

## MSDC response to Action Point AP-007

### Action Point AP-007

Provide heritage evidence to inform site specific policies of the plan.

1. The Submitted District Plan, including its spatial strategy and allocations, is informed by heritage evidence.
2. The Submitted District Plan includes the following heritage-focused policies:
  - Policy DPN5: Historic Parks and Gardens
  - Policy DPB2: Listed Buildings and Other Heritage Assets
  - Policy DPB3: Conservation Areas
3. There have only been minor updates to all three policies from the equivalent District Plan policies (DP34, DP35 and DP36) [BD1].
4. It should be noted that other policies in the Submitted District Plan may also support the historic environment.
5. It is the Council's view that the heritage evidence to support the Submitted District Plan is robust, up to date and relevant.

### Overview of the heritage evidence

6. Heritage evidence has been gathered from several sources to provide information throughout the plan-making process, including the assessment and site selection of SHELAA sites. These sources are both documentary and professional advice:

#### Documentary evidence

- MSDC GIS mapping for locations of:
  - ancient monuments
  - archaeological notification areas
  - conservation areas
  - listed buildings
  - parks and gardens of special interest
- West Sussex Historic Environment Record (HER)
- West Sussex Historic Landscape Characterisation (HLC)

- Conservation Area Appraisals<sup>1</sup>:
  - Cuckfield Conservation Area
  - East Grinstead Conservation Area
  - Fulking Conservation Area
  - Hurstpierpoint, Hurst Wickham and Langton Lane Conservation Areas
  - The Heath Conservation Area
  - West Hoathly Conservation Area
- The Sussex Extensive Urban Survey<sup>2</sup>:
  - Burgess Hill
  - Cuckfield
  - East Grinstead
  - Haywards Heath
  - Lindfield

**Professional advice from ...**

- Mid Sussex District Council Conservation Officer
- West Sussex County Council Archaeologist
- Historic England
- High Weald National Landscape team

## Heritage evidence as used in the site selection process

7. The Site Selection Criteria set out in the **Site Selection Methodology [SSP1]** includes three criteria in relation to heritage and identifies the source of the information for the assessment of SHELAA sites.





Criteria	Source of information for assessment of SHELAA sites
<b>5 – Listed Building</b>	Historic England Listed Buildings (GIS), consultation response from MSDC Conservation Officer
<b>6 – Conservation Area</b>	Historic England Listed Buildings (GIS), consultation response from MSDC Conservation Officer
<b>7 – Archaeology</b>	West Sussex County Council Archaeological Notification Areas (GIS), West Sussex County Council Archaeologist





8. The assessment scores are set out in the Site Selection Methodology [SSP1] too but are copied below for ease. The conclusions are:

	Very Positive Impact
	Positive Impact
	Neutral Impact
	Negative Impact
	Very Negative Impact

<sup>1</sup> [Conservation Areas - Mid Sussex District Council](#)

<sup>2</sup> [Background Studies - Mid Sussex District Council](#)

<b>Criteria 5</b>		<b>Listed Building</b>
<b>Policy background</b>	“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.” (NPPF 2023, para 199)	
<b>Source</b>	Historic England Listed Buildings (GIS), consultation response from MSDC Conservation Officer	
<b>Assessment</b>		Listed buildings are present on/within proximity of the site, Substantial harm – Harmful impact
		Listed buildings are present on/within proximity of the site, Less than substantial harm
		Listed buildings are present on/within proximity of the site, Less than substantial harm – but potential for suitable mitigation
		No Listed buildings on/near the site – No impact
<b>Note</b>	Comments from MSDC Conservation Officer will determine whether there is predicted to be Substantial Harm/Harm/No Impact based on site layout information submitted by site proponent (where provided). Where the proposed site is likely to impact on more than one Listed building, the overall assessment will reflect the highest impact identified, but the comments will refer to specific Listed Buildings.	

