local planning authority (MSDC), which has also included presentation to their advisory Design Review Panel (provided by Design South East). Written feedback and or notes from discussions from this process has been used to further inform the Proposed Development during the pre-application stage, and the envisioned design for the Proposed Development has been refined and further detailed accordingly. The history of the process over time is further described in the DAS and Planning Statement.
- 13.11.3 The temporary construction works will, with time, transition to the operational phase effects, as the Proposed Development nears completion. The construction phase is likely to cause a degree of minor harm to the heritage significance of the listed building group at the centre of the Site (but excluded from the planning application boundary): Grade II listed The Place and Grade II listed Barn North of Forsyth's Farmhouse, as well as the Grade II listed Mackerell Cottage and West Riddens Farmhouse. With embedded and additional mitigation (i.e., implementation of a CEMP) in place, the effects on the relevant built heritage assets at the construction phase are not significant.
- 13.11.4 The operational phase of the Proposed Development would result in indirect visual effects on the heritage significance of the identified built heritage receptors through an awareness of built form within the Proposed Development. The Proposed Development would have a range of neutral to minor adverse effects on the heritage significance of the built heritage assets.
- 13.11.5 The existing landscape character of a large part of the Site, is a contributor in some ways to the understanding and appreciation of the heritage value of a number of the identified built heritage assets. This existing character would be materially and permanently changed by the Proposed Development, primarily due to the urbanising effects of the proposed residential-led use, built form and infrastructure. These are indirect effects through change to the character and appearance of part of the settings of these receptors; the physical form and integrity of the listed buildings

themselves will not be impacted, nor their curtilage areas. The adverse nature of these effects is an inevitable consequence of the urbanising impact of bringing forward uses and development of the character and scale envisioned by the Proposed Development, albeit mitigated as far as possible through embedded design measures.

- 13.11.6 In overall terms, such change would result in a degree of minor harm to the heritage significance of the Grade II listed buildings The Place, Barn to the north of Forsyth's Farmhouse, Makerell Cottage and West Ridden's Farmhouse through change in part of their settings. This less than substantial harm to heritage significance would fall within or towards the lower end of the scale within that category in each case. These effects are minor adverse and are not significant.
- 13.11.7 That identified less than substantial harm must be accorded considerable weight and importance when considered against the public benefits delivered by the Proposed Development. The Planning Statement describes in full the public benefits that will be delivered by the Proposed Development, including the significant identified heritage benefits, and concludes the overall planning balance.
- 13.11.8 The heritage significance of all other relevant built heritage assets would be sustained by the Proposed Development during the operational phase.
- 13.11.9 The proposals for the Parkland Reserve Site will comprise the change of use of farmland and woodland to parkland reserve, which would represent a change to the character and appearance of part of the setting of the identified heritage assets. However, where the proposals would maintain the essentially open green character of the Parkland Reserve Site, such change is unlikely to result in any material effects on the particular heritage significance of the identified built heritage receptors. The proposals at the Parkland Reserve Site would have neutral effects on most of the identified heritage assets.
- 13.11.10 The Parkland Reserve Site is located to the west of Cuckfield Park and forms part of a landscape that was related historically and also physically and visually with the mansion and grouping within this estate (i.e. part of its defined parkland and or wider agricultural landholding). The envisioned restoration of parkland and pond, and also retention and management of existing woodland, as part of the new use of this area as a parkland reserve with public access, would in some ways better reflect the historic landscape character of this former part of the estate. In turn, these parkland reserve site proposals would better reveal the significance of the Grade II* listed mansion Cuckfield Park at the heart of this estate and also that of the closely associated grouping of other listed buildings including Gatehouse to Cuckfield Park including Iron Railings (Grade II*), Gazebo and Wall to north and east of Cuckfield Park, Summerhouse at Cuckfield Park, Wall to east and south east of Cuckfield Park,

and Lodge to Cuckfield Park (all Grade II). These beneficial effects range from minor to negligible and are not significant.

13.11.11

Table 13.4

summarises the built heritage effects resulting from the Proposed Development and Parkland Reserve Site.

