
Ansty Garden Community

Environmental Statement

Volume 4

February 2024



APPENDIX I: BUILT HERITAGE

Built Heritage Statement

Ansty Garden Community and Beechy Bottom
Parkland Reserve, Haywards Heath

February 2024

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Client

Fairfax Properties Limited

Our reference

FAIH3019

February 2024

1. Introduction

Purpose of this Report

- 1.1 This Heritage Statement report has been prepared by Turley Heritage, on behalf of Fairfax Properties Limited ('the Applicant'), to provide relevant information to the local planning authority regarding the heritage impacts of the proposals at Land East and North of Ansty, Haywards Heath ('the Site').
- 1.2 This report identifies the relevant built heritage assets and their particular significance (including the contribution made by setting to that significance) and assesses the impact of an Outline application for Planning Permission for a residential-led development scheme ('the Proposed Development') to create the new Ansty Garden Community and associated country park as Beechy Bottom Parkland Reserve within the Site.
- 1.3 A plan of the Site area within its local context is included at **Figure 1.1**. The Site is split into two parts:
- the land to the east of Ansty and south of the A272, which would accommodate the Proposed Development in terms of residential-led uses and associated built features; and
 - the land to the north of Ansty and west of Cuckfield, which is proposed as a new country park and nature conservation area.
- 1.4 The focus of this report are impacts on the significance (and setting) of built heritage assets relating to proposed new uses, associated new built form, infrastructure and landscaping on land to the east of Ansty and south of the A272, and also the new parkland reserve use on that separate parcel of land to its north.
- 1.5 For the land to the east of Ansty and south of the A272, the proposals are described as:
- "Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable), up to 90 residential care (C2 units), a primary school, new SEND school, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping."*
- 1.6 For the land to the north of Ansty and west of Cuckfield, the proposals are described as:
- "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 to include the addition of two wooden viewing platforms and two hides. Sports pitches at Beech Farm Field to remain in sports use."*

- 1.7 It should be noted that this report considers built heritage only and a separate desk-based assessment has been prepared by others with regard to below ground archaeological remains.

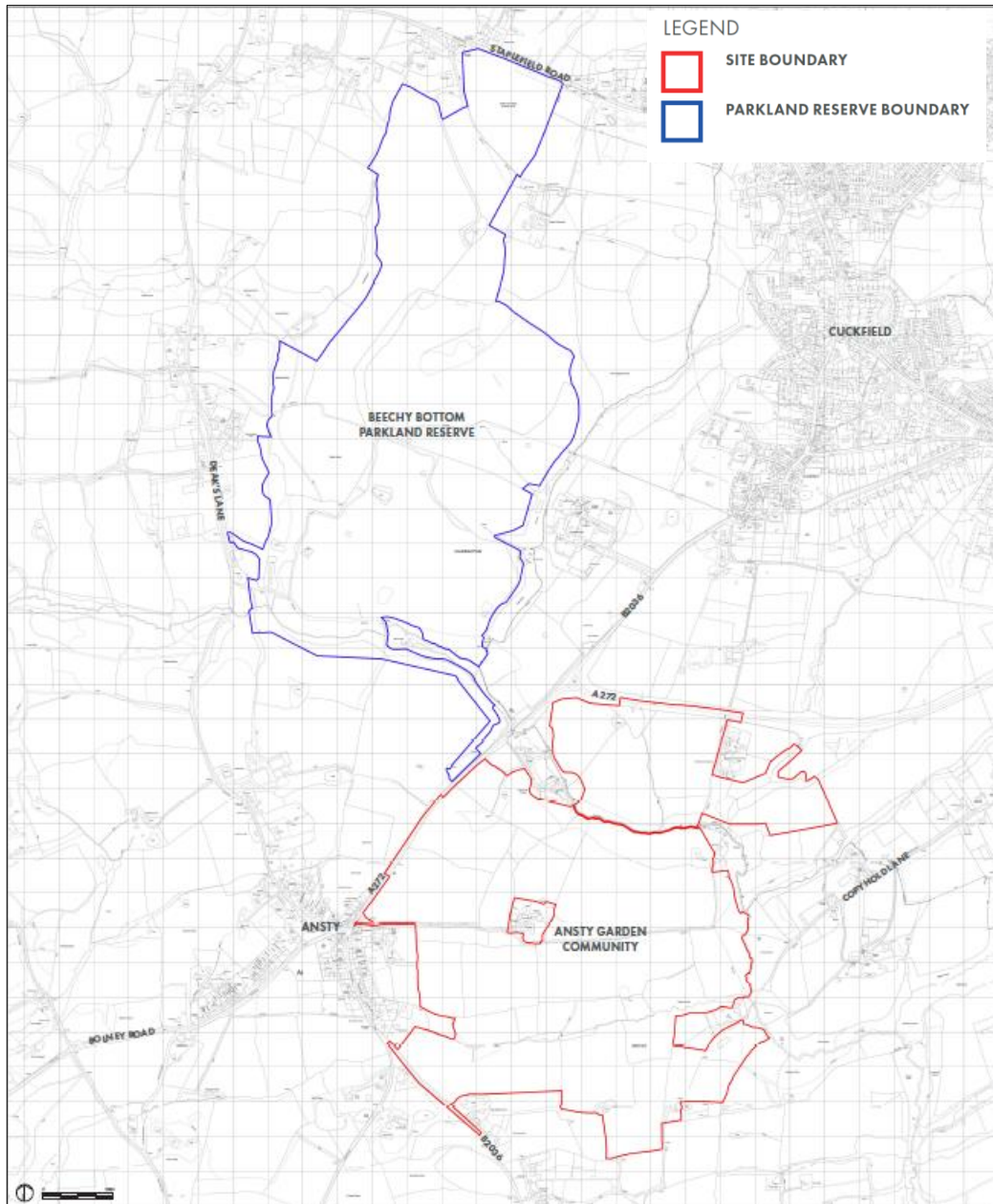


Figure 1.1: Site Boundaries Plan showing the Site, including both Ansty Garden Community and the Parkland Reserve boundaries (fabrik)

Legislative and Planning Policy Context

- 1.8 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority, in determining applications for development affecting listed buildings, to pay special regard or attention, respectively, to the desirability of preserving the listed building or its setting.

- 1.9 The National Planning Policy Framework ('the NPPF') 2023 provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements it sets out that:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary ..."*¹

- 1.10 Paragraph 201 then 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.

Survey

- 1.11 An initial desk study was undertaken to establish the physical components of the Site and its surroundings together with relevant heritage designations within the study area identified by our professional team. Both historic and current Ordnance Survey (OS) maps were utilised to identify these features, supplemented by aerial photography and a review of the Historic Environment Record (HER) for Sussex via the Heritage Gateway website. Access was had to both Historic England (HE) and also Mid Sussex District Council online resources in relation to heritage assets.
- 1.12 A field study was subsequently carried out 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.

Structure of this Report

- 1.13 **Section 2** of this report firstly identifies the relevant heritage assets within the vicinity of the Site; the significance of which may be affected (indirectly through change to setting and or views) by the Proposed Development. We confirm that the Site itself does not include any designated, or otherwise formally identified, built heritage assets.
- 1.14 **Section 3** begins with a focused study of the historical development of the Site in the context of its built and landscape setting surroundings. This provides context for the following sections of the report.
- 1.15 **Section 4** provides further information with regard to national best practice guidance and methodologies used to understand heritage significance and setting. This section then assesses the significance of each of the relevant heritage assets, in light of relevant

¹ National Planning Policy Framework (NPPF) 2023 – para.200

national criteria and guidance². These are our baseline appraisal and Statements of Heritage Significance. This comprises a description of each of their heritage significance and also the contribution made by setting (and the Site as an element of setting) to that significance.

- 1.16 The baseline appraisal sections of this report, which have been prepared by our team on the basis of desktop and subsequent site survey, have been used to inform the design development process, and also as an input into the pre-application engagement / consultation stage with relevant stakeholders.
- 1.17 A map of the identified heritage assets in relation to the Site is included at **Appendix 1**, whilst the List Entries for the identified listed buildings are included for reference at **Appendix 2**.
- 1.18 **Section 5** undertakes a review of the Proposed Development and Outline scheme, and then provides an assessment of its likely impacts on the particular significance of the relevant built heritage assets; informed by review of the application design material prepared by others, including the Design and Access Statement (DAS), parameter plans and illustrative masterplan from fabrik. The findings of our heritage impact assessment should also be read in conjunction with the Landscape and Visual Impact Assessment (LVIA), which is Environmental Statement (ES) Volume 3, also prepared by fabrik. Also in conjunction with the overarching Planning Statement for this application prepared by Savills.
- 1.19 The conclusions of the heritage impact assessment for the Proposed Development as a whole are reviewed in light of the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the NPPF 2023 and supported by NPPG, and other local planning policy and guidance for change within the historic environment, at the end of this section.
- 1.20 Accordingly, the relevant heritage legislative, planning policy and guidance context, which should be borne in mind in considering application proposals for the Site, are set out in full and for reference at **Appendix 3**.
- 1.21 A summary of the findings of this impact assessment is set out within **Section 6**.

² Historic England, Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets, 2019

2. Heritage Assets

Introduction

2.1 The National Planning Policy Framework (NPPF) 2023 defines a heritage asset as:

*“A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)”.*³

2.2 Heritage assets have been identified through the Historic Environment Record via the Heritage Gateway online resource⁴; Historic England’s the National Heritage List for England⁵; and, the Mid Sussex District Council’s website⁶.

2.3 A plan of the identified heritage assets in relation to the Site is included at **Appendix 1**, whilst the List Entries for the identified listed buildings are included for reference at **Appendix 2**.

Designated Heritage Assets

2.4 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them. This includes statutorily listed buildings and also conservation areas.

2.5 It is identified from our baseline study of the Site that the Proposed Development has the potential to affect the understanding and or appreciation of the significance of a number of designated heritage assets within the surrounding area of the Site. These are indirect effects, i.e. as relates to change to setting and or views.

Listed Buildings

2.6 There are a number of listed buildings situated within the vicinity of the Site, which from the findings of our desktop and subsequent site analysis have the potential to be affected by proposals for its development through change within part of their settings or shared views. These heritage assets are primarily within a 250m radius of the Site and comprise:

- Group at Ansty Farm: The Place and Barn north of Forsyth’s Farmhouse (both Grade II);
- Group at Ansty Cross: The Old Cottage, The Ancient Farm and Mount Noddy Cottage (all Grade II);
- Highbridge Mill (Grade II);

³ National Planning Policy Framework (NPPF) 2021 – Annex 2: Glossary

⁴ <https://www.heritagegateway.org.uk/gateway/>

⁵ <https://historicengland.org.uk/listing/the-list/>

⁶ <https://www.midsussex.gov.uk/planning-building/>

- Mackerell Cottage (Grade II);
- Lodge Farmhouse (Grade II);
- Upper Ridges / Moonhill Place (Grade II);
- West Riddens Farmhouse (Grade II);
- Harvesthill (Grade II);
- Pondtail Cottage (Grade II)
- Group at Old Beech Farm: Old Beech Farmhouse, and Barn to the south west of Old Beech Farmhouse (both Grade II)
- Group at Cuckfield Park: Cuckfield Park (Grade II*), 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 others Grade II); and
- Church of the Holy Trinity (Grade I) as a more distant (over 500m) but landmark feature within the topography and landscape of the surrounding area.

Non-Designated Heritage Assets

- 2.7 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing).⁷
- 2.8 Mid Sussex District Council do not maintain a local list and no further non-designated heritage assets have been identified by the local planning authority 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.

Scoping Out

- 2.9 Our team's desktop and subsequent site survey analysis has been used to inform the scoping process for built heritage assets; based on our understanding of past and now existing historical, functional, physical and or visual relationships between the Site and the wider townscape / landscape surroundings containing those assets, and how that affects how heritage significance is understood and appreciated. The application LVIA, prepared by fabrik, includes a figure illustrating the Zone of Theoretical Visibility (ZTV) based on the maximum building height parameter of 18m. This is a further tool that has also been used to inform 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'. The LVIA reports that in reality the Site is naturally well contained by virtue of the woodlands and treebelts within and surrounding the Site in combination with the undulating topography. This is also the findings of our own team's on site survey.

⁷ National Planning Policy Framework (NPPF) 2023 – Annex 2: Glossary

2.10 It is considered that to the north east of the Site, the Cuckfield Conservation Area (including listed buildings within that historic area) is a townscape area sufficiently screened, in terms of interposing landscape features and distance, such that would be unlikely to experience any materials effects on the particular heritage significance of this asset or assets as a result of the Proposed Development on the Site. Similarly, it is our assessment that the effects of distance, topography and or intervening landscape and built features, also in light of the historical evolution of the use and pattern of the wider countryside, would prevent development impacts on the heritage significance of other listed buildings within the wider surroundings of the Site, also including the 20th century Heaselands Register Park and Garden (Grade II) to the south east. Accordingly, these other heritage assets beyond our initial Study Area are not considered further in this report.

3. Historical Development of the Site and its Surroundings

Historic Context

- 3.1 The southern portion of the Site is located within the village of Ansty in the parish of Ansty and Staplefield. The centre of the village at Ansty is set on the top of a hill and this is probably where its name originated; Ansty possibly being interpreted as Saxon for a 'tear shaped hill'.⁸ Another interpretation suggests Ansty is taken from 'An', a personal name, and 'tigue', Old English for a paddock or enclosure.⁹ Some early maps give the name of 'Ansty Cross' for this settlement, likely used to demonstrate the convergence of several local road networks (**Figure 3.1**).
- 3.2 Ansty was historically part of the parish of Cuckfield, focused on the manor of Cuckfield and the adjoining village, approximately 1km to the north of Ansty. Earliest references to the church at Cuckfield date from the end of the 11th century.¹⁰ From 1240, the medieval manor was held by the Earls Warenne and descended with the family until the 16th century. At this time, it was divided into three portions and passed separately to Lord Abergavenny, the Earl of Derby and the Earl of Arundel. In 1575, the Earl of Derby conveyed his portion of the manor to Henry Bowyer, a wealthy local ironmaster, as iron had been a major industry in the wider area since the 13th century. Henry Bowyer replaced the medieval manor hall with a new Elizabethan manor house known as Cuckfield Place. Henry and his wife's initials can be found on a chimney piece in the dining room along the south front with the date 1579, which suggest the time of completion of the manor.¹¹ A gatehouse was built to the east of the manor a few years later. The manor was surrounded by a large deer park adjoining to the west, which was disparked in 1618.
- 3.3 Cuckfield Place remained in the Bowyer family until 1693, when it was purchased by Charles Sergison, a Commissioner of the Navy and Clerk of Accounts. This parcel of the manor was subsequently passed to generations of his family.¹² The portion of the manor that passed to the Earl of Arundel in the 16th century was sold to a Walter Covert and passed through his family until the early 18th century when it was purchased by a member of the Sergison family.
- 3.4 The 1809 Sergison Estate map offers a detailed representation of the Cuckfield place and the gateway house to the east, built in the late 16th century (**Figure 3.2**). The manor house was accessed through a tree-lined avenue reaching to the road between Cuckfield and Ansty and set within landscaped gardens. The deer park extended to the west of the house, beyond the large fishponds. The portion of the medieval estate belonging to the Earl of Abergavenny is also represented to the south of the village.

⁸ Ansty, Staplefield & Brook Street Neighbourhood Plan, 2017

⁹ <https://www.cuckfieldconnections.org.uk/post/1930-reflections-on-the-history-and-charm-of-anstye>

¹⁰ West Sussex County Council, Cuckfield Historic Character Assessment Report, Sussex Extensive Urban Survey, 2005

¹¹ Ian Nairn and Nikolaus Pevsner, *The Buildings of England: Sussex*, 1965, pp.478-479

¹² Victoria County History, *A History of the County of Sussex: Volume 7, The Rape of Lewes*, 1940

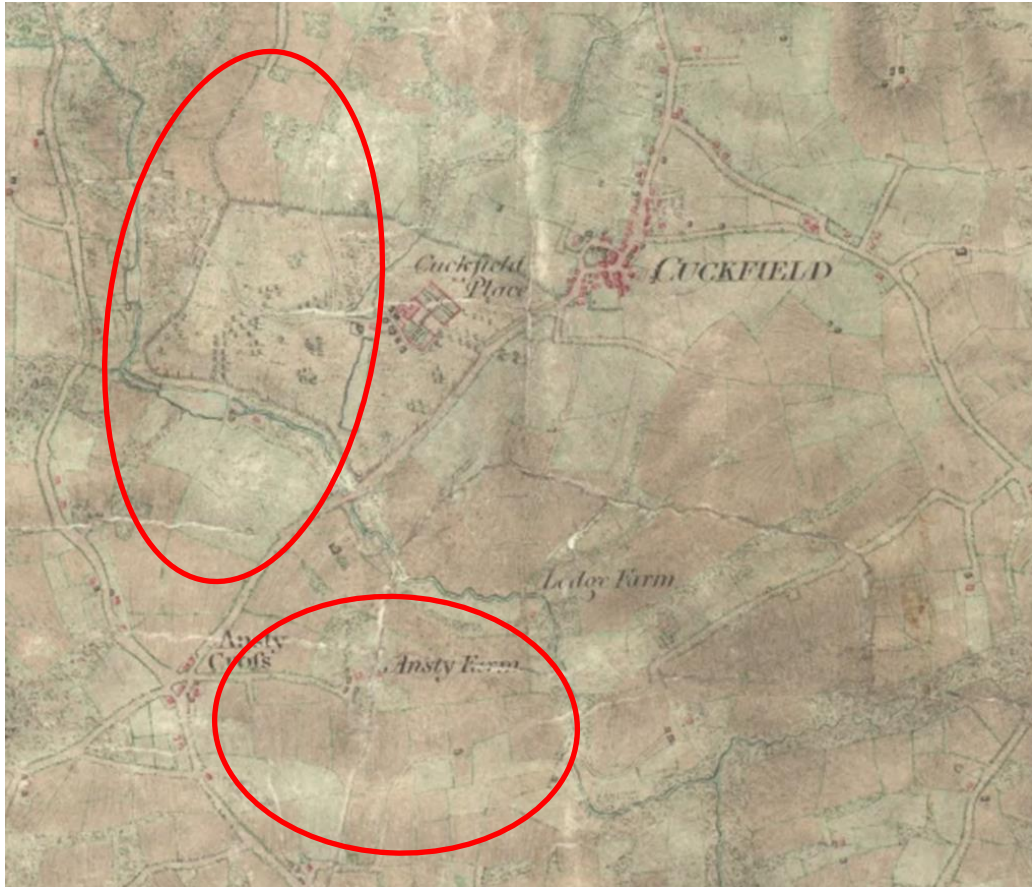


Figure 3.1: First Edition Ordnance Survey, 1797 (the approximate location of the sites is indicated in red)