<b>Criteria 6</b>		<b>Conservation Area</b>
<b>Policy background</b>	“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.” (NPPF 2023, para 199)	
<b>Source</b>	Historic England Listed Buildings (GIS), consultation response from MSDC Conservation Officer	
<b>Assessment</b>		Site is within/close to a conservation area, Substantial harm – Harmful impact
		Site is within/close to a conservation area, Less than substantial harm
		Site is within/close to a conservation area, Less than substantial harm – but potential for suitable mitigation
		There are no conservation areas within/close to the site – No impact
<b>Note</b>	Comments from MSDC Conservation Officer will determine whether there is predicted to be Substantial Harm/Harm/No Impact based on site layout information submitted by site proponent (where provided).	

Criteria 7		Archaeology
<b>Policy background</b>	“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.” (NPPF 2023, para 199)	
<b>Source</b>	West Sussex County Council Archaeological Notification Areas (GIS), West Sussex County Council Archaeologist	
<b>Assessment</b>		Severe impact on archaeological asset – objection from County Archaeologist
		Archaeological designation on/ adjacent to site. Moderate impact on archaeological asset – County Archaeologist has concluded that impact can be mitigated
		No archaeological designations on/ adjacent to site. No impact on archaeological asset – No objection from County Archaeologist
<b>Note</b>	Impact on archaeological assets will be determined by West Sussex County Council Archaeologist based on their own assessment criteria and knowledge.	

9. The detailed heritage assessments and conclusions for each SHELAA site are set out in **Appendices 3 and 4 of the Site Selection Conclusions Paper [SSP2]**. Appendix 1 of this document sets out the comments received from the Council’s Conservation Officer which have informed the site selection conclusions.
10. Table 1 below summarises the heritage position for each of the site allocations in the Submitted District Plan. This table includes the assessment scores for the site selection criteria in relation to heritage, whether there is a specific heritage policy requirement, and whether a standalone heritage study has been submitted by the site promoter.
11. None of the site allocations have been scored a Very Negative Impact on listed buildings, conservation areas or archaeology. Any site which did have a Very Negative Impact for these criteria would have been rejected at Stage 2(b) – Showstoppers.
12. Site allocations DPSC3 (Land to South of Sayers Common ) and DPA16 (Land west of North Cottages, Cuckfield Road, Ansty) do score a Negative Impact for listed buildings. This will need to be considered further at planning application stage as part of Policy DP2: Listed Buildings and Other Heritage Assets. Given the extent of DPSC3, there is considered to be sufficient scope to mitigate heritage impacts and there is a site-specific heritage requirement included in the policy. For DPA16, there is a site specific requirement that requires design and layout to reflect rural character and transition from built to rural countryside, which will mitigate heritage impacts.

13. Other site allocations have been assessed on a case-by-case basis as to whether there is a site-specific heritage requirement included in the policy.
  
14. At the planning application stage, the Council's Local List of validation requirements (September 2024<sup>3</sup>) requires a heritage statement and archaeological assessment to be submitted in some circumstances. This applies whether or not there is a site-specific heritage requirement included in the policy. These circumstances include applications that affect the setting of a listed building or applications within an archaeological notification area.

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<sup>3</sup> [Validation criteria for planning applications \(Including Technical Details Consent\)](#)