Table 13.4: Summary of Residual Effects associated with the Proposed Development and Parkland Reserve Site proposals

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Construction								
The Place	Medium	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (Parkland Reserve Site proposals) to Minor Adverse (Proposed Development)	Neutral (Parkland Reserve Site proposals) to Minor adverse (Proposed Development)	None	Neutral (Parkland Reserve Site proposals) to Minor (Proposed Development)	Neutral (Parkland Reserve Site proposals) to Minor Adverse (Proposed Development)
				Local				
				Temporary				
				Likely				
Barn north of Forsyth's Farmhouse	Medium	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (Parkland Reserve Site proposals) to Minor Adverse (Proposed Development)	Neutral (Parkland Reserve Site proposals) to Minor adverse (Proposed Development)	None	Neutral (Parkland Reserve Site proposals) to Minor (Proposed Development)	Neutral (Parkland Reserve Site proposals) to Minor Adverse (Proposed Development)
				Local				
				Temporary				
				Likely				

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
The Old Cottage	Medium	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Temporary				
				Likely				
The Ancient Farm	Medium	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Temporary				
				Likely				

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Mount Noddy Cottage	Medium	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Temporary				
Highbridge Mill	Medium	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Temporary				
				Likely				

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Mackerell Cottage	Medium	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (Parkland Reserve Site proposals) to Minor Adverse (Proposed Development)	Neutral (Parkland Reserve Site proposals) to Minor adverse (Proposed Development)	None	Neutral (Parkland Reserve Site proposals) to Minor (Proposed Development)	Neutral (Parkland Reserve Site proposals)to Minor Adverse (Proposed Development)
				Local				
				Temporary				
				Likely				
Lodge Farmhouse	Medium	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Temporary				
				Likely				

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Upper Ridges/ Moonhill Place	Medium	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Temporary				
West Riddens Farmhouse	Medium	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (Parkland Reserve Site proposals) to Minor Adverse (Proposed Development)	Neutral (Parkland Reserve Site proposals) to Minor adverse (Proposed Development)	None	Neutral (Parkland Reserve Site proposals) to Minor (Proposed Development)	Neutral (Parkland Reserve Site proposals)to Minor Adverse (Proposed Development)
				Local				
				Temporary				
				Likely				

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Harvesthill	Medium	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Temporary				
				Likely				
Pondtail Cottage	Medium	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Temporary				
				Likely				

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Old Beech Farmhouse	Medium	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (both Parkland Reserve Site proposals and Proposed Development) Local Temporary Likely	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
Barn to the south west of Old Beech Farmhouse	Medium	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (both Parkland Reserve Site proposals and Proposed Development) Local Temporary Likely	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Cuckfield Park	High	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Temporary				
Likely	Gatehouse to Cuckfield Park including Iron Railings	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Temporary				
Likely								

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Gazebo and Wall to north and east of Cuckfield Park	Medium	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Temporary				
				Likely				
Summerhouse at Cuckfield Park	Medium	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Temporary				
				Likely				

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Wall to east and south east of Cuckfield Park	Medium	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Temporary				
				Local				
				Likely				
Lodge at Cuckfield Park	Medium	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Temporary				
				Local				
				Likely				

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Church of the Holy Trinity	High	Change in a part of their setting.	CEMP, including determination of the location, extent and height of the contractors' compound / office	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Temporary				
				Likely				

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Operation								
The Place	Medium	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location of built form and infrastructure, open space, and landscape design and planting.	Neutral (Parkland Reserve Site proposals) to Minor Adverse (Proposed Development) Local Permanent Likely	Neutral (Parkland Reserve Site proposals) to Minor adverse (Proposed Development)	None	Neutral (Parkland Reserve Site proposals) to Minor (Proposed Development)	Neutral (Parkland Reserve Site proposals) to Minor adverse (Proposed Development)
Barn north of Forsyth's Farmhouse	Medium	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location of built form and infrastructure, open space,	Neutral (Parkland Reserve Site proposals) to Minor Adverse (Proposed Development) Local Permanent Likely	Neutral (Parkland Reserve Site proposals) to Minor adverse (Proposed Development)	None	Neutral (Parkland Reserve Site proposals) to Minor (Proposed Development)	Neutral (Parkland Reserve Site proposals) to Minor adverse (Proposed Development)

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
			and landscape design and planting.					
The Old Cottage	Medium	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location of built form and infrastructure, open space, and landscape design and planting.	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Permanent				
The Ancient Farm	Medium	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Permanent				

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
			of built form and infrastructure, open space, and landscape design and planting.	Likely				
Mount Noddy Cottage	Medium	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location of built form and infrastructure, open space, and landscape design and planting.	Neutral (Parkland Reserve Site proposals) to Negligible Adverse (Proposed Development) Local Permanent Likely	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral(both Parkland Reserve Site proposals and Proposed Development)