Figure 3.2: 1809 Sergison Estate map¹³

¹³ West Sussex County Council, Cuckfield Historic Character Assessment Report, Sussex Extensive Urban Survey, 2005

- 3.8 Intangible evidence of earlier industrial occupations in the area can be seen in later maps of the area, with the reference to Cuckfield Furnace surviving in the name of woods and the 'Old Furnace' to the east of the Site (**Figure 3.4**).
- 3.9 Pevsner's description of Cuckfield Place, which became known as Cuckfield Park during the 19th century reveals that a number of alterations were made to the manor in this period, visible on the 1879 OS map (**Figure 3.4**) and photographs from the late 19th and early 20th century (**Figure 3.5 to 3.7**):
- "Cuckfield Park – The House of the Bowyers and later the Sergisons. It is approached by a delightful brick gatehouse of the late 16th century with four angle turrets. The windows mullioned, also small and round-arched and even medallion-shaped. The façade of the house behind that gatehouse, i.e the east front, is brick too and Elizabethan too, but rendered and ruthlessly regularised, probably in 1848-1851, when the south was added. The north range however is part of the Elizabethan house, see the fine chimneystacks some of them twisted. Inside however, the rich plaster ceiling with small pendants of the former north-east room, now part of the hall, is original. So is the screen now ex situ in the south-east room. This is dated 1581 and has sumptuous columns and panels, the fireplace is original too. A fireplace in a room along the south front is dated 1579."*¹⁶
- 3.10 The Historic England's list entry for the Grade II* listed building¹⁷ confirms that the manor house was refurbished during the 18th century and turned into the existing courtyard plan between 1849 and 1851 with a southwestern extension. The 16th century south elevation was re-fronted as a result. A conservatory or orangery was also added to the west during this period. Additional buildings were also built to the north of the landscape gardens.
- 3.11 Early 20th century maps show little change in the rural landscape, although a sewage works had been constructed to the north of the southern portion of the Site and a Mission Church constructed to the centre of the settlement. No notable changes are noted at Cuckfield Park (**Figure 3.8**).
- 3.12 Archival records indicate that the Sergison estate around Cuckfield manor was sold as piecemeal in the mid-20th century.¹⁸

¹⁶ Ian Nairn and Nikolaus Pevsner, *The Buildings of England: Sussex*, 1965, pp.478-479

¹⁷ [CUCKFIELD PARK, Cuckfield - 1025541 | Historic England](#)

¹⁸ <https://discovery.nationalarchives.gov.uk/details/r/2c210c06-b570-4c49-812f-58f363ff539b>

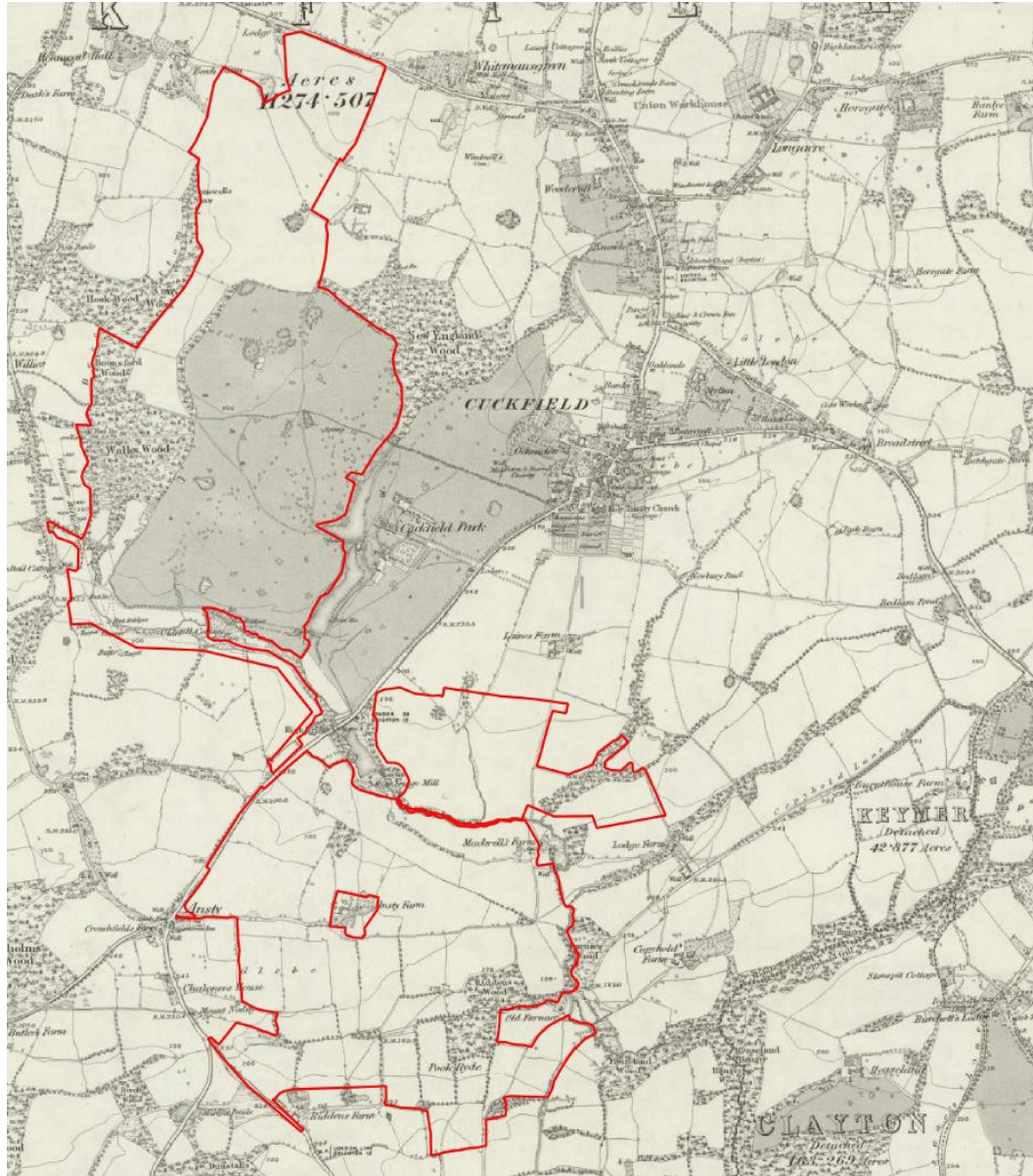


Figure 3.4: Ordnance Survey, 1879 (the location of the sites is indicated in red)



Figure 3.5: East elevation of Cuckfield Park, 1883, Historic England The England's Places Collection Card reference no: 5876_009



Figure 3.6: East and north elevations of Cuckfield Park, 1884, Historic England The England's Places Collection Card reference no: 5876_003



Figure 3.7: South elevations of Cuckfield Park, early 20th century¹⁹

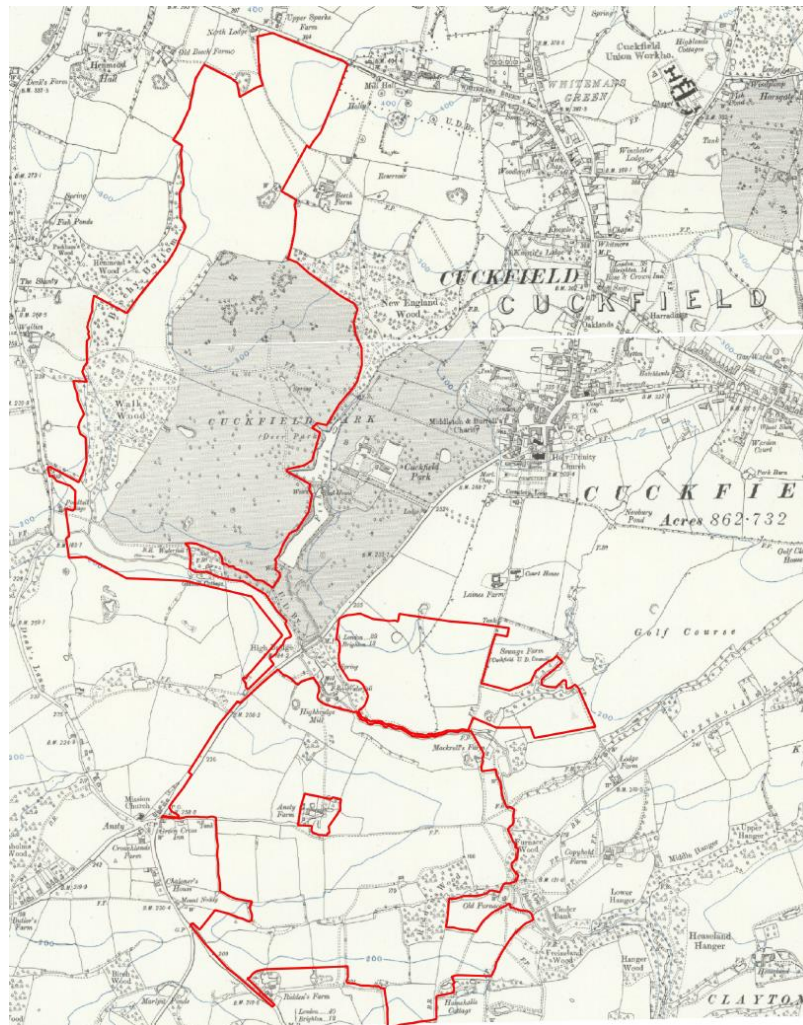


Figure 3.8: Ordnance Survey, 1912 (the location of the sites is indicated in red)

¹⁹ Charles Hind postcard collection

- 3.13 In the second half of the 20th century there has been some residential development to the south-west of the Site along the B2036 and Deak's Lane. The majority of the road network surrounding the Site was in existence by the end of the 18th century. However, the busy east-west route between Cuckfield and Haywards Heath regularly caused traffic problems within Cuckfield and a bypass was opened in 1988 to the south (now the A272) (**Figure 3.5**). This now forms the boundary between the northern and southern portions of the Site. By the end of the 20th century, commercial uses had been established to the roundabout where the B2036 and A272 meet, including the construction of a petrol station and car garage. The historic 'Green Cross Inn' which survived until the mid-20th century, also near to the crossroads, has since been replaced by a modern apartment block.
- 3.14 More recent residential development has been focused on Deak's Lane (including a late-20th century agricultural property known as Ansty Farm²⁰) and Bolney Road, as well as development to Copyhold Lane to the north east of the Site. The Ansty Village Hall has recently been completed, replacing an earlier 1920s village hall on the site.
- 3.15 The land within the Site has remained undeveloped and is in various agricultural uses in the southern portion of the Site (**Figures 3.9-3.13**) and in recreational use within the northern portion.



Figure 3.9: Aerial Imagery of the Site

²⁰ <https://search.savills.com/property-detail/gbmqrhyr180022>



Figure 3.10: View looking north east across the southern parcel from the access track to Old Place



Figure 3.11: View looking north west across the southern parcel from the north



Figure 3.12: View looking east across the centre of the southern parcel



Figure 3.13: View looking north across the southern parcel from the south

4. Heritage Significance and Setting

Introduction

4.1 The NPPF 2023 defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”²¹

4.2 Historic England has published an advice note²² clarifying the NPPF requirement for applicants for heritage and other consents to describe heritage significance. It explores the assessment of heritage significance as part of a staged approach to decision-making, in which assessing significance informs the design process.

4.3 Historic England has published further guidance on the management of the historic environment²³; principally to establish a framework for their own decision making as Governmental adviser. This sets out “conservation principles”; including understanding “heritage values” and also assessing heritage significance. This document is, however, currently under review for replacement with a new version²⁴. In addition to the above statutory and national policy definitions of special interest and significance for heritage assets, this further guidance identifies four heritage values that an asset may hold, which are: evidential; historical; aesthetic; and communal value.

4.4 The NPPF also 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.”²⁵

4.5 Historic England has published good practice advice²⁶ in respect of the setting of heritage assets and also views analysis, providing detail on understanding setting and views and how this relates to heritage significance, and also how to gauge the indirect impact of any changes on that significance. In understanding how, and to what degree an element of setting contributes to the significance of a heritage asset, consideration should be given (inter alia) to: the physical surroundings of the asset, including its relationship with other heritage assets; the way the asset is appreciated; and the asset’s associations and patterns of use.

²¹ National Planning Policy Framework (NPPF) 2023 - Annex 2: Glossary

²² Historic England, Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets, 2019

²³ English Heritage (now Historic England), Conservation Principles, Policies and Guidance, 2008

²⁴ This guidance document is now under revision, and a consultation draft was issued by Historic England at the end of 2017. This is yet to be formally published as a final version. One principal aim of this new draft is greater consistency of approach; and to more closely align heritage values with the statutory and national policy definitions of special interest and significance

²⁵ National Planning Policy Framework (NPPF) 2023 - Annex 2: Glossary

²⁶ Historic England, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets, 2017

Listed Buildings

- 4.6 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The principles of selection for listed buildings are published by the Department of Digital Culture, Media and Sport (DCMS)²⁷ and are supported by Historic England's Listing Selection Guides for each building type.²⁸

Statements of Heritage Significance

- 4.7 Within this section of the report is provided statements of significance (and also the contribution of setting to that significance, where relevant) for each of the identified and potentially affected heritage assets within the surrounding area of the Site. These statements are each proportionate to the importance of these assets and their type, and also provide a sufficient level of description to understand their heritage significance and values, any contribution of setting or shared views, and in relation to the nature and extent of the Proposed Development.
- 4.8 Assessment is based on a review of existing published information, and also through following desktop and on-site visual survey and analysis. This work provides the core of our built heritage baseline appraisal for the purposes of assessment of the likely impacts of the Proposed Development for the Site on heritage significance / setting.

²⁷ DCMS Principles of Selection for Listing Buildings, 2018

²⁸ Historic England, Listing Selection Guidance, 2011-18

Listed Building Group at Ansty Farm: The Place and Barn north of Forsyth's Farmhouse (both Grade II)

Introduction

- 4.9 The Place and nearby barn are private property and are not visible or accessible from the local road or footpath network (Figure 4.1). There are available photographs online, which have been used to inform this assessment.
- 4.10 The list entry gives the date of The Place (historically known as Ansty Farm²⁹ and now called 'Old Place') as 18th century, whilst the barn (now known as 'The Barn House') is considered to be earlier and of 17th century date. The Barn House is now in separate residential use, having been converted in the 1980s. The former farmstead group now comprises three distinct residential properties: Old Place, The Barn House and The Grainloft (Figure 4.2).



Figure 4.1: Glimpsed views towards Old Place and The Barn House from the access road



Figure 4.2: Ordnance Survey, 1879 (left) and current Ordnance Survey (right)

Architectural Interest

- 4.11 The list entry identifies that the principal two storey domestic building, with tile hanging, is of 18th century date (Figure 4.3). The property is quite a substantial dwelling and is indicative of vernacular dwellings in this rural region of Sussex. The tiled hipped roof, brick chimney, casement windows and tile hanging contribute to the traditional, historic and rural character of the building. The external brick cladding and tile hanging is linked

²⁹ There is a late-20th century property now known as Ansty Farm off Deak's Lane, to the north west of the listed building

to changing architectural fashions where brick began to be more widely used from the 18th century and earlier properties were often updated. This also reflects the aspirations and wealth of earlier occupiers.



Figure 4.3: The Place / Ansty Farm (2005)³⁰

4.12 A 1930 article in the Mid Sussex Times describes:

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

³⁰ <https://historicengland.org.uk/listing/the-list/list-entry/1025702>

*and well into the 19th, when it was purchased by the Sergisons. The Webbers then became the tenants, and have farmed it and cared for the old place ever since.*³¹

- 4.13 Where they survive, interior features and plan form would also contribute to the architectural interest of this listed building as evidence of vernacular construction methods and domestic aspirations of former occupiers.
- 4.14 The barn, to the south west is also timber-framed and is described in the list entry as weatherboarded on a brick and sandstone plinth with a tiled roof. Timber framing was the dominant building technique across much of the south of England until the early 19th century for farm buildings. To the south gable is a datestone with 1725, but the list entry considers that the building is possible 17th century. At the time of listing, the property had yet to be converted to residential uses and was in a poor condition (**Figure 4.4**). The property has now been converted but it is understood that some features survive, including the large cart doors. The weatherboarding has been tarred externally, to give the barn its characteristic black colour as found throughout the south of England. The architectural interest of the barn is principally derived from the timber frame construction, which is likely to retain historic fabric and which would provide evidence of traditional joinery and construction techniques.



Figure 4.4: The Barn (2004)³²

Historic Interest

- 4.15 Ansty Farm is indicated on the 1797 map of the area (**Figure 3.1**), which suggests that it was a property of some standing or rank within the area. The listed buildings also derive historic interest from their age and as an example of a vernacular building and agricultural building, with that element of historic interest closely linked to architectural interest and embedded in the fabric of the buildings. To the former farmhouse, the

³¹ <https://www.cuckfieldconnections.org.uk/post/1930-reflections-on-the-history-and-charm-of-anstye>

³² <https://historicengland.org.uk/listing/the-list/list-entry/1334360>

internal plan form and surviving fabric and features would attest to the origins of the property as well as provide evidence of the domestic aspirations of its early occupiers.

- 4.16 The listed building group is also of historic interest where their function, as the principal domestic building of a smallholding or small farmstead and associated ancillary barn, reflects their part in the wider, predominantly agricultural economy and society of this area. It is unlikely that the properties have any current functional relationship with the surrounding landscape, given the residential redevelopment of former associated, ancillary structures.
- 4.17 The list entry notes that the barn has a threshing floor. Outside the most specialised arable areas, barns could be multi-functional, housing cattle, horses, grain, farm carts and implements.³³ The historic interest of the barn is derived from how it illustrates the traditional building forms and technologies of agricultural buildings of the time and area.
- 4.18 In the late 20th century, the barn was used as the Ansty Barn Theatre, under the ownership of the playwright James Forsyth.³⁴ The barn, therefore, derives some historic interest from this later use.

Group Value

- 4.19 Map regression indicates that there has been a cluster of agricultural development in this location since at least the late 18th century and the listed buildings and other traditional structures would have originally formed part of a farmstead group. Although the structures are of varying age, as a group they help contribute to the historical legibility of this once more traditional rural and former agricultural farm complex, which would have been ancillary to the principal farmhouse. This element of group value has now been diminished by the changing ownership pattern between the buildings within the group, the residential conversion of former functional structure and would be heightened by any boundary treatments to the properties as extant.