Table 1		Site selection criteria			Specific heritage policy requirement <sup>4</sup>	Standalone heritage study submitted by the site promoter <sup>5</sup>
Policy	Site	5: Listed Buildings score	6: Conservation Areas score	7: Archaeology score		
<b>DPSC1</b>	Land to the West of Burgess Hill and North of Hurstpierpoint	Neutral	Very positive	Neutral	Yes	No
<b>DPSC2</b>	Land at Crabbet Park	Neutral	Very positive	Very positive	Yes	No
<b>DPSC3</b>	Land to the south of Reeds Lane, Sayers Common	Negative	Very positive	Very positive	Yes	No
<b>DPSC4</b>	Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common	Very positive	Very positive	Very positive	No	No
<b>DPSC5</b>	Land at Coombe Farm, London Road, Sayers Common	Neutral	Very positive	Very positive	Yes	Yes
<b>DPSC6</b>	Land to the West of Kings Business Centre, Reeds Lane, Sayers Common	Very positive	Very positive	Neutral	No	No
<b>DPSC7</b>	Land at LVS Hassocks, London Road, Sayers Common	Very positive	Very positive	Neutral	No	No
<b>DPA1</b>	Batchelors Farm, Keymer Road, Burgess Hill	Very positive	Very positive	Very positive	No	No
<b>DPA2</b>	Land south of Apple Tree Close, Janes Lane, Burgess Hill	Very positive	Very positive	Very positive	No	No
<b>DPA3</b>	Burgess Hill Station	Very positive	Very positive	Very positive	No	No
<b>DPA4</b>	Land off West Hoathly Road, East Grinstead	Very positive	Very positive	Very positive	No	Yes
<b>DPA5</b>	Land at Hurstwood Lane, Haywards Heath	Very positive	Very positive	Very positive	No	No

<sup>4</sup> NB: Policy DPB2: Listed Buildings and Other Heritage Assets still applies.

<sup>5</sup> These studies can be found at: [District Plan 2021-2039 Site Allocations Evidence Library - Mid Sussex District Council](#).

Table 1		Site selection criteria			Specific heritage policy requirement <sup>4</sup>	Standalone heritage study submitted by the site promoter <sup>5</sup>
Policy	Site	5: Listed Buildings score	6: Conservation Areas score	7: Archaeology score		
<b>DPA6</b>	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath	Very positive	Very positive	Very positive	No	No
<b>DPA7</b>	Land east of Borde Hill Lane, Haywards Heath	Neutral	Very positive	Neutral	Yes	No
<b>DPA8</b>	Orchards Shopping Centre, Haywards Heath	Very positive	Very positive	Very positive	Yes	No
<b>DPA9</b>	Land to west of Turners Hill Road, Crawley Down	Very positive	Very positive	Neutral	Yes	No
<b>DPA10</b>	Hurst Farm, Turners Hill Road, Crawley Down	Neutral	Very positive	Very positive	Yes	Yes
<b>DPA11</b>	Land rear of 2 Hurst Road, Hassocks	Very positive	Very positive	Neutral	No	No
<b>DPA12</b>	Land west of Kemps, Hurstpierpoint	Neutral	Neutral	Neutral	Yes	No
<b>DPA13</b>	The Paddocks, Lewes Road, Ashurst Wood	Very positive	Very positive	Neutral	No	No
<b>DPA14</b>	Land at Foxhole Farm, Bolney	Neutral	Neutral	Neutral	Yes	Yes
<b>DPA15</b>	Ham Lane Farm House, Ham Lane, Scaynes Hill	Very positive	Very positive	Very positive	No	No
<b>DPA16</b>	Land west of North Cottages and Challoners, Cuckfield Road, Ansty	Negative	Very positive	Very positive	No	No
<b>DPA17</b>	Land to the west of Marwick Close, Bolney Road, Ansty	Very positive	Very positive	Neutral	No	Yes
<b>DPA18</b>	Land at Byanda, Hassocks	Very positive	Very positive	Neutral	No	No
<b>DPA19</b>	Land at Hyde Lodge, Handcross	Very positive	Very positive	Very positive	No	No