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Highbridge Mill	Medium	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location of built form and infrastructure, open space, and landscape design and planting.	Neutral (Parkland Reserve Site proposals) to Negligible Adverse (Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Permanent				
Mackerell Cottage	Medium	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location of built form	Neutral (Parkland Reserve Site proposals) to Minor Adverse (Proposed Development)	Neutral (Parkland Reserve Site proposals) to Minor adverse (Proposed Development)	None	Neutral (Parkland Reserve Site proposals) to Minor (Proposed Development)	Neutral (Parkland Reserve Site proposals) to Minor adverse (Proposed Development)
				Local				
				Permanent				

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
			and infrastructure, open space, and landscape design and planting.	Likely				
Lodge Farmhouse	Medium	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location	Neutral (both Parkland Reserve Site proposals and Proposed Development) Local Permanent	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
			of built form and infrastructure, open space, and landscape design and planting.	Likely				
Upper Ridges/ Moonhill Place	Medium	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location	Neutral (both Parkland Reserve Site proposals and Proposed Development) Local Permanent	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
			of built form and infrastructure, open space, and landscape design and planting.	Likely				
West Ridden's Farmhouse	Medium	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location of built form	Neutral (Parkland Reserve Site proposals) to Minor Adverse (Proposed Development) Local Permanent	Neutral (Parkland Reserve Site proposals) to Minor adverse (Proposed Development)	None	Neutral (Parkland Reserve Site proposals) to Minor (Proposed Development)	Neutral (Parkland Reserve Site proposals) to Minor adverse (Proposed Development)

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
			and infrastructure, open space, and landscape design and planting.	Likely				
Harvesthill	Medium	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location of built form and	Neutral (Parkland Reserve Site proposals) to Negligible Adverse (Proposed Development) Local Permanent	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
			infrastructure, open space, and landscape design and planting.	Likely				
Pondtail Cottage	Medium	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location of built form and infrastructure, open space, and landscape design and planting.	Neutral (both Parkland Reserve Site proposals and Proposed Development) Local Permanent Likely	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Old Beech Farmhouse	Medium	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location of built form and infrastructure, open space, and landscape design and planting.	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Permanent				
Barn to the south west of Old Beech Farmhouse	Medium	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Permanent				

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
			of built form and infrastructure, open space, and landscape design and planting.	Likely				
Cuckfield Park	High	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location of built form and	Negligible beneficial (Parkland Reserve Site proposals) to Neutral (Proposed Development) Local Permanent	Negligible beneficial (Parkland Reserve Site proposals) to Neutral (Proposed Development)	None	Negligible beneficial (Parkland Reserve Site proposals) to Neutral (Proposed Development)	Negligible beneficial (Parkland Reserve Site proposals) to Neutral (Proposed Development)

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
			infrastructure, open space, and landscape design and planting.	Likely				
Gatehouse to Cuckfield Park including Iron Railings	High	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location of built form and infrastructure, open space, and landscape design and planting.	Neutral (both Parkland Reserve Site proposals and Proposed Development) Local Permanent Likely	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Gazebo and Wall to north and east of Cuckfield Park	Medium	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location of built form and infrastructure, open space, and landscape design and planting.	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Permanent				
Summerhouse at Cuckfield Park	Medium	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Permanent				

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
			of built form and infrastructure, open space, and landscape design and planting.	Likely				
Wall to east and south east of Cuckfield Park	Medium	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location of built form and	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)
				Local				
				Permanent				

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
			infrastructure, open space, and landscape design and planting.	Likely				
Lodge at Cuckfield Park	Medium	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location	Neutral (both Parkland Reserve Site proposals and Proposed Development) Local Permanent	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
			of built form and infrastructure, open space, and landscape design and planting.	Likely				
Church of the Holy Trinity	High	Change in a part of their setting.	Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location	Neutral (both Parkland Reserve Site proposals and Proposed Development) Local Permanent	Neutral (both Parkland Reserve Site proposals and Proposed Development)	None	Neutral (both Parkland Reserve Site proposals and Proposed Development)	Neutral (both Parkland Reserve Site proposals and Proposed Development)

Receptor/ Affected Group	Value or Sensitivity (Heritage Significance) of Receptor	Activity or Impact	Embedded Design Mitigation	Magnitude/ Spatial Extent/ Duration/ Likelihood of Occurrence	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
			of built form and infrastructure, open space, and landscape design and planting.	Likely				
Cumulative Effects - Construction								
There are no identified cumulative construction effects.								
Cumulative Effects - Operation								
There are no identified cumulative operation effects.								