Contribution of Setting to Significance

- 4.20 Map regression and documentary sources suggest that Ansty Farm was separated from the larger majority of the Cuckfield manor estate by the mid-19th century, although the history of this ownership is unclear. The listed buildings are set over 400m to the east of the principal road network around Ansty, and are only accessible by vehicle along a dirt track. The listed buildings are set in an otherwise relatively isolated location at some distance to other built development. This isolated location of the listed buildings, and the character of the approach, reflects the historic character of the setting of the listed building and makes a positive contribution to its setting. This has been somewhat eroded, however, by the multiple domestic occupiers to this formerly singular holding.
- 4.21 The land historically associated with the farm at Ansty comprises a large portion to the centre of the south parcel of the Site itself, which now surrounds the listed buildings. As found today, however, the listed buildings are in domestic use and there is no evidence of a functional relationship with the surrounding agricultural landscape. The more immediate setting to the listed buildings now comprises the domestic curtilage of the properties. Aerial imagery and current ordnance survey data suggests that the

³³ Historic England, Listing Selection Guide: Agricultural Buildings, 2017

³⁴ <https://www.cuckfieldconnections.org.uk/post/1986-curtain-comes-down-on-celebrated-ansty-barn-theatre-as-james-forsyth-bids-sad-farewell>

residential conversion of former functional or ancillary buildings has led to the creation of distinct boundaries between this former singular group and the farmstead arrangement, which would have attested to the historic character of the group, has now been lost.

- 4.22 The Site encompasses a large area of the agricultural landscape surrounding the listed buildings. As extant, the south parcel of the Site includes a large part of the approach, and character of this approach, to the listed buildings. It is also likely that there are private views towards and from the listed buildings to the open landscape, particularly to the north. There are some public shared views from the access road which is also a public footpath. The Site forms part of the wider rural landscape setting of the listed buildings and, in those terms, contributes to an understanding and appreciation of the significance of the listed buildings as part of an isolated, rural farmstead.
- 4.23 There is limited intervisibility and shared appreciation of the parcel of the Site to the north where there is an interposing woodland / planting buffer and where the topography rises to the north. This north parcel of the Site makes a lesser relative contribution to the significance of the listed building as a former part of a once much more extensive historic estate focussed around Cuckfield Park and also an element of its wider countryside setting.

Listed Building Group at Ansty Cross: The Old Cottage, The Ancient Farm and Mount Noddy Cottage (all Grade II)

Introduction

4.24 This group of buildings is sited to the west of the Site, to the hamlet at Ansty. The list entry gives a date of 17th century earlier for The Old Cottage and The Ancient Farm, and 18th century or earlier for Mount Noddy.

Architectural Interest

4.25 Old Cottage and Ancient Farm are of architectural interest as representative examples of timber-framed houses, which date from at least the 17th century. The houses, with their casement windows, brick chimneys, and hipped tiled roofs are good examples of historic, vernacular construction and form part of the once rural, isolated settlement of Ansty on the outskirts of Cuckfield (**Figure 4.5**). The list entry for Ancient Farm notes that is a fine example of a Wealden house; a distinctive medieval structural type also known as a 'recessed-hall house' and characterised by an open hall flanked by floored, jettied end-bays. The Ancient Farm has a modern addition, which is of lesser relative significance, although indicative of iterative phases of adaptation to meet the changing needs of successive occupants. The timber-framing with plaster infills remain exposed to the elevations of the buildings, displaying the original construction methods and materials. The buildings are particularly representative of the modest, vernacular farmhouse that is found in the south and south-east of England. The use of tile hanging to Ancient Farm indicates later changes and is linked to changing architectural fashions into the 18th century.



Figure 4.5: Old Cottage (left) and The Ancient Farm (right)

4.26 Mount Noddy is situated further to the south and has an elevated position on the B2036 (**Figure 4.6**). The list entry identifies that this two storey building, with tile hanging, is of 18th century or earlier date. The property is fairly modest, and is indicative of vernacular dwellings in this rural region of Sussex. The tiled hipped roof, brick chimney, casement windows and tile hanging contribute to the traditional, historic and rural character of the building.



Figure 4.6: Mount Noddy Cottage

Historic Interest

4.27 All three properties are relatively modest and representative of vernacular construction methods and materials in this rural region, and the enduring longevity of these traditions. Their origins as farmhouses, or rural dwellings, and possible functions as part of modest smallholdings, is of historic interest where this reflects their part in the wider, predominantly agrarian economy and society of this area in the 17th and 18th centuries.

4.28 Mount Noddy has been known as such since at least the mid-19th century. Nod or Nudd is one on the Celtic gods as the sun god or the god of the setting sun. Supposedly it follows that wherever there is an old mount or hill called Mount Nod or Mount Noddy, it invariably commands a clear view of the setting sun and there, probably, was an altar set up to the worship of Nod or Nudd.³⁵ The name of the property, therefore, potentially attests to the earlier, historic origins of the settlement at Ansty.

Group Value

4.29 Old Cottage and The Ancient Farm share particular group value due to their siting on the junction of the Bolney and Cuckfield roads. The properties share a number of characteristics with one another; in terms of their substantial age, modest scale, vernacular construction and materiality. This amplifies an understanding of the farmhouses' significance as historic, vernacular dwellings. There is some group value with neighbouring small-scale residential development, albeit the majority of this development is much later, where they form part of a loose-grained rural settlement.

³⁵ <https://www.cuckfieldconnections.org.uk/post/1930-reflections-on-the-history-and-charm-of-anstye>

Contribution of Setting to Significance

4.30 The setting of these properties comprises the loose-grain of individual, residential buildings that are scattered along Bolney Road and the B2036, together with the surrounding farming landscape of agricultural fields and isolated farmsteads; and the settlement of Cuckfield to the north.

4.31 The buildings are located on what are now quite heavily-trafficked routes, but which would have been historic lanes connecting the surrounding settlements (Figure 4.7). The noise and activity of these routes has, somewhat, detracted from their original character but the lack of street furniture and mature hedgerows do complement the modest, historic and vernacular character of the listed buildings and, in those terms, make a positive contribution to an understanding of their historic context. The routes also amplify an understanding of the listed buildings as having developed as peripheral smallholdings, separated from, but with connections to, more concentrated settlement nearby.



Figure 4.7: Ansty looking south along the current A272, c.1890³⁶

4.32 Old Cottage and The Ancient Farm are likely to once have had a greater outlook to the surrounding landscape, and where all properties have slightly elevated positions. This connection to the landscape has been somewhat eroded by high fencing to Old Cottage and The Ancient Farm, likely to screen the surrounding traffic, and also where modern commercial development to the east has altered the character of this historic crossing point (**Figure 4.8**). This would have loosely formed the hub of the settlement at Ansty, with the later Greencross Inn to the east (now demolished) and the mission church to the north. Map regression and aerial imagery suggests that The Ancient Farm historically formed part of a small farmstead with associated barn to the south, however this functional association has been eroded by later domestic uses.

³⁶ <https://www.cuckfieldconnections.org.uk/post/1883-anstye-woman-s-suicide-attempt>



Figure 4.8: Panoramic View towards the Bolney Road and the B2036

- 4.33 Mount Noddy is likely to have had a similar relationship to the surrounding countryside with views across open fields to the east side of the B2036. This has been eroded where there has been residential development immediately to the south and east (in the second half of the 20th century and also more recently³⁷) of the domestic curtilage of the listed building. Similarly, there has been recent further residential development to the south of The Ancient Farm and Old Cottage.³⁸
- 4.34 The more immediate setting of the three properties now includes domestic garden plots, and it is from the domestic curtilage of all three buildings where the architectural and historic interest can be best appreciated and understood. Primarily, the significance of these heritage assets is invested in their surviving architectural character, historic form, fabric and features, and their wider setting makes comparatively less of a contribution.
- 4.35 The Site encompasses a large area of the agricultural land to the east side of the B2036. Tithe map suggests any associated agricultural land to The Ancient Farm and Old Cottage was to the south, and research has not revealed any historic, functional links between the Site and the listed buildings. The tithe map suggests that Mount Noddy was in the ownership of the Sergison family, who owned much of the land within the Site at the time, and was under the same tenant as Riddens Farmhouse; perhaps serving an ancillary function to the principal farm. As found today, however, the properties are in separate domestic uses and there is no evidence of functional relationships with the surrounding agricultural landscape.
- 4.36 Given interposing development between The Ancient Farm / Old Cottage and the south parcel of the Site (including modern residential and commercial uses), there are limited shared views between the two. Similarly, recent development within the more immediate setting of Mount Noddy, as well as vegetation, is likely to obscure views of the Site. Due to separation distances, interposing landscape and built features, and the greater degree of change within the more immediate setting of the listed buildings, the Site does not contribute to the significance of the listed buildings other than in general terms as part of the wider rural landscape context; where the historic and continued

³⁷ Planning Reference: 13/02909/FUL

³⁸ Planning References: DM/16/2347 and DM/15/3787

agricultural use and character of the Site reinforces an understanding of these houses as rural, vernacular building types with former functional links to the agricultural landscape and economy.

- 4.37 There is highly limited intervisibility and shared appreciation of the much more distant parcel of the Site to the north where there is an interposing built development with the village of Ansty itself, woodland / planting buffer beyond the settlement edge, and also where the topography rises to the north. This north parcel does not contribute to the heritage significance of this group as an element of the more extensive countryside setting of this settlement.

Highbridge Mill (Grade II)

Introduction

- 4.38 Highbridge Mill is a private property and not visible or accessible from the local road or footpath network. There are available photographs online, which have been used to inform this assessment.
- 4.39 Highbridge Mill was, as the name suggests, originally a mill but is now a house. The list entry identifies that the original three-storey portion dates from 1810, with a mansarded tile roof and water-wheel and machinery are intact. The mill was extended to the north east to include a two-storey granary in about 1870. The list entry notes this portion is faced with weather-boarding with casement windows and a slate roof.

Architectural Interest

- 4.40 Photographs available online indicate that the listed building has been substantially extended as part of the later residential uses (**Figures 4.9-4.10**). The building was constructed to serve a functional purpose and the historic fabric does not demonstrate any particular architectural quality. The construction materials are typical of agricultural buildings of the time constructed in this county.
- 4.41 The listing selection guide for industrial buildings, set out that:

“Before the second half of the 19th century [corn] mills supplied local markets, were generally small-scale and typically wind or water driven. Up until the 18th century, watermills were typically single-storey and were often attached to the miller’s house... The decades either side of 1800 saw the construction of many new multi-storey watermills. These had attic storage, feeding to the milling floor below, that in turn was set above the ground floor where the flour was bagged and dispatched, all making good use of gravity in the processing.”³⁹



Figure 4.9: Highbridge Mill, south east (left) and north west (right) elevations⁴⁰

- 4.42 The form of the building is in-keeping with this later tradition of building. The siting of the building means that although the mill is higher than the millpond there is a sharp slope beyond the mill and a tunnel or culvert would have provided water to power an

³⁹ Historic England, Listing Selection Guide: Industrial Buildings

⁴⁰ <https://themarket.com/tools/propertyprices/highbridge-mill-cuckfield-road-haywards-heath-rh17-5ae>

overshot waterwheel. This form is crucial to the function of the mill building.

- 4.43 The listed building has undergone incremental phases of intervention and alteration to create the multi-phase building that is found today. The phases of change reflect the changing use of the building over several centuries and can be considered to contribute to the special interest of the building. The extensions are, however, likely to be of varying degrees of architectural interest and may or may not contribute to special interest in their own right.



Figure 4.10: Highbridge Mill, circa early 20th century⁴¹

Historic Interest

- 4.44 The mill building was a flour grinding mill dating from 1810, but is located on the former site of an ironworks. At the time of the tithe map in 1843, the listed building and surrounding millponds were in the ownership of a Jacob Caffyn. The mill closed around 1930.
- 4.45 Surviving examples of watermills are generally of historic interest where they represent one of the earliest forms of non-animal power, which remained commonplace well into the 19th century. This is a later example of such a building and does not display technological innovation, but does attest to the agricultural economy at the heart of this rural settlement. This is enhanced where the water-wheel and machinery are largely intact and would provide sufficient evidence to allow for an understanding of the water-driven corn milling process.

Group Value

- 4.46 The listed building derives some group value from the nearby Highbridge Mill Cottages, which would have served a domestic function to the mill and are likely contemporaneous with the original construction date of the mill. Although both the mill building and

⁴¹ <https://catalogue.millsarchive.org/view-from-back-highbridge-mill-cuckfield>

cottages have been extended, the buildings form part of this small-scale industrial group and provide evidence of its historic character and function.

Contribution of Setting to Significance

4.47 The listed building is accessed from the east side of the A272 by a private road and is not visible or accessible from the local road or footpath network (**Figure 4.11**). This access road is heavily screened by trees along its route and attests, somewhat, to the agricultural character of the Site. The listed building and nearby former millers' cottage have been substantially extended and are all now in residential use. Aerial imagery and online photographs suggest that there is a residential character to the front of these properties, with garaging and parking for cars. This would somewhat detract from the historic and functional character of the listed building (**Figure 4.12**).



Figure 4.11: View towards Highbridge Mill from junction to A272

4.48 To the north west of the listed building is the former millpond. Although the mill is higher than the millpond there is a sharp slope beyond the mill and a tunnel or culvert would have provided water to power an overshot waterwheel. This functional element of the setting of the listed building has been eroded somewhat through the loss of the millpond, although the listed building still remains at a higher level. To the south east there appears to be surviving evidence of the mill race, but the character of the gardens is largely residential in keeping with the current use. It is from this now domestic curtilage of the listed building that its former function is best understood and appreciated.



Figure 4.12: Highbridge Mill, 1890⁴² (left) and view across millpond, circa late 19th century⁴³ (right)

- 4.49 The south parcel of the Site is located to the north east and south of the listed building. On the basis of available evidence, there appears to be no functional or historical associations between the Site and the listed building. As extant, the Site is one part of the wider agricultural landscape setting of the listed building and, in those terms, contributes to some degree to the understanding and appreciation of the significance of the listed building as part of the agricultural economy of the early 19th century; reliant on the natural features of the surrounding landscape. Given the extent of mature planting and the topography in relation to the listed building, the Site is largely screened. There may, however, be some glimpsed views of the Site from within the domestic curtilage of the listed building or from upper stories of the building. The positive contribution of the Site as part of the wider rural landscape context is greatest, in relative terms, to the southern part of the Site, which retains the greatest degree of historic landscape elements, and pattern of field boundaries.
- 4.50 There is even more limited intervisibility and shared appreciation of the separate parcel of the Site to the north. Which is divided by the line of the infrastructure of the A272 and where there is an interposing woodland / planting buffer where the topography starts to rise up further to the north. This north parcel does not contribute to the heritage significance of this listed building as an element of its wider countryside setting.

⁴² <https://catalogue.millsarchive.org/highbridge-mill-cuckfield-2>

⁴³ <https://catalogue.millsarchive.org/highbridge-mill-cuckfield-above-millpond>

Mackerell Cottage (Grade II)

Introduction

4.51 The list entry gives a date of 17th century for Mackerell Cottage and notes that it has been restored. The building is shown in some detail in the 1879 Ordnance Survey, as Mackrell's Farm, and consisted of a small farmstead with assumed ancillary structures to the south west of the listed building; which have now been lost (**Figure 4.13**).



Figure 4.13: Ordnance Survey, 1879 (left) and current Ordnance Survey (right)

Architectural Interest

4.52 The listed building is two storeys with casement windows, a tiled roof and chimney stack at the south end (**Figure 4.14**). There is a later extension to the east and rear and the property has been altered with the insertion of a dormer window and modern brick chimney to the west elevation.



Figure 4.14: Mackerell Cottage west elevation

- 4.53 Mackerell Cottage is of architectural interest and aesthetic value as an attractive and good quality example of a 17th century, rural dwelling. Given the origins of the building, the construction is likely to be timber-framed; representative of prevailing vernacular building traditions and illustrative of the longevity of those traditions. The later rendered or brick façade indicates changing fashions of the 18th century or later.

Historic Interest

- 4.54 Map regression indicates the origins of the listed building as a farmhouse, and its possible function as part of a modest farmstead. This is of historic interest where this reflects its part in the wider, predominantly agricultural economy and society of this area. Similarly, the listed building also derives historic interest from its age and as an example of a vernacular building, with that element of historic interest closely linked to architectural interest and embedded in the building's fabric.

Group Value

- 4.55 The listed building is set over 300m from its nearest neighbour to the east (Lodge Farmhouse) and over 500m from its nearest neighbour to the west (Old Place). As a result of distance, there is some limited group value where their relatively isolated settings, substantial age, scale and vernacular construction and materiality amplify an understanding of the listed building's significance as a historic, vernacular dwelling, which forms part of a loose-grained rural settlement at Ansty and on the outskirts of Cuckfield.

Contribution of Setting to Significance

- 4.56 Mackerell Cottage is set over 1km to the east of the principal road network around Ansty, and is only accessible by vehicle along a dirt track. There is a footpath to the north of the property, which follows a historic route towards Cuckfield. This route survives; albeit heavily truncated by the construction of the A272 in the late 20th century. As above, the listed building is set in an otherwise isolated location at some distance to other built development. This isolated location of the listed building, and the character of the approach, reflects the historic character of the setting of the listed building and makes a positive contribution to its setting.
- 4.57 The tithe map suggests that Mackrell's Farm was in the ownership of the Earl of Abergavenny, who owned much of the land within the Site at the time, and was under the same tenant as Laine's Farm to the north (now to the north of the A272); perhaps serving an ancillary function to the principal farm. As found today, however, Mackerell Cottage is in separate domestic use and there is no evidence of a functional relationship with the surrounding agricultural landscape.
- 4.58 The more immediate setting is heavily wooded and the domestic curtilage of the property is clearly defined to the west and south by the route of nearby footpaths (**Figure 4.15**). To the north and east, the domestic curtilage is defined by the route of surrounding waterways.
- 4.59 The Site encompasses a large area of the agricultural landscape to the south west and north (to the opposite side of the waterway) of the listed building. There are shared views of the wooded area of the Site immediately to the west of the listed building (**Figure 4.15**). The listed building is set within a slight valley and in tandem with the surrounding mature planting, views towards and from the listed building to the open

landscape of the Site is limited. There are, however, likely to be some glimpsed views from within the domestic curtilage of the listed building (**Figure 4.16**).



Figure 4.15: Approach to Mackerell Cottage from the south looking north



Figure 4.16: Approach to Mackerell Cottage from the south looking south

4.60 As extant, the south parcel of the Site includes a large part of the approach, and character of this approach, to the listed building. The Site forms part of the wider agricultural landscape setting of the listed building and, in those terms, contributes to an understanding and appreciation of the significance of the listed building as an isolated, vernacular dwelling. There is more limited intervisibility and shared

appreciation of that part of the south parcel between the stream to its south and the A272 to the north, where there is an interposing woodland / planting buffer and where the topography rises to the north. The historic connections to the immediate north (and any association with the farm to the north of the A272) have largely been severed and this northern area of land makes a lesser relative contribution to the significance of the listed building as an element of its agricultural setting.

- 4.61 Largely due to greater distance, there is highly limited intervisibility and shared appreciation of the north parcel of the Site beyond the A272 and where there is an interposing woodland / planting buffer and also changing topography. This north parcel does not contribute to the heritage significance of this listed building as an element of its wider countryside setting.