## APPENDIX 1 – Comments from the Conservation Officer which have informed the site selection conclusions

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
<b>ALLOCATED SITES</b>							
13	Land west of Kemps, Hurstpierpoint	Hurstpierpoint	Neutral	There is a listed building adjacent to the site, Langton Grange. The site directly abuts the grounds of Langton Grange to the south and south east. Development on the site would have a fundamental impact on the character of this part of the setting of the listed building and historic farmstead, which would become suburbanised. It would also affect the character of the approach to the Grange from the south along Langton Lane, and would significantly diminish the existing sense of separation and rural isolation of the farmstead from the village of Hurstpierpoint. This would be detrimental to the manner in which the special interest of the listed building and historic farmstead is appreciated. NPPF:	Neutral	The western boundary of the site abuts the Langton Lane Conservation Area. The currently open and rural nature of the site makes a strong positive contribution to the setting of the Conservation Area and provides an important degree of separation between the northern part of the Conservation Area, along Langton Lane, and the spread of residential development to the west of Hurstpierpoint. Development on the site would have a fundamental impact on its character and would be harmful to the setting of the Conservation Area and the manner in which its special interest is appreciated. NPPF: Less than	Allocate – DPA12



ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				Less than Substantial Harm, high. Masterplanning work submitted by proponent seeks to address concerns concentrating development to the east away from listed building. Potential for suitable mitigation.		Substantial Harm, mid. Masterplanning work submitted by proponent seeks to address concerns concentrating development to the east away from listed building. Potential for suitable mitigation.	
18	Crabbet Park, Old Hollow, Near Crawley	Copthorne	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm – High impact. Potential for suitable mitigation.	Very Positive	There are no conservation areas within/close to the site – No impact	Allocate – DPSC2
198	Land off West Hoathly Road, East Grinstead	East Grinstead	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Allocate – DPA4
210	Land rear of 2 Hurst Road (Land opposite Stanford Avenue) Hassocks	Hassocks	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Allocate – DPA11
508	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath	Haywards Heath	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Allocate – DPA6
556	Land east of Borde Hill Lane, Haywards Heath	Haywards Heath	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm – Low impact. Potential for suitable mitigation.	Very Positive	There are no conservation areas within/close to the site –No impact	Allocate – DPA7

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
573	Batchelors Farm, Keymer Road, Burgess Hill	Burgess Hill	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Allocate – DPA1
601	Land at Coombe Farm, London Road, Sayers Common	Sayers Common	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm – High impact. Potentially affected include Coombe Farm House, Coombe Barn and Granary (all Grade II). These buildings are both part of the Coombe Farm historic farmstead which also contains other buildings which are likely to be considered curtilage listed or as Non Designated Heritage Asset. A Public Rights Of Way runs east from London Road through the site and on through the farmstead. All these listed buildings are likely to be considered to possess historical evidential and illustrative values as good examples of buildings of their type and period, as well as aesthetic value based in part on the use of vernacular materials viewed in the landscape from which they are	Very Positive	There are no conservation areas within/close to the site –No impact	Allocate – DPSC5

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes	
			<p>drawn. As such the surrounding rural landscape is considered likely to make a strong positive contribution to their special interests and the manner in which these are appreciated. The proposed site surrounds the farmstead on three sides at a close proximity to the buildings. Currently it consists of open fields and woodland. Development would fundamentally affect its character reducing or removing the positive contribution it currently makes to the settings and special interests of the listed buildings. Masterplanning work and Heritage Assessment submitted by proponent suggesting how concerns raised could be mitigated. Potential for suitable mitigation.</p>			
688	Land to west of Turners Hill Road, Crawley Down	Crawley Down	Very Positive	Very Positive	There are no conservation areas within or adjacent to the site	Allocate – DPA9

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
740	Broad location to the West of Burgess Hill	Burgess Hill	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm – Low impact. Potential for suitable mitigation.	Very Positive	There are no conservation areas within/close to the site – No impact	Allocate – DPSC1
743	Hurst Farm, Turners Hill Road, Crawley Down	Crawley Down	Neutral	Westlands is part of a former farmstead, identified as a historic farmstead. The proposed development could have an impact on the character of this part of the setting of the listed building, the rural nature of which would be partially compromised. This would be detrimental to the manner in which the special interest would be appreciated. NPPF: Less than Substantial Harm, HIGH. Heritage Statement submitted by proponent which seeks to address concerns raised. Site contains buildings (chicken sheds and outbuildings) in central and southern parts of site. Potential for suitable mitigation.	Very Positive	There are no conservation areas within or adjacent to the site.	Allocate – DPA10