Lodge Farmhouse (Grade II)

Introduction

- 4.62 Lodge Farmhouse could only be observed from a distance, from the local footpath network. There are available photographs online, which have been used to inform this assessment.⁴⁴
- 4.63 The list entry identifies that the origins of Lodge Farmhouse could be as a late 15th or early 16th century timber-framed open hall. There is an early 19th century addition and refronting.

Architectural Interest

- 4.64 Lodge Farmhouse is of special architectural interest as a good quality example of a potentially 15th century timber-framed domestic property (**Figure 4.17**). The timber-framing remains exposed externally to display its elaborate structural form and detailing, and is representative of this vernacular construction method in this region. The list entry suggests that the building is an example of an open hall house and, if so, the building would also be of architectural interest as survival of this high-status, historic domestic plan form.



Figure 4.17: Lodge Farmhouse (from public footpath to the north)

- 4.65 There is evidence of later alterations including sandstone cladding, brick and tile hanging. The later alterations highlight the iterative phases of adaptation that were carried out to meet the needs or tastes of successive occupants. These are of lesser significance relative to the principal building but the style and construction methods are sympathetic.

⁴⁴ https://media.onthemarket.com/properties/4016217/doc_1_0.pdf

Historic Interest

- 4.66 The list entry identifies that the listed building likely originated as an open hall type and that the interior has exposed beams, including curved tension braces, inglenook fireplace and old plank doors. The internal plan form and surviving fabric and features would attest to the origins of the property as well as demonstrate the evolution of this historic domestic plan form, and provides evidence of the domestic aspirations of its early occupiers. Similarly, later alterations are also of importance, albeit lesser relative importance, in the charting the development of the building over several centuries. Lodge Farmhouse is indicated on the 1797 map of the area (**Figure 3.1**), which suggests that it was a property of some standing or rank within the area.
- 4.67 The listed building is also of historic interest where its historic function as the principal domestic building of a farmstead, reflected its part in the wider, predominantly agrarian economy and society of this area. This element of its significance has been somewhat eroded by the cessation of agricultural functions and the disassociation of the farm buildings to the south.

Group Value

- 4.68 The listed building is primarily accessed from Copyhold Lane, where the majority of other residential development is much later. As such, there is limited group value with these developments other than where the loose-grained pattern of larger houses reflects the development of the settlement pattern. Lodge Farmhouse, as the name suggests, likely formed the principal residential dwelling as part of a farmstead. Lodge Farm is now a separate property to Copyhold Lane, although may contain remnants of 19th century (or earlier farm buildings). Given the separation of the properties and cessation of agricultural functions, any group value is likely to be limited.
- 4.69 More widely, there is some limited group value without other nearby listed buildings (Old Place and Mackerell Cottage) where their relatively isolated settings, substantial age, scale and vernacular construction and materiality amplify an understanding of the listed building's significance as a historic, vernacular dwelling, which forms part of a loose-grained rural settlement at Ansty and on the outskirts of Cuckfield.

Contribution of Setting to Significance

- 4.70 Tithe map suggests that Copyhold Lane forms the historic route to the property from the north east. Map regressions suggests the character of this approach has changed with 20th century residential development along its route and also where the former farm buildings are no longer associated with this principal dwelling (**Figure 4.18**).
- 4.71 The immediate setting of the listed building is now more closely confined to its domestic curtilage, which is understood to include land to the north east corner of the Site. However, in the past there would have been stronger functional and ownership links between Lodge Farmhouse and the wider working agricultural landscape to the north of Copyhold Lane. The garden of the property, on all sides, makes a highly positive contribution to significance as a historic element of setting; emphasised by the siting of the building within a small valley and the orientation of the building to the edge of the waterway to the north and across the gardens to the south. As a result, the architectural and historic interest of the listed building is perhaps best appreciated from within the private garden.

4.72 Given the property's access from Copyhold Lane, the once rural route has become more suburbanised and, as a result, the once rural landscape to the north of Copyhold Lane has been altered in the last century. This includes the separate residential uses of the site of the farmhouse's former ancillary buildings, and there is no evidence of a current functional relationship between the listed building and the surrounding agricultural landscape. Similarly, further to the north, the construction of the A272 in the late 20th century has resulted in separation to the landscape to the north. However, where the listed building sits within a small valley, there are shorter-distance reciprocal views towards and from the surrounding rural landscape, and which makes a positive contribution to the setting of the listed building.



Figure 4.18: Tithe Map, 1843 (left) and current Ordnance Survey (right)

4.73 The Site is primarily located to the west of the listed building, with a small portion of the Site to the north west (potentially abutting land within the ownership of the listed building). Historically, the agricultural land as part of Lodge Farm was to the north and part of the Site may have had a historical, functional link with the listed building; as suggested by the 1843 Tithe Map. More widely to the west, the Site is only part of the wider agricultural landscape of the setting of the listed building. A large part of the Site is relatively distant from the listed building and interposing landscape features, topography and mature planting would limit views to the west. The Site is an element of setting that does, therefore, contribute to some degree to the understanding and appreciation of the significance of the listed building as a once more isolated vernacular dwelling, with functional relationships to the land. However, this is primarily invested in the north east corner of the Site and it is not otherwise an element that makes the highest contribution; relative to the more closely historically and functionally associated land within the domestic curtilage of the listed building. Primarily, the significance of this heritage asset is invested in its surviving historic form, fabric and features, and to a much lesser degree its now evolved wider setting.

4.74 Largely due to greater distance, there is much more and highly limited intervisibility and shared appreciation of the separate north parcel of the Site beyond the A272. Interposing woodland / planting buffer and also changing topography contributes to these screening effects. This north parcel does not therefore contribute to the heritage significance of this listed building as an element of its wider countryside setting.

Upper Ridges / Moonhill Place (Grade II)

Introduction

4.75 The list entry gives the date of the building as probably early 17th century.

Architectural Interest

4.76 The list entry identifies that this two storey building, with tile hanging, is of early 17th century date. The property is fairly modest, and is indicative of vernacular dwellings in this rural region of Sussex (**Figure 4.19**). The tiled hipped roof, brick chimney, casement windows and tile hanging contribute to the traditional, historic and rural character of the building. The external brick cladding and tile hanging is linked to changing architectural fashions where brick began to be more widely used from the 18th century and earlier properties were often updated.

4.77 The list entry indicates that the interior has a brick fireplace with cambered head to the left side and cambered opening over, as well as a chamfered spine beam, 18th century panelled door, 17th century plank door and exposed timber framing. Internal features would also contribute to its architectural interest where construction methods may be more visible.



Figure 4.19: Upper Ridges

Historic Interest

4.78 The listed building also derives historic interest from its age and as an example of a vernacular building, with that element of historic interest closely linked to architectural interest and embedded in the building's fabric. The internal plan form and surviving fabric and features would attest to the origins of the property as well as provide evidence of the domestic aspirations of its early occupiers.

- 4.79 The listed building is also of historic interest where its function, as the principal domestic building of a smallholding or small farmstead, reflects its part in the wider, predominantly agricultural economy and society of this area. It is unclear whether the property has any current functional relationship with the surrounding landscape.

Group Value

- 4.80 Upper Ridges is an isolated property, situated over 500m from neighbours to the north and over 300m to neighbours to the south west. As such, it has limited group value with any surrounding properties. More widely, there is some limited group value without other nearby listed buildings (Old Place, Lodge Farmhouse and Mackerell Cottage) where their relatively isolated settings, substantial age, scale and vernacular construction and materiality amplify an understanding of the listed building's significance as a historic, vernacular dwelling, which forms part of a loose-grained rural settlement at Ansty and on the outskirts of Cuckfield.

Contribution of Setting to Significance

- 4.81 The immediate setting of the house comprises a defined domestic garden plot, although there is an association with the wider agricultural landscape. Historically, there would have been stronger functional and ownership links between the listed building and the wider working agricultural landscape to the north and south. The listed building also sits on a ridge (giving the building its name) and has an elevated position. This element of setting makes a highly positive contribution to significance as a historic element of setting; emphasised by the siting of the building and the orientation of the principal elevations, which look out over the landscape.
- 4.82 The property is accessed from the south west along a rural track. The listed building is set in an otherwise isolated location at some distance to other built development. This isolated location of the listed building, and the character of the approach, reflects the historic character of the setting of the listed building and makes a positive contribution to its setting.
- 4.83 The south parcel of the Site is located to the north west of the listed building and forms part of the wider agricultural landscape that forms a historic element of the setting of the listed building. The 1843 Tithe Map suggests that the agricultural land associated with the listed building (as part of its role as smallholding) was owned by the Sergison family; who also owned land within the area of the Site. However, as found today, there is no functional relationship or ownership links between the Site and the listed building.
- 4.84 There is an established bank of woodland to the north of the listed building, as in interposing landscape feature between it and the Site. However, where the listed building is set on a ridge there could be some glimpsed views from within the domestic curtilage of the listed building towards the Site.
- 4.85 The south parcel of the Site therefore includes some elements of setting that do contribute to some degree to the understanding and appreciation of the significance of this listed building as a once rural and isolated vernacular dwelling. However, it is not an element that makes the highest contribution; relative to the more closely historically and functionally associated land to the north and south, or from the more immediate curtilage of the listed building where its architecture can be best appreciated.

4.86 Largely due to even greater distance, there is highly limited intervisibility and shared appreciation of the separate north parcel of the Site beyond the A272 and where there is an interposing woodland / planting buffer and also changing topography that provides significant screening effects. This north parcel does not contribute to the heritage significance of this listed building as an element of its much wider countryside setting.

West Riddens Farmhouse (Grade II)

Introduction

- 4.87 West Riddens Farmhouse could only be observed from a distance, from the local road network. There are available photographs online, which have been used to inform this assessment.⁴⁵
- 4.88 West Riddens Farmhouse is identified as being of 16th century date within the list entry.

Architectural Interest

- 4.89 West Riddens Farmhouse is of architectural interest as a representative example of a timber-framed, 16th century rural dwelling. The house with its casement windows, brick chimney, and stone slab hipped roof is a good example of historic, vernacular construction and forms part of the rural settlement of Ansty, on the outskirts of Cuckfield (**Figure 4.20**). Timber-framing remains exposed at the back of the property and the use of tile hanging to the front elevation indicates later, 18th century architectural fashions.



Figure 4.20: West Riddens Farmhouse (taken from a vehicle travelling north)

- 4.90 The building is particularly representative of the type of farmhouse found in this part of Sussex. The Horsham slab roof is a highly regionalised roofing form, fundamental to the distinctive local character of the wider Horsham district. Stone roofing of this kind was the favourite roofing material for many parts of England from Tudor times until the first quarter of the 19th century; until the advent of canals and railways meant that cheaper

⁴⁵ <https://www.jackson-stops.co.uk/properties/13954451/sales/mid>

slates or tiles were more readily available. The roof is tiled to the south east, likely as a result of later extension.

Historic Interest

- 4.91 The listed building is of historic interest where its historic function as the principal domestic building of a farmstead, reflects its part in the wider, predominantly agrarian economy and society of this area. This element of its significance has been somewhat eroded by the cessation of agricultural functions.
- 4.92 The listed building also derives historic interest from its age and as an example of a vernacular building, with that element of historic interest closely linked to architectural interest and embedded in the building's fabric.

Group Value

- 4.93 West Riddens Farmhouse derives group value from its relationship to ancillary structures to the south west of the listed building. This attests to the historical, agricultural functions of the property and the role of the farmhouse as the principal building of this farmstead. The vernacular construction methods, materiality and ad-hoc forms of these structures reflect their functional role and likely iterative development over time.
- 4.94 The listed building also derives group value from its relationship with historic dwellings further to the north along the B2036 (Mount Noddy Cottage, Old Cottage, The Ancient Farm). These buildings derive a degree of group value from their shared age and historic character and vernacular materiality. This group value also amplifies an understanding of the farmhouse's significance as a historic, vernacular dwelling which forms part of a loose-grained rural settlement. There is also some group value with other farmhouses of similar ages within the vicinity of Ansty.

Contribution of Setting to Significance

- 4.95 The setting of this property comprises the loose-grain of individual, residential buildings that are scattered along the B2036, together with the surrounding farming landscape of agricultural fields and isolated farmsteads; and the settlement of Cuckfield to the north.
- 4.96 The listed building is located on what is now quite a heavily-trafficked route, but which would have been a historic lane connecting the surrounding settlements. The noise and activity of this route has, somewhat, detracted from its original character but the lack of street furniture and mature hedgerows do complement the historic and vernacular character of the listed building. Similarly, where the ancillary buildings to the farmstead almost directly address this route, the importance of the local connection is apparent. In those terms, this element of setting makes some positive contribution to an understanding of the historic context of the listed building; as having developed as a peripheral farmstead, separated from, but with connections to, more concentrated settlement nearby.
- 4.97 The more immediate setting of the property now includes domestic garden plots, and it is from the domestic curtilage where the architectural and historic interest can be best appreciated and understood. This includes the functional or ancillary relationship between the principal listed building, as the former farmhouse, and its outbuildings to the west. As a working farmstead, the listed building would have had strong functional connections with the surrounding landscape. The 1843 Tithe Map suggests that the

farmland associated with West Riddens Farm (to the north and south east) was in the ownership of the Sergison family, who owned much of the land within the Site at the time. Mount Noddy to the north was also under the same tenant, perhaps serving an ancillary function to the principal farm. As found today, however, the properties are in separate domestic uses and there is no evidence of functional relationships with the surrounding agricultural landscape.

- 4.98 The southern part of the south parcel of the Site itself would have historically formed part of the land associated within West Riddens Farm. However, the cessation of the working farmstead means there is no longer any functional or ownership associations with this part of the Site. Due to the topography of the area and where existing vegetation allows there may be some shared views of the listed building and the southern parts of the Site. However, the Site only contributes to the setting of the listed building in general terms as part of the wider rural landscape context; where the historic and continued agricultural use and character of the Site reinforces an understanding of these houses as rural, vernacular building types with former functional links to the agricultural landscape and economy.
- 4.99 Largely due to greater distance, there is highly limited intervisibility and shared appreciation of the separate north parcel of the Site beyond the A272 and where interposing woodland and also changing topography provides significant screening effects. This north parcel does not therefore contribute to the heritage significance of this listed building as an element of its much wider countryside setting

Harvesthill (Grade II)

Introduction

- 4.100 Harvesthill is private property and is not visible or accessible from the local road or footpath network. There are available photographs online, which have been used to inform this assessment.
- 4.101 Harvesthill is identified as being constructed in the early 19th century in the list entry. The 1879 Ordnance Survey shows Harvesthill, accessed from the west and a road of the same name, with gardens to the east and west, and associated ancillary buildings to the north. The earlier tithe map suggests that Harvesthill formed the principal residential dwelling to a small farmstead with associated arable land surrounding it (**Figure 4.21**).



Figure 4.21: Tithe Map, 1843 (left) Ordnance Survey, 1879 (right)

Architectural Interest

- 4.102 Harvesthill is of architectural interest as a good example of an early-19th century, high-status country home (**Figure 4.22**). It is likely that the building formed the principal domestic residence of a wider farm complex. The listed building is two storeys and stuccoed throughout, with curved bays to the principal elevation. There is a central porch with fluted Doric columns, triglyph frieze and semi-circular fanlight. The classically-inspired architectural style of the listed building is somewhat in contrast to other surrounding, historic farmsteads in the area, which are typified by vernacular construction methods, forms and materials. This reflects the development in architectural tastes and fashions into the 19th century, as well as the development of construction methods and materials. There are late-19th century or later extensions to the building, which make a more limited contribution to its architectural interest, where they reflect its continuing domestic occupancy over time and alterations to suit the needs of successive occupants. It is assumed that any surviving historic plan form or internal features would also contribute to the architectural interest of the listed building.



Figure 4.22: South garden front of Harvesthill⁴⁶

Historic Interest

4.103 The classically-inspired architectural style of the building is significant where it reflects the prevailing tastes and fashions in domestic architecture in the early-19th century; and communicates the social status and relative wealth of its early occupants, who had the means to commission such a dwelling. Given its age, it is possible that the house reflects the significant increase in the productivity of farms – and thus the wealth of farmers – which began in the early 19th century, due to the implications of changes introduced by the Agricultural Revolution.

Group Value

4.104 Harvesthill has group value with the associated buildings to the north, which likely reflect the origins of the listed building as the principal domestic dwelling of a historic farmstead group. Later residential development and likely domestication of former farm buildings will have diminished, to some extent, an appreciation of the historic relationship between the house and these ancillary buildings.

Contribution of Setting to Significance

4.105 Harvesthill is set to the east of the B2036, which is a historic route and retains a legible rural character in the high, verdant hedgerows along its length. The character and alignment of the route, and the nature of the track access to Harvesthill, contributes to an understanding of the significance of the listed building, where it highlights the relative isolation of the house located beyond the settlement at Ansty; but nonetheless connected by this important rural route. In those terms, it also illustrates the historic patterns of movement through the listed building's setting, in terms of the approach to and from Harvesthill, as part of the prevailing rural character of the landscape and as part of the long-established network of historic routes. However, this is now a fairly high-

⁴⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1025736>

trafficked route and traffic noise and movement is likely to be appreciable from within the domestic curtilage of the listed building; somewhat eroding the understanding and appreciation of Harvesthill as a rural residence, associated with the agrarian economy of the time.

- 4.106 As seen from aerial photography, the immediate setting of the house is strongly domestic in character and comprises a large, landscaped garden. The garden to the south, east and west appears from map regression to be long-established, but that to the north is a later 20th century creation; on land which was likely more functional in character and associated with the farmstead here. The substantial garden reflects the historic and continuing use of the listed building as a domestic residence and is where the significance of the listed building can be best appreciated.
- 4.107 The buildings that make up the former farmstead to Harvesthill are sited to the north of the house. Historic maps show a series of buildings, which appear to have been extended throughout the 20th century. The current use of the buildings is unclear but there remains a reciprocal relationship between the house and these ancillary buildings, which amplify an understanding of Harvesthill as the principal domestic building within the group. Further to the north, two cottages were constructed in the late 19th century. It is unclear whether these cottages were built to serve an ancillary purpose to the principal house (as staff or farm cottages etc.) or are part of an expansion of residential uses in the area. These buildings are subordinate in character to the listed building and do not detract from its prominence within the landscape or within this group.
- 4.108 An equestrian facility has been developed to the north of the listed building in the early 21st century with stables, menage and tracks.⁴⁷ This is associated with one of the two cottages and somewhat detracts from the contribution of the surrounding, former agricultural landscape that would have been strongly connected to the listed building's historic function. To the south, from where the principal elevation of the building is appreciated, and also to the east, the agricultural context and historic field patterns have largely been retained and make a positive contribution to the setting of the listed building.
- 4.109 The south parcel of the Site is located further to the north of the listed building, with the equestrian facility and field boundaries and planting interposing. Given the screening effects of interposing development and landscape features, it is unlikely that there are shared views towards or from the Site to the listed building. As such, the contribution of the Site to the significance of the listed building is limited. Nonetheless, the agricultural landscape of the Site reinforces an understanding of the listed building as a country dwelling and the principal residence within a small farmstead group, which formed part of the historic predominance of an agrarian economy in this region into the 19th century.
- 4.110 Largely due to greater distance, there is more highly limited intervisibility and shared appreciation of the separate north parcel of the Site beyond the settlement of Ansty and where interposing woodland and also changing topography provides significant screening effects. This north parcel does not therefore contribute to the heritage significance of this listed building as an element of its much wider countryside setting.

⁴⁷ Planning Reference: 04/00351/COU

Pondtail Cottage (Grade II)

Introduction

4.111 The list entry gives a date of 17th century for Pondtail Cottage, albeit notes that this building may have earlier origins. The building and its immediate curtilage is shown on the 1879 Ordnance Survey; standing alone on the east side of Deak's Lane in an orchard or garden and served by a well.

Architectural Interest

4.112 The listed building is two storeys with casement windows, a tiled roof and central chimney stack (**Figure 4.23**). There appears to be a later extension to the north end of the original property, which has also been altered in a later period with the infill of the ground floor walling in brick (now painted).



Figure 4.23: Pondtail Cottage⁴⁸

4.113 Pondtail Cottage is of architectural interest and aesthetic value as an attractive and good quality example of a 17th century, rural dwelling. Its timber-framed construction and use of other local materials is representative of prevailing vernacular building traditions and illustrative of the longevity of those traditions.

Historic Interest

4.114 Map regression indicates the origins of the listed building as an isolated farm worker's cottage and not as part of any larger farmstead complex. It is unclear if there is a closer historical connection with the nearby Cuckfield Park estate. The form and fabric of the

⁴⁸ Historic England Archives

building reflects its part in the wider, predominantly agricultural economy and society of this area in the past.

Contribution of Setting to Significance

- 4.115 Pondtail Cottage is accessed from Deak's Lane to the west of the Cuckfield Park estate, but which is otherwise in an isolated location at some distance to other built development. This condition is reflective of the historic character of the setting of the listed building and so makes a positive contribution to its significance. There is likely to be a connection between this property historically, in terms of its use and or ownership, with the nearby Cuckfield Park estate that once extended to much larger landholding. However, as found today, this cottage is in separate domestic use and there is no evidence of a functional relationship with the surrounding landscape.
- 4.116 The south parcel of the Site itself encompasses a large area of agricultural land to the south east and at some distance across the A272 and beyond the settlement of Ansty. The listed building is set within a local context of mature planting, which constrains views towards and from the listed building and the wider countryside. Largely due to distance, topography and the imposition of mature vegetation there is highly limited intervisibility with this part of the Site. This south parcel does not therefore contribute to the heritage significance of this listed building as an element of its much wider landscape setting.
- 4.117 The separate north parcel of the Site is located much closer to this listed building and historically formed part of the parkland and wider domestic and agricultural estate of Cuckfield Park focussed around the mansion off Brighton Road further east, albeit which is no longer in the same ownership or use. This part of the Site in agricultural use or woodland forms part of the wider rural landscape setting of the listed building and, in those terms, contributes to a degree to an understanding and appreciation of the significance of the listed building as an isolated vernacular dwelling with rural origins.

Listed Building Group at Old Beech Farm: Old Beech Farmhouse (Grade II) and Barn to the south west (Grade II)

Introduction

- 4.118 The list entry gives the original date of the listed building as 16th century, which comprises the timber-framed west range of this double pile former farmhouse. The east range forms part of a later 18th century addition. The list entry describes the external appearance of this building, and also notes the recorded presence of a queen-post roof and stone fireplace internally.
- 4.119 The barn to the south west of this farmhouse shares group value with this other listed building, and as part of an older established farmstead complex. It is indicated in the list entry to date from the 17th century.



Figure 4.24: Old Beech Farmhouse & Barn to the south west⁴⁹

Architectural Interest

- 4.120 This is a two and a half storey building that is still legible as two parallel ranges; the lower and timber-framed west range dating from the 16th century and the taller east range as an 18th century addition. The original core of this property is indicative of vernacular dwellings in this rural region of Sussex (**Figure 4.24**), albeit “improved” in the 18th century to form a more substantial and higher status farmhouse and dwelling. The brick infill, external tiled hanging, brick chimneys, casement windows and Horsham slabs to the roof all contribute to the traditional, historic and rural character of this building. These materials and features also provide further evidence of the architectural evolution of the building; including in adopting a more polite style in the 18th century. Internal historic

⁴⁹ Historic England Archives

features would also contribute to its architectural interest, and where older construction methods may be more visible.

- 4.121 The separately listed barn to the south west is also timber-framed and described in the list entry as weatherboarded externally and with a tiled roof. The architectural interest of the barn is principally derived from the timber frame construction, which is likely to retain historic fabric and which would provide evidence of traditional joinery and construction techniques.

Historic Interest

- 4.122 The listed former farmhouse at the heart of the group also derives historic interest from its age and as an example of a vernacular building, with that element of historic interest closely linked to architectural interest and embedded in the building's fabric. The internal plan form and surviving fabric and features would attest to the origins of the property as well as provide evidence of the domestic aspirations of its early occupiers, such as through its later extension and evolution in the 18th century.

- 4.123 The listed building is also of historic interest where its function, as the principal domestic building of a smallholding or small farmstead, reflects its part in the wider, predominantly agricultural economy and society of this area. However, it is unclear whether the property has any current functional relationship with the surrounding landscape as found today, as it now appears as a purely domestic property. The historic interest of the nearby listed barn is derived from how it illustrates the traditional building forms and technologies of agricultural buildings of the time and area, and also further reinforces those rural connections with the wider working landscape.

Group Value

- 4.124 Group value is derived from the close historical association of both listed buildings as part of an earlier established farmstead complex on this site, and also architecturally through their associated vernacular characters and use of materials.

Contribution of Setting to Significance

- 4.125 The immediate setting shared by both former farmhouse and barn now comprises a defined domestic garden plot, although there is an association with the wider agricultural landscape historically. There would have been stronger functional and ownerships links between these listed building and the wider working agricultural landscape which still contributes to their heritage significance as a historic element or aspect of their wider setting. However, as found today, this appears to be a domestic property and there is no evidence of a remaining functional relationship with the agricultural landscape

- 4.126 The south parcel of the Site itself is located to the south at significant distance away, beyond Cuckfield Park and a wider countryside context before the A272 is reached. These listed buildings are set within a local context of mature planting, which to a degree constrains views towards and from the listed building and the wider countryside, but that connection does remain legible visually still. Largely due to that significant distance, topography and intervening mature vegetation there is little opportunity for intervisibility with that part of the Site. This south parcel does not therefore contribute to the heritage significance of this listed building group as an element of its much wider countryside setting.

4.127 The separate north parcel of the Site is located much closer to these listed buildings and historically formed part of the parkland and wider domestic and agricultural estate of Cuckfield Park focussed around the mansion off Brighton Road further to the south, albeit which is no longer in the same ownership or use. There is likely to be a connection between this farmstead property historically, in terms of its use and or ownership, with the nearby Cuckfield Park estate that once extended to much larger landholding. This part of the Site in agricultural use or woodland forms part of the wider rural landscape setting of the listed building and, in those terms, contributes positively to an understanding and appreciation of the significance of these listed buildings as a former farmstead with 16th century origins. Any such contribution is also amplified by any broader historical connections with the Cuckfield Park estate, which also has 16th century origins.

Listed Building Group at Cuckfield Park: Cuckfield Park (Grade II*), 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)

Introduction

4.128 Cuckfield Park is a 16th century country house with later 18th and 19th century phases of remodelling, which sits within its own private designed gardens and grounds, and also historically as part of a much larger domestic and agricultural estate to the west and south of Cuckfield village. The higher Grade II* recognises a listed building of more than special architectural and historic interest. The list entry⁵⁰ identifies and describes this designated heritage asset as:

“Mansion. c1574. E-plan house with some early C18 refurbishment, refronted and turned into 2 courtyard plan in 1859-51. Brick and stone, mainly refronted in cement render in Mid C19 with Horsham stone slab roof and clustered brick chimney stack. South East front: Late C16 refronted in Mid C19 in cement with incised lines. 2 storeys, basement and attics. Roof has Horsham stone slabs and 5 dormers with very elaborate pediments with wooden finials, pendants with shields below and deep cornices covered in lead sheeting. Eaves cornice and plinth. 7 bays and two ½ bays. C19 cross windows with pintle hinges. Ground floor windows have hood- mouldings. Central projecting 2 storey entrance porch with octagonal turrets and crenellations. 4 centre arched door with 2 stone steps. South West front: Refronted and part added in Mid C19. 2 storeys and basement cement rendered. 7 bays, including 2 projecting end and 1 projecting centre gable with octagonal finials and kneelers with full height 4-light canted bays. Cross-shaped casements with hood moulding to ground floor windows. Attached to left is a Mid C19 conservatory or orangery of one storey of sandstone with 4 sandstone pillars supporting 3 arches, now glazed, and one storey attached building of 1 bay and Horsham stone slab roof. North West front: Left hand part has end of Elizabethan brick range with infilling of C18 date. Brick mainly rendered except for extreme left end, 2 storeys, attic and basement. End gables of 1 window each, having stone coping with kneelers and octagonal finials and 16-pane sashes with wide glazing bars and cambered heads. 3 tall brick chimney stacks, the centre one twisted. Roof reveals gables of original Elizabethan building behind. Interior: Hall contains late C16 plank and muntin panelling with some inlay work towards the top and scroll-work frieze, a fine plaster ceiling with squares, quatrefoil motifs and pendants and a stone fireplace with oak carved overmantel with mutule frieze, strapwork motifs and console brackets. Morning Room has magnificent carved oak screen dated 1581. It has 6 Composite columns with grotesque animal masks above. Mutule frieze and terms supporting cornice. The top panel has 2 panels with lion rampant and the motto 'Guardez la Foy', 2 shields and central date panel in an ornamental surround with figures of Justice and angels. The 3 panels between the columns have pilasters and round-headed doors have been inserted in the original entries. The room is panelled throughout with plank and muntin panelling and has a late C16 stone fire- place with slender spandrels and oak overmantel with pilasters, round-headed arches and raised diamond motif friezes with marquetry inlay. Music Room has C19 decorative plaster ceiling imitating the late C16 Hall ceiling and a deep cornice with

⁵⁰ <https://historicengland.org.uk/listing/the-list/list-entry/1025541>

Tudor roses and large birds, probably mythical. Dining Room has a magnificent stone fireplace dated 1574 with the initials H B (for Henry Bowyer) & H E. It bears the designs of musical instruments, snakes on shaft, snails and floral swags. Old cast-iron fireback. Oak overmantel with 2 large square panels with marquetry inlay and shields with motto 'Gardez la Foy'. Strapwork plaster ceilings, probably a C17 copy. Oak plank and muntin panelling with mutule frieze at top. Main Staircase is a late C16 oak open well staircase with large moulded balusters, moulded string and elaborate knops, massive wooden pendants below the flights and panelling to dado height. There are 3 flights of 5 treads to each floor. At the bottom of the staircase is a C16 archway with plank door. Windows to the staircase have heraldic stained glass and old glass with diamond leaded cases. The top floor has a series of original oak plank doors. First floor has a series of panelled rooms leading off the main staircase. First a panelled lobby with pilasters and strapwork design, leading onto a panelled room with overmantel dated 1579 and initials 'H B'. This has 2 tiers of columns, the lower Ionic, the upper Corinthian, with central shield. Panelling is of strapwork type with elaborate panelled frieze, separated by console brackets and corner pilasters. C19 stone fireplace with oak design in spandrels lined with old Delft tiles. A panelled china cupboard with L-hinges leads off, followed by a panelled bedroom with plank and muntin panelling, pilastered over-mantel with mutule frieze and C19 stone fireplace with old Delft tiles. The house was the model for Harrison Ainsworth's novel 'Rookwood' though the location was Yorkshire in the novel."

- 4.129 The mansion at Cuckfield Park forms the historic centre and also the key focus of this country house estate. Around which are concentrated a group of other ancillary historic buildings and structures (within its immediate garden and grounds) that are also included on the statutory list. This group includes: Gatehouse to Cuckfield Park including Iron Railings (Grade II*), and 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). The gatehouse is contemporary with the main house and a key historic and visual feature within this architectural composition, which is again recognised by its higher Grade II* listing. The list entry describes:
- 4.130 "Former gatehouse. Later C16 railings early C19. Red brick in English bond with stone dressings. Comprises central 2 storey entrance archway with room above, flanked by four 3 storey octagonal turrets. 4 centred entrance, now with C19 cast iron gate with dog rail. Above is a 3-light stone mullioned window with ogee sections and hood-moulding. Eaves cornice. Turrets have fragments of stone finials. Mainly loop windows but some circular windows. The South West turret has an ogee- chaped leaden cupola with wooden finial and clock face towards house. Wooden winder staircase window (South East turret). The gatehouse is now linked to 2 sections of garden wall (items 3/6 and 3/8) by an early C19 low brick wall with iron spear railings having urn principals and 2 sets of carriage gates."⁵¹
- 4.131 The mansion is attributed to the Bowyer family after their purchase of the estate in 1574, and was then from 1691 to 1971 the seat of the Sergisons who were responsible for later remodellings in both the 18th and mid-19th centuries. Essentially the house is of four ranges; each of different dates and enclosing a central courtyard space. The Buildings of England (or Pevsner Guide) suggests that the north range is the earliest, timber-framed

⁵¹ <https://historicengland.org.uk/listing/the-list/list-entry/1025545>

and built by Henry Bowyer soon after he leased the estate in 1564. The brick built east range, which is now disguised by a 19th century façade, may have been added later by the Bowyers in 1574 (**Figure 4.25**).⁵² The exterior architectural character, phasing and also interiors of this property are further described in this publication (but not repeated here).



Figure 4.25: Photograph 1883 East Entrance front of the house⁵³



Figure 4.26: Postcard 1905 South Garden front of the house⁵⁴

Architectural and Historic Interest

⁵² Williamson, E. Hudson, T. Musson, J. Nairn, I (Pevsner, N.) *The Buildings of England: Sussex: West*, 2019, pp332-339 (Cuckfield)

⁵³ Historic England Archives

⁵⁴ [Cuckfield Park - DiCamillo \(thedicamillo.com\)](http://thedicamillo.com)

4.132 The original core of the mansion is dated to the later 16th century when this house was first built and its country estate established by the Bowyers. The plan of this listed building is now essentially rectangular about a long and narrow courtyard the longer sides facing approximately north and south (**Figures 4.26 and 4.27**). The principal entrance to the east front towards Brighton Road, which is a symmetrical elevation with a central two storey porch element, bold cornice and distinctive dormer windows to the pitched roof form. The original plan was probably L-shaped, consisting of the older east and north ranges, with the stair hall in the angle, albeit all now very altered. The west range and end of the courtyard is likely to be part of an 18th century phase of further remodelling (which included re-fronting the north range). The south range, containing the drawing-room and dining-room, was added in the mid-19th century. The wing extending from the west end, containing a conservatory and the kitchen, are 20th century additions. Although there may remain elements of older timber-framing to the core, the walls are of predominantly of brick, albeit nearly all now re-faced in later stucco render⁵⁵. The roofscape includes Horsham slabs to the main slopes and also some secondary clay tiling.



Figure 4.27: Cuckfield Park mansion and Gatehouse with iron railings⁵⁶

4.133 The listed building Cuckfield Park is of more than special interest as a high quality example of a high status country house at the edge of the Cuckfield settlement and within this parish. This is a multi-phase building with late 16th century origins, and although it has been remodelled and variously extended in the 18th, 19th and 20th centuries, in the most part this evolution has added to the historic and aesthetic interest of the property. The resultant composition is enhanced by the use of high quality materials, distinctive features and detailing, and also its relatively large scale and confident architectural expression, which attests to the former use, wealth and importance of this mansion at the heart of a sizable country estate, as well as the refined architectural tastes of its past owners and occupiers. The plan form and interiors of this listed building further contribute to its heritage interest (but which are not described in further detail here).

4.134 In front of the east entrance to the mansion is the former gatehouse; also dating from the later 16th century. It is brick built and of two stories, with octagonal angle turrets rising above the main roof, and distinctive bulls eyes windows to the first floor. The central gateway is a four-centred arch in a square frame. The upper part of the south-

⁵⁵ <https://www.cuckfieldconnections.org.uk/post/1971-in-celebration-of-cuckfield-park-built-400-years-ago>

⁵⁶ Historic England Archives

west turret has a clock with a wooden dial facing towards the house and over it is a lead cupola for a bell. This listed building is also recognised as being of more than special interest (Grade II*) which is derived from its history and architecture as a high quality, largely intact and highly distinctive example of the building type, which acts as a focal feature within the immediate gardens for, and approach to, the main house.

- 4.135 The other Grade II listed buildings and structures within this group form part of a particularly interesting ensemble and designed architectural composition within the more immediate garden area of the principal mansion (and also alongside the gatehouse) (**Figure 4.28** and **4.29**). An avenue of lime trees leads from Brighton Road to the east up to the gatehouse from this main access route to the park. Garden walls in sandstone and brick to the north (and also south) of this avenue date from the mid-19th century, but may include older fabric. These are listed for their heritage interest as historic garden features and also for group value alongside other such buildings associated with the mansion and gatehouse. This group of listed buildings also includes a picturesque 18th century summerhouse to the north; brick built with Horsham stone slab roof and Gothick style features. There is a further extension of listed garden walling (again in brick or sandstone) closer to the north range of the house itself, also including some iron railings, and again dating from the mid 19th century. This includes a small octagonal brick built gazebo orientated to take advantage of views from this garden looking southwards.



Figure 4.28: Gazebo and Wall to north and Summerhouse at Cuckfield Park⁵⁷



Figure 4.29: Wall to east and south east and Lodge to Brighton Road

⁵⁷ Historic England Archives

- 4.136 Somewhat detached from this group is the Grade II listed lodge to Cuckfield Park at the Brighton Road (B2036) entrance into the estate. This diminutive building dated from the 1860s and that later phase in the evolution of the estate. It is stone built (rubble coursed), with ashlar dressings and Horsham slab roof, and designed in a revived Jacobean architectural style with distinctive shared or Dutch gables. This listed building is of architectural interest as a representative and largely intact example of the building type and applied style, and also closely associated historically with this country house estate where it stands sentinel at the main gateway into the park.
- 4.137 This mansion, and also wider grouping of listed buildings, are of further historic interest through early association with the Bowyer family⁵⁸. The first builder Henry Bowyer was the son of a successful iron master, which was in the past an important local industry that used the woods of the Sussex Weald as fuel for the smelting of the ore⁵⁹. It was after he married Elizabeth Vaux, daughter of the Controller of Henry VII's household, that he purchased the parkland of the estate to establish his seat at Cuckfield. The Sergison family inherited in the later 17th century and were responsible for many of the remodellings of the house and also improvements to the wider estate in the 18th and 19th centuries. The list entry also notes that the house was the model for Harrison Ainsworth's novel 'Rookwood', although the location was Yorkshire in the novel.

Group Value

- 4.138 Associated historic garden and other service buildings and structures within the original grounds of the main house at Cuckfield Park all share group value and contribute to the heritage significance of this Grade II* listed building, and also amplify the sense of its historic importance and architectural composition at the centre of a once larger country house estate. This group includes: Gatehouse to Cuckfield Park including Iron Railings (also listed at Grade II*), and Gazebo and Wall to north and east, Summerhouse, Wall to east and south east, and Lodge (all Grade II).

Contribution of Setting to Significance

- 4.139 The mansion at Cuckfield Park would originally have enjoyed a much more extensive landholding as part of its domestic and agricultural estate, and which would have extended beyond the approach avenue and immediate garden setting of the house and its area of former service buildings and yards (as still remains legible to the north). The property is now in purely domestic use, and there are other private houses established either within former service buildings or new build to the north of its walled gardens (and within the area of later 19th century kitchen gardens)⁶⁰. The wider grounds and parkland to the house have since been separated off or otherwise reduced, such as the more formal recreation of the cricket fields to the south, and the turning over of former parkland beyond the ornamental fish ponds to agricultural use or managed woodland further to the west in the later 20th century. The earlier layout of the grounds of Cuckfield Park are clearly illustrated on an 1809 Estate Map attributed to the Sergisons. The boundary of the park is also well-defined on the Ordnance Survey map dated 1879 (**Figure 4.30**).

⁵⁸ <https://www.british-history.ac.uk/vch/sussex/vol7/pp147-163#h3-0002>

⁵⁹ <https://www.cuckfieldconnections.org.uk/post/1971-in-celebration-of-cuckfield-park-built-400-years-ago>

⁶⁰ [Cuckfield Park - Hayward's Heath - Parks & Gardens \(parksandgardens.org\)](https://www.parksandgardens.org/)



Figure 4.30: Comparison of Ordnance Survey map 1879 (left) and RAF Aerial Photograph 1944 (right) of former Cuckfield Park estate⁶¹

4.140 Historically the designed or working gardens and grounds, and also wider rural estate, of this former country house would have been a key part of its use and also intention to emphasise the owners' status, wealth and good taste, and also the visual prominence of the mansion and its gatehouse within this wider landscape setting. The entrance of the main house is orientated to the east, which is emphasised by the gatehouse and the walled and treed avenue leading directly to Brighton Road and its guarding lodge. This is the key approach to best experience the architecture of this group of listed buildings and also the visual relationship with their immediate garden setting. The former service area of the house would have been towards the north. The later 19th century remodelling of the south garden elevation emphasises the contribution of this part of the designed landscape to the south and west of the house, including views across the ornamental fish ponds, and as the topography descends southwards. The mansion and gatehouse retain their visual prominence at the heart of this landscape and also as a vantagepoint for views out across the wider countryside to enjoy a borrowed landscape. The number and extent of longer distance views to and from the house are otherwise determined by the undulating topography of the local area and the screening and or filtering effects of mature vegetation (albeit also depending on seasonal change to leaf cover). Overall, it is the still legible historic garden buildings / structures and landscape features within the more immediate setting of these Grade II* listed buildings that contributes most strongly and positively to their heritage significance.

⁶¹ Historic England Archives

4.141 There would have been stronger functional and ownerships links in the past between this group of listed buildings at Cuckfield Park and the much wider parkland and also working agricultural landscape that would have been dependant on the country house estate historically. These connections have been lost or otherwise eroded since the later 20th century, however the rural, open and green character of this wider landscape setting still contributes to our understanding and appreciation of their heritage significance and that history, albeit to lesser degree relative to the grounds at the heart of this estate (**Figure 4.31**). The legibility of this connection is reinforced where topography and or vegetation within the surrounding area allows for shared views to and from the mansion (or gatehouse) and this part of the wider countryside.



Figure 4.31: Aerial Photograph of Cuckfield Park and its former estate as located between Cuckfield village to the east and its wider countryside setting

4.142 The north parcel of the Site itself is located to the west of this group of listed buildings and is an area of land that would have formed part of the estate of Cuckfield Park historically (albeit separated off in the later 20th century). Map regression indicates that the larger part of the southern area of this north parcel beyond the fish ponds would have been included within the parkland of the estate. Although the open and or green character of this land remains, the legibility of its traditional parkland of extensive grass with specimen trees has been eroded by the introduction of subdivision with fencing, agricultural use and new woodland. The greater extent and density of trees directly west of Cuckfield Park mansion in particular has reduced intervisibility. However, this part of the Site remains a positive contributor to the heritage significance of the listed buildings as part of their wider historical setting, and also where vegetation does allow for attractive shared views between the house and this landscape across the ponds.

4.143 The south parcel of the Site is at a greater distance away from Cuckfield Park to the south and across the dividing line of the modern road infrastructure of the A272. It does also form part of the much wider countryside context for that estate, but was not part of its defined park historically (unlike part of the north parcel). Map regression and documentary sources indicate that at least part of this land would have been within the ownership of the estate in the past, although farmland had already started to be separated off from the estate during the 19th century, and as then accelerated in the 20th century. These broader historic connections have been further eroded not only by changing ownership patterns but also in the evolving use and character of the land through more intensive agricultural practices or for new recreational purposes eroding the traditional field pattern, and the introduction of more modern built development and infrastructure, including the new section of the A272 towards Haywards Heath. Distance, topography and the layering of intervening mature vegetation also constrains intervisibility with between the house at the heart of the Cuckfield Park estate and the open / green elements within this part of the Site, which further limits the legibility of that history and any shared rural character experience. This south parcel of the Site therefore makes a very limited contribution to the significance of this listed building group other than as part of a much more extensive countryside setting.

Parish Church of Holy Trinity (Grade I)

Introduction

4.144 The list identifies that the Church of Holy Trinity was built c.1250 on the foundations of a 12th century church. It is thought that the construction of the church was instigated by Richard, the later canonised Bishop of Chichester⁶². The list entry provides a detailed description of the church exterior and interior, and dates various parts of the building from the 13th century to the 19th century. The higher Grade I recognises this listed building as being of exceptional architectural and historic interest. The Victoria County History (A History of the County of Sussex: Volume 7: the Rape of Lewes) provides a helpful plan illustrating the phasing of the historical development of the church (**Figure 4.32**).

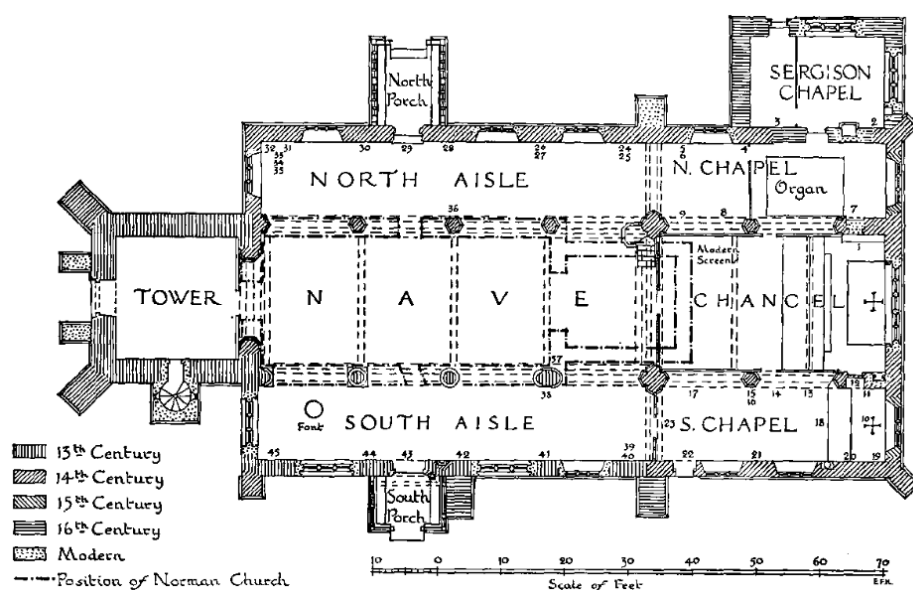


Figure 4.32: Plan of the Parish Church of Holy Trinity, Cuckfield⁶³

Architectural Interest

4.145 The listed building is a high-quality and attractive example of a 12th century church, with continual alterations, improvements or extensions throughout the centuries. The building is a striking, iterative composition reflecting the ad hoc process of change and adaptation, with the striking verticality of the tower and spire contrasting with the long-low forms of the remainder of the church (**Figure 4.33**). In those terms, the building's 'singularity' and scale, when compared to the domestic properties in its vicinity, lend it a landmark quality in the local context, which amplify its architectural interest as a long-established place of worship and historic focus of the local community. The interior has not been accessed, but the list entry highlights 13th century furnishings, as well as several notable commemorative brasses, effigies and tablets. The interior and such monuments would amplify the architectural interest of the building as examples of commemorative, ecclesiastical monuments.

⁶² Williamson, E. Hudson, T. Musson, J. Nairn, I (Pevsner, N.) The Buildings of England: Sussex: West, 2019, pp332-339 (Cuckfield)

⁶³ <https://www.british-history.ac.uk/vch/sussex/vol7/pp147-163#p13>



Figure 4.33: Parish Church of Holy Trinity from within the churchyard



Figure 4.34: View from within the churchyard looking north

Historic Interest

4.146 The historic interest of the Parish Church of Holy Trinity is derived from its value in illustrating the continued settlement at Cuckfield since at least the 13th century, and likely earlier, and also the growth of the settlement up to the late 19th century and

beyond; as part of the iterative phases of alteration and expansion. That element of historic interest is closely linked to the building's historic fabric, which provides tangible evidence of the church's development, changes in liturgical practice and may also retain evidence of earlier medieval phases.

- 4.147 As the parish church, the location is to the south of the main core of the settlement. The siting illustrates the close association between the site of the church and the settlement pattern at Cuckfield. As the parish church, there is strong group and communal value within the wider area; emphasised by the topography and church tower and spire, which can be seen from some distance. The elevated position also illustrates the association with the more dispersed elements of the parish more widely, including the manor house at Cuckfield Place.

Group Value

- 4.148 There is group value between the church and primarily domestic, historic buildings in the village of Cuckfield; where this reflects the historic, ecclesiastical associations with the parish. This group value contributes positively to the significance of the listed building.

Contribution of Setting to Significance

- 4.149 The immediate setting of the church comprises the churchyard predominantly to the south of the listed building, an open green space with formal paths and planting (**Figures 4.34 and 4.35**). The churchyard retains its historic and tranquil character, with reciprocal visual, aesthetic, historic and functional relationships with the church. The churchyard contributes to the significance of the building by contributing to an enhanced understanding of its historical prominence and functional use, as well as a solemn place of reflection and commemoration. This element of setting may also provide evidence of earlier phases of the church's development as well as of the parishioners who it served. The churchyard also provides the best place from which to appreciate the church and its architectural character. There are several access points to the churchyard, from the north, south and west with clear boundaries to the churchyard. The boundary arrangement reflects the historic and functional division between the church and its consecrated grounds, and the surrounding context. In overall terms, this element of setting contributes strongly and positively to the significance of the listed building.
- 4.150 More widely, the local topography of the area means that the church is set atop a high point, with views out towards, and from, the surrounding rural landscape. This reflects the historic, rural character of the settlement and the agrarian economy of this part of Sussex. That siting also amplifies the visibility of the church spire as a local landmark in a number of views across the wider rural landscape context. The wider setting of the church is also important, as it provides an appreciation of the church's prominence both physically in the landscape, but also in terms of the communal role it played, historically, in local life; particularly where it served a dispersed community of isolated and rural developments. Accordingly, in those terms, that element of setting makes a positive contribution to an understanding of the significance of the listed building.



Figure 4.35: View from within the churchyard looking south



Figure 4.36: View from the access to Ansty Farm looking north across the Site, with glimpsed view of the Church of Holy Trinity

- 4.151 It is noted that, to some degree, the listed building and the settlement which it serves has been physically severed to the south by the construction of the A272 in the late 20th century. However, given the siting of the modern road network within a cutting, and mature planting to the south, this trafficked route is largely imperceptible from the more immediate setting of the listed building (e.g. the churchyard).
- 4.152 Given the topography of the local area, and the elevated position of the listed building and its height, there are views of the church from within the Site (Figure 4.36). There are also glimpsed views of the south parcel of the Site from the immediate setting of the church; albeit, largely screened other otherwise filtered by established planting and the effects of distance. There are no known historical or functional associations between the Site and the listed building. In overall terms, the Site makes a very limited contribution to the significance of the listed building; as part of the much wider rural landscape context, associated with the agrarian economy of this area.
- 4.153 There is more limited intervisibility and shared appreciation of the separate north parcel of the Site to the west of the church and settlement of Cuckfield. This part of the Site is located further west beyond the B2036 and the immediate grounds of Cuckfield Park mansion. At this distance, and also where is interposing woodland and undulating topography, this part of the Site makes little relative contribution to the significance of this listed building as an element of its wider countryside setting within that historic estate.

5. Proposed Development and Heritage Impact Assessment

Introduction

- 5.1 This section provides a review of the Proposed Development on Site as part of this outline scheme, and assesses the likely impact on the described significance of the identified built heritage assets. Development impacts in each case are indirect in nature, i.e. change to the character and appearance of the area of the Site as part of their settings and some shared views, arising from proposed residential use to the south parcel, and associated new built form, infrastructure and or landscaping (Ansty Garden Community), and also the new country park within the north parcel of the Site (Beechy Bottom Park Reserve).
- 5.2 In accordance with the requirements of paragraphs 200-201 of the NPPF, the significance (including contribution of setting to that significance) of the relevant designated heritage assets that have been identified as having the potential to be affected by the application proposals, through change within their respective settings, has been described on a proportionate basis within **Sections 2-4** (and **Appendices 1-2**) (i.e. our baseline appraisal). The heritage asset receptors are summarised in **Table 5.1**.

Table 5.1: Designated Heritage Assets

Name / Address	Heritage Asset Type	Grade	Location
Group at Ansty Farm: The Place and Barn north of Forsyth's Farmhouse	Listed Buildings	II GV	Surrounded by the Site area
Group at Ansty Cross: The Old Cottage, The Ancient Farm and Mount Noddy Cottage	Listed Buildings	II GV	West of the Site
Highbridge Mill	Listed Building	II	North West of the Site
Mackerell Cottage	Listed Building	II	East of the Site
Lodge Farmhouse	Listed Building	II	East of the Site
Upper Ridges / Moonhill Place	Listed Building	II	South East of the Site
West Riddens Farmhouse	Listed Building	II	South of the Site
Harvesthill	Listed Building	II	South of the Site
Pondtail Cottage	Listed Building	II	West of the Site
Group at Old Beech Farm: Old Beech Farmhouse, and Barn to the south west of Old	Listed Buildings	II GV	North West of the Site

Beech Farmhouse			
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	Listed Buildings	II* or II	East of the Site
Church of the Holy Trinity	Listed Building	I	North East of the Site

- 5.3 The relevant heritage legislative, planning policy and guidance context is set out in full at **Appendix 3** of this report. This includes the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF 2023 and supported by NPPG, and local policy and guidance for change within the historic environment.
- 5.4 Together these sections and appendices of the report provide the appropriate context for the full and proper consideration of the outline application proposals by the local planning authority at this stage.

Application Scheme

- 5.5 For the land to the east of Ansty and south of the A272, the proposals are described as:
- “Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable), up to 90 residential care (C2 units), a primary school, new SEND school, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping.”*
- 5.6 For the land to the north of Ansty and west of Cuckfield, the proposals are described as:
- “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 to include the addition of two wooden viewing platforms and two hides. Sports pitches at Beech Farm Field to remain in sports use.”*
- 5.7 The Proposed Development and Outline scheme is further described in the application design material prepared by fabrik, including the Design and Access Statement (DAS), parameter plans, and also an illustrative masterplan demonstrating one way in which the parameter plans could be delivered.

- 5.8 On the south parcel of the Site this includes a strong framework and extensive network of green infrastructure integrating new formal and informal open space with existing established landscape features, access points and hierarchy of streets and other public rights of way, and building heights ranging from one and a half to four storeys for house types or other buildings (effective). These proposals would be residential-led in creating the new “Ansty Garden Community”, supported by its own local centre, school buildings and spaces, and care home /retirement bungalows. The assessment of the impact upon relevant heritage assets considers the worst case scenario which for the most part assumes the maximum parameters of the Proposed Development. The Design Intent for the illustrative masterplan for the south part of the Site is described in the DAS as:

“The central theme of this masterplan, as with any good plan, is to create a community housed within good quality homes within an attractive landscape setting. The masterplan for Ansty Garden Community aims to create a wide mix of living, working and leisure opportunities, supported by a comprehensive walking, cycling and public transport network, which operate in an attractive and safe environment, bringing benefits to both the existing and new community. The scheme will build on the established local identity of Ansty and engender a strong sense of place ...”

- 5.9 The separate north part of the Site beyond the A272 would be set aside as a country park with public access to this open green space, and nature conservation area through restoration of traditional parkland and pond and active management of existing woodland and other habitats, to be known as “Beechy Bottom Parkland Reserve”. The existing PRowS will be retained alongside a new north-south off-road cycle and pedestrian route and other footpaths. Existing sports pitches to the north end of this area will be retained in use, and a new observation tower erected within woodland along the existing High Weald Landscape Trail.
- 5.10 The DAS is valuable in describing the key design and development principles proposed for the creation of a new garden community east of Ansty at this stage. Key considerations that have informed the masterplan include: the setting of the High Weald AONB to the north west of the developable area of the Site (including the proposed new country park), the distinctive topography and the influence of water bodies, the value of existing established landscape features such as field boundaries and woodland, the use and visual experience of existing PRowS through and surrounding the Site, the location, proximity and settings of listed buildings beyond the Site boundary, and relationship with existing routes and settlement pattern, including Haywards Heath to the east, Ansty village closer to the west and Cuckfield village (and conservation area) further to the north east, and the local character and distinctiveness of these places in Sussex.
- 5.11 The core design principles for the Proposed Development were first established in the Vision Document 2022 for the future of this Site as a new garden community with associated country park, and have been maintained as the masterplan has continued to evolve as ‘Living With Nature’, ‘A Cohesive Place’ and ‘Distinctively Local’. As most relevant to this report, the DAS further describes how through the design process efforts have been made to minimise and or mitigate the potential for harm to be caused to the significance of nearby heritage assets and their shared townscape / landscape settings / views, as well as exploring opportunities for enhancement to the existing character; all in balance with optimising the development potential of this Site.

5.12 We can draw out from this submitted application material consideration of how the development and design approach has been informed appropriately by an understanding and appreciation of the historical development and distinctive character of the Site and local area. The DAS 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. Also it is 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.



Figure 5.1: Extract of Illustrative Masterplan – south parcel of Site (fabrik)

5.13 The application 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, also 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.

Pre-Application Engagement

- 5.14 This scheme has been subject to a process of pre-application engagement with the local planning authority (Mid Sussex District Council), 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 scheme during the pre-application stage, and the envisioned design for the Development of the Site has been refined and further detailed accordingly leading up to this outline application. The history of the process over time is further described in the DAS and Planning Statement.

Impact Assessment

Approach

- 5.15 As a result of the proposed envisioned new mix and intensity of uses / activity, location, density and height new built form within a new layout of streets and spaces on the south parcel of the Site, and also the new country park within the north parcel, it is our assessment that the Proposed Development would change the character of the local and or wider settings of a number of the identified designated heritage assets within this area. However, in assessing these impacts on heritage significance it is recognised that these would in each case be indirect effects, as it would include a change to some shared views and or the wider experience within that setting.
- 5.16 We provide commentary on the nature and extent of the likely impacts of the Proposed Development on Site on the particular heritage significance (and setting) of each of the identified heritage assets in turn in this section. Albeit looking to avoid repetition where possible in light of some of the shared historical, physical and or visual connections between these assets and their settings.
- 5.17 The following assessment of impacts employs best practice advice provided by Historic England (HE) as an appropriate framework. This includes their Good Practice Advice (GPA) in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015⁶⁴, which sets out the importance of good design and response to local distinctiveness for new development in the historic environment. And also GPA Note 3: The Setting of Heritage Assets 2017 (2nd Ed.)⁶⁵, which like GPA2 provides a step-by-step approach to assessing first how setting and also views contributes to the significance of heritage assets, and then how the effects of a development on heritage significance and setting can be measured, and also should be addressed as part of the design and decision-making process as best practice.

⁶⁴ Historic England, Historic Environment Good Practice Advice (GPA) in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015

⁶⁵ Historic England, Historic Environment Good Practice Advice (GPA) in Planning Note 3: The Setting of Heritage Assets 2017 (2nd Edition)

- 5.18 It is towards the end of this section that the Proposed Development as a whole is reviewed in light of each of the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy within the NPPF 2023 and supported by NPPG, and also relevant local planning policy and guidance (including the local Development Plan) with regard to change affecting built heritage assets.
- 5.19 This section of the report should be read in conjunction with not only the full application design material but also the Landscape and Visual Impact Assessment (LVIA), which is Environmental Statement (ES) Volume 3, and has been prepared by fabrik. And in conjunction with the overarching Planning Statement for this outline application prepared by Savills.

Heritage Assets (Listed Buildings)

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

- 5.20 This is a grouping of two Grade II listed buildings that together form part of a farmstead site located c.350m 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 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.
- 5.21 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 south parcel of the Site, and such 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 significance can be best appreciated and understood.
- 5.22 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 has 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 land form,

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.

- 5.23 The Proposed Development would change the character and appearance of this part of the setting of the listed building group (i.e. south parcel of the Site), including the introduction of new residential use and associated activity and built form to the north and south of the main east / east PROW through the Site, formal and more informal open space and landscape design, a new school site 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 significance of these designated heritage assets; principally to an aspect of their historic interest, albeit to a lesser degree to their architectural interest.
- 5.24 The relative magnitude of such harm to heritage significance would be influenced by a number of factors. Firstly, the indirect nature of 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 scheme to maintain aspects of the landscape character of this area alongside a new and integral landscape-led strategy for this new community.
- 5.25 Further consideration should also be given to the design and mitigation measures integrated as part of the outline scheme, which would serve to minimise to some degree development impacts on heritage significance and setting. The parameter plans 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.
- 5.26 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 60/65m 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 domestic 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.

- 5.27 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 scheme; envisioned to be up to 1.5 domestic storeys in height only. In this way the proposals 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 land form descends, the relative storey heights of new housing would then increase.
- 5.28 Overall, it is our assessment that the harm to the heritage significance of each of these listed buildings within this group would fall within the category of “less than substantial” as defined by the NPPF (paragraph 202). On the basis of our description of the likely development impacts and design response, it further assessed that such harm would fall between the middle and lower end of the scale within this category of less than substantial, as also informed by NPPG.
- 5.29 The separate north parcel of the Site at a greater distance away beyond the A272 would be set aside as a country park with public access, to be known as “Beechy Bottom Parkland Reserve”. As existing, this is a largely open and green landscape area that historically formed part of the parkland to Cuckfield Park. These 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 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 country park, this aspect of the Proposed Development would sustain, or otherwise not effect, their heritage significance.

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

- 5.30 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 significance would be comparable, and are therefore described together.
- 5.31 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 south parcel of the Site located to the east of Ansty, and any potential development 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 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.

- 5.32 The south parcel of 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 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 parameter plans indicate that no new vehicular access point would be created into the core of the village.
- 5.33 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 significant 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.
- 5.34 For the north parcel of the 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 Site, albeit in new use as a country park, would not effect the understanding or appreciation of their heritage significance.
- 5.35 Overall the Proposed Development would sustain, and not harm, the understanding or appreciation of the particular significance or heritage interests of any of these listed buildings within Ansty village.

Highbridge Mill

- 5.36 The south parcel of 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 our 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.
- 5.37 The wider landscape surroundings of this listed building and complex, including the nearby water courses 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 our 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.

- 5.38 There would be no direct impacts on the listed building as a result of the Proposed Development on Site, 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 run 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 (now part of the A272), has reduced the sense of isolation and also relative sensitivity of the significance of this listed building to the influence of further development.
- 5.39 In addition, the parameter plans indicate that areas of the south parcel 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.
- 5.40 For the north parcel of the 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 Site, albeit in new use as a country park, would not effect the understanding or appreciation of its heritage significance.
- 5.41 It is our assessment that although change to the current experience would occur within the wider setting of this listed building complex, overall the Proposed Development would sustain, and not harm, the understanding or appreciation of the particular heritage significance of this designated heritage asset.

Mackerell Cottage

- 5.42 The south parcel of 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 our understanding and appreciation of its heritage significance – both historic and vernacular architectural interests.

- 5.43 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 our 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 of the Site area there is the potential for a stronger historical functional and or visual connection.
- 5.44 There would be no direct impacts on the listed building as a result of the Proposed Development on Site, 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 run 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 significance of this listed building to the influence of further development.
- 5.45 The parameter plans indicate that the closest areas of the south parcel 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 proposals 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.
- 5.46 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 proposals in order to help reduce associated pedestrian footfall nearby.

- 5.47 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 our 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 tranquility would be effected by the proximity of new urbanising activities related to housing and also new road infrastructure on the south parcel of the Site. These impacts would likely therefore result in a degree of harm to heritage significance; principally to this building's historic interest.
- 5.48 Overall, it is our assessment that the harm to the heritage significance of this listed building would fall within the category of "less than substantial" as defined by the NPPF (paragraph 202). It is further assessed that such harm would fall towards the lower end of the scale within this category of less than substantial, as also informed by NPPG.
- 5.49 For the separate north parcel of the 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 country park would not effect the understanding or appreciation of its heritage significance.

Lodge Farmhouse

- 5.50 The south parcel of 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 farm steading 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 our understanding and appreciation of its heritage significance – both historic and vernacular architectural interests.
- 5.51 The wider open and green landscape surroundings of this listed building, including the nearby water courses, 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 our 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.

- 5.52 There would be no direct impacts on the listed building as a result of the Proposed Development on this part of the Site, 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 eastern 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 with newly proposed open space would act as a landscape buffer between proposed new build housing and the listed building.
- 5.53 For the separate north parcel of the 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 country park would not effect the understanding or appreciation of its heritage significance.
- 5.54 Overall the Proposed Development on Site would sustain, and not harm, the understanding or appreciation of the particular heritage significance of this listed building within its setting.

Upper Ridges / Moonhill Place

- 5.55 The south parcel of the Site forms only one part of the very much wider countryside setting of this listed building, which is located outside the 250m radius of our 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 our understanding and appreciation of its heritage significance – both historic and architectural interests.
- 5.56 The wider open and green landscape surroundings of this listed building also contributes to its 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 our 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.
- 5.57 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 south parcel of the Site to the north west. However, the ZTV run 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.

- 5.58 For the separate north parcel of the 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 country park would not effect the understanding or appreciation of its heritage significance.
- 5.59 Overall the Proposed Development on Site would sustain, and not harm, the understanding or appreciation of the particular heritage significance of this listed building.

West Riddens Farmhouse

- 5.60 The south parcel of 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 our 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.
- 5.61 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 south parcel 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 land form, 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.

- 5.62 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 the significance of this designated heritage asset; principally to an aspect of its historic interest, and to a lesser degree its vernacular architectural interest.
- 5.63 The relative magnitude of such harm to heritage significance would be influenced by a number of factors. Firstly, the indirect nature of development 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 significance as part of the wide setting of this listed building would not be effected by this 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.
- 5.64 Such effects would be further reduced by the design and mitigation measures integrated as part of the scheme. These include the proposed 15m 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 domestic storeys in height only.
- 5.65 Overall, the harm to the heritage significance of this listed building as a whole would fall within the category of “less than substantial” as defined by the NPPF (paragraph 202). It further assessed that such harm would fall towards the lower end of the scale within the category of less than substantial, as also informed by NPPG.
- 5.66 For the separate north parcel of the 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 country park would not effect the understanding or appreciation of its heritage significance.

Harvesthill

- 5.67 The south parcel of the Site forms one part of the much more extensive countryside setting of this listed building, which is located at the edge of our 250m radius study area. It is the more immediate domestic curtilage of this polite 19th century house, as well as the wider steading of this past established farm site, which are the elements of its setting

that make the greatest contribution to our understanding and appreciation of its heritage significance – both historic and architectural interests.

- 5.68 The wider open and green landscape surroundings of this listed building also contribute to its 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 south parcel of 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 significance, other than as part that wider historic rural context.
- 5.69 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 scheme 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 south parcel of the Site further to the north. 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 however.
- 5.70 The ZTV run 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 significance of this listed building to the influence of new development within its wider setting.
- 5.71 For the separate north parcel of the 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 country park would not effect the understanding or appreciation of its heritage significance.

- 5.72 Overall the Proposed Development on Site would sustain, and not harm, the understanding or appreciation of the particular heritage significance of this listed building.
- 5.73 Pondtail Cottage
- 5.74 The north parcel of the 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 part of the Site 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.
- 5.75 The Proposed Development includes the proposed restoration of traditional parkland on this part of the Site as part of wider landscape management, and also new or improved paths and interpretation, in use as a country park 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.
- 5.76 For the separate south parcel of the Site that is located at a greater distance away to the south east and beyond 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 residential-led development of that 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.

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

- 5.77 The north parcel of the 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 part of the Site 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.
- 5.78 Again, the Proposed Development includes the proposed restoration of traditional parkland on this north parcel of the Site as part of wider landscape management, and also new or improved paths and interpretation, in use as a country park 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.
- 5.79 For the separate south parcel of the Site that is located at a much greater distance away to the south and beyond Cuckfield Park itself and the line of the modernised A272, this 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 of that 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.

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

- 5.80 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 county house estate. The Proposed Development comprises change to the character and appearance of the land within two separate parcels of land within the area of the Site. Such change would not have any direct impacts of any of these listed building, nor on their importance or experience as a defined historic and architectural grouping around the local landmark mansion and gatehouse. Proposed Development would not occur with that part of their 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 Brighton Road, former service area and associated domestic grounds.
- 5.81 The north parcel of the 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 of the Site as a country park with public access, would in some ways better reflect the historic landscape character of this former part of the estate. In turn, these 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).
- 5.82 The separate south parcel of the 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 south parcel 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 this part of 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 proposals 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.

Church of the Holy Trinity

5.83 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 land form, vegetation and seasonal change allows.

5.84 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 c.600m 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 treed 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.

5.85 Overall the change on Site brought about by the Proposed Development would not be so impactful as to result in harm to the understanding or appreciation of the significance or heritage interests of this Grade I listed building. In making this assessment we have taken into consideration that development impacts would not physically affect the form, fabric or architectural features of the church, which is where the 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 our 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 land form and mature vegetation (subject to season change),

including the retention of treed boundaries and woodland areas and also new strategic planting within the Site itself.

- 5.86 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 effected 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 land form, 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.

Overall Consideration of Legislative and Planning Policy Context

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.87 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be paid to the desirability of preserving the special interest of listed buildings and their settings in considering whether to grant Planning Permission for development which affects them.
- 5.88 The meaning of preservation under the relevant duties of the 1990 Act can generally be interpreted to be the avoidance of harm. It has been confirmed that, when carrying out the balancing exercise required by the NPPF, planning authorities should give "considerable importance and weight" to the desirability of preserving the setting of listed buildings.⁶⁶ Moreover, it has also been confirmed that "considerable importance and weight" is not synonymous with "overriding importance and weight".⁶⁷ Such a presumption is not overriding or irrebuttable, and there will be cases where harm caused to the setting of listed buildings would be outweighed by other more powerful material considerations (including public benefits).⁶⁸
- 5.89 It is recognised that this scheme has been approached and designed with the objective of minimising or otherwise mitigating development impacts on the special interest and setting of the listed building and groups within the surrounding area of the Site, as well as exploring opportunities for benefits that could enhance or better reveal the significance of heritage assets. However, it is acknowledged within this assessment that the Proposed Development on the south parcel of the Site would cause a degree of less than substantial harm (in NPPF terms) to the Grade II listed buildings The Place, Barn to the north of Forsyth's Farmhouse, Makerell Cottage and West Ridden's Farmhouse

⁶⁶ Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014

⁶⁷ Land at Razor's Farm, Chineham, Basingstoke RG24 8LS. Appeal Reference: APP/H1705/A/13/2205929, Secretary of State for Communities and Local Government letter 22nd September 2014, paragraph 21

⁶⁸ The Forge Field Society v Sevenoaks District Council [2014] EWHC 1895 (Admin); North Norfolk District Council v Secretary of State for Communities and Local Government [2014] EWHC 279 (Admin)

through change to the character and appearance of part of their wider landscape settings and or shared views. Accordingly, the Planning Statement provides an assessment of the overall planning balance, having special regard to the great weight and importance to be placed on the desirability of preserving the special interest and setting of the listed buildings.

NPPF 2023 and NPPG

- 5.90 In accordance with the requirements of paragraphs 200-201 of the NPPF, the significance of the likely affected designated heritage assets has been proportionately described in this report. This provides an appropriate and proportionate baseline for an informed consideration of the likely impacts of the Proposed Development on Site on heritage significance and setting, given their nature, scale and extent.
- 5.91 It is explained in this report (and also the wider supporting design material to this outline application) how account has been taken, in developing the scheme approach and design, of the principles set out within paragraph 203 of the NPPF. This paragraph encourages the desirability of sustaining and enhancing the significance of all heritage assets, and putting them to viable uses consistent with their conservation; supporting the positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality; and, also the desirability of new development making its own positive contribution to local character and distinctiveness. The vision and design process for the new garden community and associated parkland reserve, and how those principles have been addressed or otherwise responded to, are discussed in this section of the report and also set out fully in the DAS, LVIA, Transport Assessment etc. The application scheme has therefore been developed with an informed understanding and appreciation of the constraints and opportunities of the Site, including the particular significance of the heritage assets in the surrounding area, and including the contribution of setting to that significance. The application scheme has also been informed by a stage of pre-application engagement with the local planning authority (including their advisers at Design South East), and has sought to further minimise harm to the identified heritage assets through the process of design development by the project team.
- 5.92 Paragraph 205 outlines that local planning authorities should give great weight to the conservation of designated heritage assets when considering the impact of development on the significance of designated heritage assets. And also recognising that the more important the heritage asset, the greater the weight should be. The NPPF also sets out in subsequent paragraph 206 that any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification. It has been identified as part of our assessment that the Proposed Development for the south parcel of the Site would cause 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. The identified harm is an inevitable consequence of bringing forward the residential-led uses and activity and associated built development / infrastructure of the character and scale envisioned by this outline application for the south parcel of the Site (Ansty Garden Community). However, as has been described in this report, the approach and design for this scheme has sought to identify measures to minimise and or mitigate such adverse effects, where possible. In

addition, the significance of the other designated heritage assets identified within our study area would be sustained, and not harmed, by these aspects of these proposals.

- 5.93 Having regard to our assessment in this section, relevant planning guidance and also case law, the harm caused to the significance of each of the relevant listed buildings by these aspects of the Proposed Development would be in the category of “less than substantial” for the purposes of the NPPF, and within or towards the lower end of the scale within that category in each case, as also informed by NPPG. Accordingly, such less than substantial harm to heritage significance must be accorded considerable weight and importance. Paragraph 208 states that under these circumstances any such harm should be weighed against the “public benefits” 69 of the application as a whole, including where appropriate securing the optimum viable use of the asset(s). The Planning Statement identifies the public benefits (as defined by NPPF) that could be delivered by the Proposed Development and as current envisioned, including housing delivery, community infrastructure, green infrastructure and biodiversity, economic activity etc. To aid the decision maker, the Planning Statement also then sets out the overall planning balance in weighing the considerable public benefits of this scheme against any adverse effects, including harm to the significance of heritage assets.
- 5.94 Furthermore, 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 or assets should be treated favourably. Our assessment identifies that with regard to the proposed Parkland Reserve within the north parcel of the Site, the proposed use as a country park and associated landscape works and management (including restoration of traditional parkland) would in some ways better reflect the historic landscape character of this former part of the Cuckfield Park estate. Which would in turn better reveal the significance of the key Grade II* listed building Cuckfield Park and also other listed buildings that share group value, including Gatehouse to Cuckfield Park including Iron Railings (Grade II*), Gazebo and Wall to north and east of Cuckfield Park (Grade II), Summerhouse at Cuckfield Park (Grade II), Wall to east and south east of Cuckfield Park (Grade II) and Lodge to Cuckfield Park (Grade II). These are potential heritage benefits as defined by NPPG as public benefits.

Mid Sussex District Plan 2018

- 5.95 Notwithstanding the requirements of local planning policy, it is again for the decision maker to determine whether any adverse impacts of granting outline Planning Permission for the Proposed Development would outweigh the overall benefits of these proposals; when assessed against the provisions of the NPPF taken as a whole, and in light of the overarching statutory duties of the 1990 Act.
- 5.96 In developing this scheme and proposals for a new garden community at Ansty, and also the new parkland reserve to its north, due consideration have been given to local Policy DP34 (Listed Buildings and Other Heritage Assets) that looks 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, and also to protect valued characteristics of the built environment for their historical and visual qualities. As also required by this policy, this Heritage Statement report also demonstrates a thorough understanding and appreciation of the significance of the

⁶⁹ NPPG, Paragraph: 020 Reference ID: 18a-020-20140306

identified listed buildings and their settings, which is proportionate to the importance of these assets and also the potential impacts of the development proposed.

6. Summary and Conclusions

- 6.1 This Heritage Statement has been prepared by Turley Heritage on behalf of the Applicant to provide relevant and proportionate information to the local planning authority regarding the likely impacts of the Proposed Development at the Site on the significance (and setting) of heritage assets, and in support of this Outline application.
- 6.2 Section 2 of this report firstly identifies the relevant heritage assets within the vicinity of the Site; the significance of which may be affected by the proposals. Sections 3-4 then describe the historical development of the Site within this local area, and also sets out proportionate statements of heritage significance for each of the identified built heritage assets that would likely be affected by the proposed development, including an assessment of the Site's contribution to significance as an element of setting.
- 6.3 Section 5 revised the design material prepared for this outline application scheme and provides an assessment of the likely impacts of the Proposed Development as a whole on the significance of the each of the heritage assets or groupings. This assessment of heritage impacts is also undertaken as required in light of the prevailing heritage legislation, planning policy and guidance context in overall terms. It is our findings that the envisioned approach and design for this scheme has been developed with an understanding and appreciation of the constraints of the Site, including the particular significance and setting of heritage assets in the surrounding area. The application scheme has also been informed by a stage of pre-application engagement with key stakeholders, and has through the visioning and subsequent design development process sought to further minimise or otherwise mitigate potential harm to heritage significance.
- 6.4 The existing landscape character of a large part of the Site, is a contributor in some ways to our understanding and appreciation of the historical development and also heritage interests of a number of the nearby designated heritage assets. This existing character would be materially and permanently changed by the Proposed Development on the south parcel of the Site (Ansty Garden Community), primarily due to the urbanising effects of the proposed residential-led use, built form and infrastructure. These would be indirect and not direct effects on these identified heritage assets. We have assessed that, in overall terms, such change would result in less than substantial harm to the 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. In addition, 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. However, the significance of the other designated heritage assets identified within our study area would be sustained, and not harmed, by these aspects of the proposals.
- 6.5 With regard to the proposed Parkland Reserve within the north parcel of the Site, the proposed use as a country park and associated landscape works and management would occur on land more closely related historically and also physically and visually with the 16th century mansion and estate of Cuckfield Park. The envisioned restoration of parkland and pond, and also retention and management of existing woodland, would in some ways better reflect the historic landscape character of this former part of the

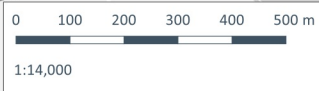
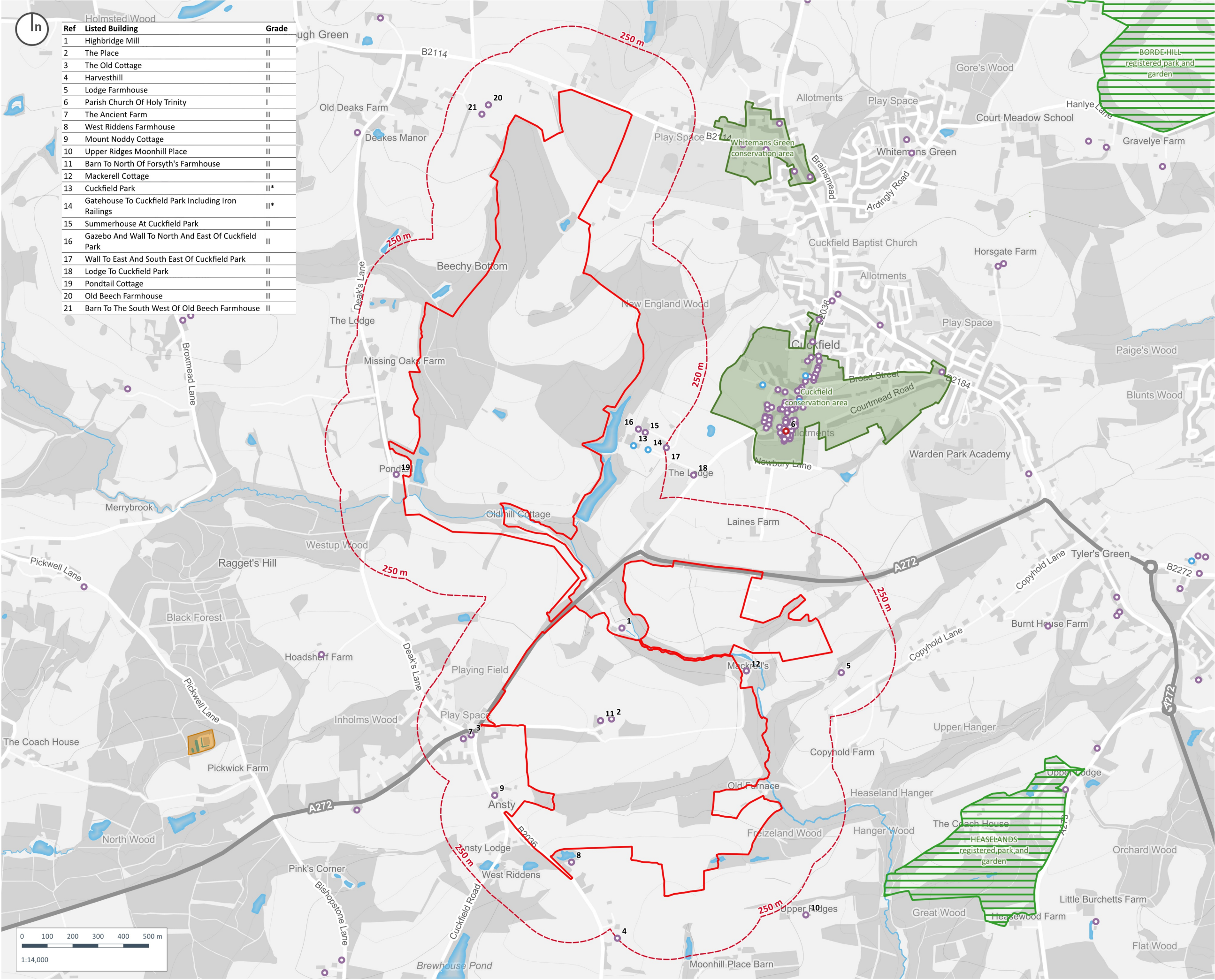
Cuckfield Park estate. In turn, these proposals would better reveal the significance of the Grade II* listed building Cuckfield Park at the heart of this estate and also closely associated grouping of other listed buildings including Gatehouse to Cuckfield Park including Iron Railings (Grade II*), Gazebo and Wall to north and east of Cuckfield Park (Grade II), Summerhouse at Cuckfield Park (Grade II), Wall to east and south east of Cuckfield Park (Grade II) and Lodge to Cuckfield Park (Grade II). The significance of the other designated heritage assets within the surrounding area of the park would be sustained, and not harmed, by these aspects of the proposals.

- 6.6 In accordance with the overarching requirements of the relevant statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, and key paragraphs 200-201, 203, 205, 206-208 and 212 of the NPPF 2023, and also the provisions of the local Development Plan, any less than substantial harm to heritage significance must be accorded considerable weight and importance when considered against the public benefits that could be delivered by the Proposed Development for the Site as a whole, as part of the overall planning balance. Accordingly, the application Planning Statement identifies the wider public benefits (as defined by NPPF) that could be delivered by this outline application scheme to create a new garden community for Ansty, and also looks to aid the decision maker in weighing these considerable public benefits against any adverse effects, including harm to the significance of heritage assets.

Appendix 1: Heritage Asset Plan



Ref	Listed Building	Grade
1	Highbridge Mill	II
2	The Place	II
3	The Old Cottage	II
4	Harvesthill	II
5	Lodge Farmhouse	II
6	Parish Church Of Holy Trinity	I
7	The Ancient Farm	II
8	West Riddens Farmhouse	II
9	Mount Noddy Cottage	II
10	Upper Ridges Moonhill Place	II
11	Barn To North Of Forsyth's Farmhouse	II
12	Mackerell Cottage	II
13	Cuckfield Park	II*
14	Gatehouse To Cuckfield Park Including Iron Railings	II*
15	Summerhouse At Cuckfield Park	II
16	Gazebo And Wall To North And East Of Cuckfield Park	II
17	Wall To East And South East Of Cuckfield Park	II
18	Lodge To Cuckfield Park	II
19	Pondtail Cottage	II
20	Old Beech Farmhouse	II
21	Barn To The South West Of Old Beech Farmhouse	II



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- Application Site
- Study Area
- Conservation Area
- Registered Park and Garden
- Scheduled Monument

Listed Buildings

- I
- II*
- II

CLIENT: _____
 SDP (West Sussex)

PROJECT: _____
 Land at Ansty Farm, Cuckfield Road, Sussex

DRAWING: _____
 Heritage Asset Plan

PROJECT NUMBER: _____
 FAIH3019

DRAWING NUMBER: _____ CHECKED BY: _____
 01 VB

REVISION: _____ STATUS: _____
 1.0 Draft

DATE: _____ SCALE: _____
 January 2024 1:14,000 @ A3



Appendix 2: Heritage Asset Gazetteer

List Entry: The Place (Historic England (HE))

<https://historicengland.org.uk/listing/the-list/list-entry/1025702>

List Entry: Barn north of Forsyth's Farmhouse (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1334360>

List Entry: The Old Cottage(HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1025703>

List Entry: The Ancient Farm (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1193553>

List Entry: Mount Noddy Cottage (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1194056>

List Entry: Highbridge Mill (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1025701>

List Entry: Mackerell Cottage (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1354840>

List Entry: Lodge Farmhouse (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1096989>

List Entry: Upper Ridges / Moonhill Place (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1260970>

List Entry: West Riddens Farmhouse (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1193687>

List Entry: Harvesthill (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1025736>

List Entry: Pondtail Cottage (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1025706>

List Entry: Old Beech Farmhouse (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1025713>

List Entry: Barn to the south west of Old Beech Farmhouse (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1194229>

List Entry: Cuckfield Park (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1025541>

List Entry: Gazebo and Wall to north and east of Cuckfield Park (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1025544>

List Entry: Summerhouse at Cuckfield Park (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1354914>

List Entry: Gatehouse to Cuckfield Park including Iron Railings (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1025545>

List Entry: Wall to east and south east of Cuckfield Park (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1354915>

List Entry: Lodge to Cuckfield Park (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1025543>

List Entry: Parish Church of Holy Trinity (HE)

<https://historicengland.org.uk/listing/the-list/list-entry/1191625>

Appendix 3: Heritage Legislation, Planning Policy and Guidance

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

1. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.”

2. Recent case law⁷⁰ has confirmed that Parliament’s intention in enacting Section 66(1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means to “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.
3. 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.”

4. 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 also⁷¹. 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 confirmed⁷² that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’.
5. 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.

⁷⁰ HMSO (1990) Planning (Listed Buildings and Conservation Areas) Act
Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) English Heritage (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18 February 2014

⁷¹ The Forge Field Society v Sevenoaks District Council [2014] EWHC 1895 (Admin); North Norfolk District Council v Secretary of State for Communities and Local Government [2014] EWHC 279 (Admin)

⁷² Land at Razor’s Farm, Chineham, Basingstoke RG24 8LS. Appeal Reference: APP/H1705/A/13/2205929, Secretary of State for Communities and Local Government letter 22nd September 2014, paragraph 21

National Policy

National Planning Policy Framework (NPPF or 'the Framework') 2023

6. The National Planning Policy Framework (NPPF or 'the Framework') was first introduced in March 2012 and has subsequently been republished as revised in July 2018 and then again in February 2019 and lastly in September 2023. The new NPPF provides a full statement of the Government's planning policies.
7. Chapter 12 of the Framework outlines the Government's guidance regarding achieving well-designed and beautiful places. Paragraph 131 sets out that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
8. Chapter 16 relates more specifically to conserving and enhancing the historic environment, which then sets out the Government's policies regarding planning for development and heritage assets.
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. 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.
10. 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.
11. 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. Noting that Annex 2 of the NPPF defines "conservation" for heritage policy as:

"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

12. Paragraph 206 specifies that any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification. 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 208 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.
13. Paragraph 209 states that the effect of an application 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.
14. 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.

The local Development Plan

15. The local Development Plan comprises the Mid Sussex District Plan 2014-2031 from 2018 and the relevant Neighbourhood Plan for this area (Ansty, Staplefield & Brook Street NP from 2017) as well as other supplementary planning documents / guidance (SPD / SPG). This should be in accordance with the statutory duties of the 1990 Act and also NPPF / NPPG in relation to development and heritage assets.

Mid Sussex District Plan 2014-2031, 2018

16. Mid Sussex District Council adopted the Mid Sussex District Plan 2014-2031 as a Development Plan Document at its meeting on 28th March 2018. However, some policies in the Mid Sussex Local Plan 2004 have been saved on adoption of the District Plan in 2018. There are no relevant saved policies from the Local Plan for the purposes of this report.

17. 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.*

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."

18. 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."*

Ansty, Staplefield & Brook Street Neighbourhood Plan 2017

19. The made Neighbourhood Plan for Ansty, Staplefield & Brook Street 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.

National Guidance

National Planning Policy Guidance (NPPG) 2019

20. National Planning Practice Guidance was first issued in 2014 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 2019.

21. NPPG reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle⁷³. It states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach⁷⁴. The PPG notes that where changes are proposed to heritage assets, the Framework 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 development⁷⁵.
22. NPPG confirms that setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage⁷⁶. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not⁷⁷. 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 understanding of the historic relationship between places⁷⁸. 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 circumstance⁷⁹.
23. 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 change⁸⁰.
24. Public benefits are defined as anything that delivers economic, social or environmental progress as described in the NPPF (paragraph 7)⁸¹. The Guidance confirms that public benefits should flow from the 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. Public benefits may include heritage benefits⁸², 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*

⁷³ Paragraph: 003 Reference ID: 18a-003-20140306

⁷⁴ Paragraph: 003 Reference ID: 18a-003-20140306

⁷⁵ Paragraph: 003 Reference ID: 18a-003-20140306

⁷⁶ Paragraph: 017 Reference ID: 18a-017-20140306

⁷⁷ Paragraph: 013 Reference ID: 18a-013-20140306

⁷⁸ Paragraph: 013 Reference ID: 18a-013-20140306

⁷⁹ Paragraph: 013 Reference ID: 18a-013-20140306

⁸⁰ Paragraph: 013 Reference ID: 18a-013-20140306

⁸¹ Paragraph: 020 Reference ID: 18a-020-20140306

⁸² Paragraph: 020 Reference ID: 18a-020-20140306

conservation.

Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings 2018

25. The Principles of Selection for listing buildings sets out the general criteria for assessing the special interest of a building in paragraph 16, as below:

“Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation’s social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.”

26. When making a listing decision, paragraph 17 sets out that the Secretary of State may also take into account:

“Group value: The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates.

Fixtures and features of a building and curtilage buildings: The desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.

The character or appearance of conservation areas: In accordance with the terms of section 72 of the 1990 Act, when making listing decisions in respect of a building in a conservation area, the Secretary of State will pay special attention to the desirability of preserving or enhancing the character or appearance of that area.”

27. General principles for selection are also set out in this advice, in paragraphs 18-23. These include: Age and rarity; Buildings less than 30 years old; Aesthetic merits; Selectivity; and National interest, although State of repair will not usually be a relevant consideration.

28. In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been published by Historic England, first in 2011 and then later updated. These Selection Guides provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing

each building type. The relevant Listing Selection Guides for the Site are Commemorative Structures and Education Buildings.

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

29. This document provides advice on the implementation of historic environment policy in the NPPF and the related guidance given in the NPPG. For the purposes of this report, the advice includes: assessing the significance of heritage assets; using appropriate expertise; historic environment records; and design and distinctiveness.

30. 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.

31. With particular regard to design and local distinctiveness, advice sets out that both the NPPF (section 7) and NPPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:

The history of the place

The relationship of the proposal to its specific site

The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept

The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size

The size and density of the proposal related to that of the existing and neighbouring uses

Landmarks and other built or landscape features which are key to a sense of place

The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces

The topography

Views into, through and from the site and its surroundings

Landscape design

The current and historic uses in the area and the urban grain

The quality of the materials

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

32. GPA Note 3 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.

33. 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 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 Assessment (Landscape Institute and Institute of Environmental Management and Assessment, 2013), while highlighting the distinction between analysis of setting and landscape analysis.

Historic England: Advice Note 1: Conservation Area Designation, Appraisal and Management, 2019 (2nd Edition)

34. This Historic England Advice Note supports the NPPF and NPPG, and is intended to set out ways to manage change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management. It seeks to offer advice to all those involved in managing conservation areas so that the potential of historic areas worthy of protection is fully realised, the need for community and owner consultation examined, and the benefits of management plans to manage change, and achieve regeneration and enhancement, fully exploited. Advice on appraisal of conservation

areas is also given, as assistance in demonstrating special interest and articulating character, guiding investment, and in developing a management plan.

Historic England: Advice Note 2: Making Changes to Heritage Assets, 2016

35. This document provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone, based on the following types of heritage asset: buildings and other structures; standing remains including earthworks; buried remains and marine sites; and larger heritage assets including conservation areas, landscapes, including parks and gardens, and World Heritage Sites. It is intended to be useful to owners, developers, local planning authorities and others in considering works to all heritage assets.

Historic England, Advice Note 7: Local Heritage Listing: Identifying and Conserving Local Heritage, 2021 (2nd Edition)

36. This advice note supports communities and local authorities in introducing a local heritage list in their area or making changes to an existing list. This Historic England Advice Note provides information on local heritage listing of heritage assets such as buildings, monuments, sites, places, areas or parks, gardens and other designed landscapes, to assist community groups, owners, applicants, local authorities, planning and other consultants, and other interested parties in implementing historic environment legislation, the policy in the NPPF and the related guidance given in the NPPG.

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

37. This advice note provides guidance with regard to the NPPF requirement for applicants for heritage and other consents 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 relationship with archaeological desk-based assessments and field evaluations, as well as Design & Access Statements.

English Heritage (now Historic England): Conservation Principles: Policies and Guidance, 2008

38. This guidance document sets out Historic England's approach to making decisions and offering guidance about all aspects of England's historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its "heritage values."

Local Supplementary Planning Documents / Guidance

Mid Sussex District Council: Design Guide Supplementary Planning Document, 2020

39. The Design Guide is intended to inform and guide the quality of design for all development across Mid Sussex District. It sets out a number of design principles to deliver high quality new development that responds appropriately to its context and is inclusive and sustainable.

High Weald ANOB (JAC): High Weald Housing Design Guide, 2019

40. This Guide is aimed at all those involved in managing the built environment within the High Weald AONB, from designers, developers and highways engineers, through to planning decision makers. It aims to help development meet the requirements of the NPPF with regard to achieving well-designed places and the conservation and enhancement of the AONB.

Turley Office
Brownlow Yard
12 Roger Street
London
WC1N 2JU

T 020 7851 4010