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
784	Land to west of Marwick Close, Bolney Road, Ansty	Ansty	Very Positive	There are no listed buildings adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Allocate – DPA17
799	Land south of Reeds Lane, Albourne	Sayers Common	Negative	Listed buildings are present on/within proximity of the site, Less than substantial harm – High impact. Wellington Cottage: Residential development of this substantial site, which straddles Henfield Road and would sit on two sides of Wellington Cottage to the north east and the south west, would have a fundamental impact on the character of a large part of the listed building’s setting, including the approaches to it from both east and west along Henfield Road, and along the Public Rights Of Way which runs from the south past the eastern edge of one part of the site to Henfield Road, as well as views of and from the listed building. This would be significantly detrimental to the positive contribution which setting currently makes to the special	Very Positive	There are no conservation areas within/close to the site –No impact	Allocate – DPSC3

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>interest of the heritage asset. NPPF: Less than substantial, high.</p> <p>Westhouse Farm: residential development on the site would fundamentally alter its currently open and rural character, removing and reversing the currently positive contribution which it makes to the setting of the historic farmstead, and causing harm to the manner in which the special interest of the associated heritage assets is appreciated. NPPF: Less than substantial, mid-high.</p> <p>North &amp; South Pottersfield Cottage: Residential development on this substantial site would fundamentally alter its character, such that it would become suburbanised. This would remove and reverse the positive contribution which it currently makes to a significant part of the setting and special</p>		

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>interest of North and South Pottersfield Cottages and would potentially affect views from the building and its immediate setting, as well as the character of the approaches to it along the PROW. NPPF: Less than substantial, mid-high.</p> <p>Coombe Farm House:            Residential development on the site would have a fundamental impact on its character, which would become suburbanised. Although there is a degree of physical and possibly visual (in the form of screening by trees) separation between the site and the historic farmstead at Coombe Farm, the site forms a significant part of its wider setting and affects the character of the approach to it along London Road.            Development of the site would remove and reverse the positive contribution which it currently makes to the wider setting of the historic farmstead</p>		

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				and this impact would be exacerbated by the size of the site in question. NPPF: Less than substantial, low-mid.			
830	Land to the west of Kings Business Centre, Reeds Lane, Sayers Common	Sayers Common	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Allocate – DPSC6
858	Land at Hurstwood Lane, Haywards Heath	Haywards Heath	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Allocate – DPA5
984	The Paddocks Lewes Road Ashurst Wood	Ashurst Wood	Very Positive	There are no listed buildings within or adjacent to the site.	Very Positive	There are no conservation areas within or adjacent to the site.	Allocate – DPA13
1003	Land to South of LVS Hassocks, London Road, Sayers Common	Sayers Common	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Allocate – DPSC7
1020	Ham Lane Farm House, Ham Lane Scaynes Hill	Scaynes Hill	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas within/close to the site – No impact	Allocate – DPA15
1026	Land at Chesapeke and Meadow View, Reeds Lane, Sayers Common	Sayers Common	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas within/close to the site – No impact	Allocate – DPSC4
1030	Land South of Appletree Close, Janes Lane, Burgess Hill	Burgess Hill	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas within/close to the site – No impact	Allocate – DPA2



ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
1101	Land at Byanda, Brighton Road	Hassocks	Very Positive	No listed buildings on/ near the site - no impact	Very Positive	There are no conservation areas within /close to the site - No impact	Allocate – DPA18
1106	Land at Hyde Lodge, London Road	Handcross	Very Positive	There are no listed buildings within or adjacent to the site.	Very Positive	There are no conservation areas within or adjacent to the site.	Allocate – DPA19
1120	Land east of Foxhole Lane	Bolney	Neutral	The revised masterplan shows the development pushed to the northern and southern ends of the site with the central area retained as open space (a 'country park'). This moves the development away from close proximity with the southern half of the Conservation Area and the listed buildings within it, although there may still be some impact on views. The northern part of the development remains adjacent to the northern half of the Conservation Area and the Public Rights Of Way which runs down to it from the west. More detailed information including verified views would be necessary to confirm the impacts. Less than Substantial	Neutral	The revised masterplan shows the development pushed to the northern and southern ends of the site with the central area retained as open space (a 'country park'). This moves the development away from close proximity with the southern half of the Conservation Area and the listed buildings within it, although there may still be some impact on views. The northern part of the development remains adjacent to the northern half of the Conservation Area and the PROW which runs down to it from the west. More detailed information including verified views would be necessary to confirm the	Allocate – DPA14

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				Harm: Low to Mid. Potential for suitable mitigation.		impacts. LSH: Mid. Potential for suitable mitigation.	
1121	Orchards Shopping Centre	Haywards Heath	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation area within or adjacent to the site	Allocate – DPA8
1123	Burgess Hill Station	Burgess Hill	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Allocate – DPA3
1148	Land west of North Cottages and Challoners	Ansty	Negative	Grade II Mount Noddy Cottage opposite site entrance. Mount Noddy Cottage is a Grade II listed 18th century or earlier building located to the eastern side of Cuckfield Rd. It is likely to be considered to possess architectural value based on its construction and craftsmanship, as well as aesthetic value based partly on the use of vernacular materials, and historical illustrative value as a good example of a rural Sussex building of its period. Although historically the building was in a rural position to the south of and separated from the hamlet of Ansty, during the 20th century development has spread	Very Positive	There are no conservation areas within/close to the site – No impact	Allocate – DPA16

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>southwards along Cuckfield Road from the Ansty cross to surround the listed building to the north, east and south. It does retain a rural setting and outlook to the west, on the opposite side of Cuckfield Road, which would be considered to make a strong positive contribution to its special interest and how this is appreciated, particularly those parts of that interest which are drawn from historical illustrative and aesthetic value. The proposed development site forms part of the rural setting a short distance to the north west of the Cottage, and is also adjacent to a PROW which runs west-east through the countryside to the west of Cuckfield Road, to join the road opposite the Cottage. Less than substantial Harm – Medium.</p> <p>Whilst not listed, 1 and 2 North Cottages should be regarded as NDHA.</p>		

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
<b>REJECTED SITES</b>							
4	Wintons Farm, Folders Lane, Burgess Hill	Burgess Hill	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
11	Land at Wheatsheaf Lane, Cuckfield	Cuckfield	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
17	Land adj. Great Harwood Farm House off Harwoods Lane, East Grinstead	East Grinstead	Neutral	Listed building adjacent to the site. Less than substantial harm - Low. Potential for suitable mitigation.	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
19	Land east of College Lane, Hurstpierpoint	Hurstpierpoint	Neutral	Wickham Farmhouse - opposite site. Development would have detrimental impact on the currently open and rural nature of the fields and would cause less than substantial harm to the setting and special interest of the listed building. NPPF: Less than Substantial Harm, MID. Potential for suitable mitigation.	Neutral	The remaining open fields to the south of Hurst Wickham Barn make a positive contribution to the setting of the Area and provide separation from the spread of Hurstpierpoint. Development on the proposed site would therefore be considered to be detrimental to the setting of the Conservation Area. NPPF: Less than Substantial Harm, MID.. Potential for suitable mitigation.	Rejected
29	Land off Snowdrop Lane, Lindfield, Haywards Heath	Lindfield	Neutral	Property of Oldfield, a Grade II listed building (18-19th Century country house when built),	Neutral	Southern boundary of site is adjacent to the Lewes Road conservation area. The area is	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				<p>potentially affected. Non designated assets may include the Snowdrop Inn (formerly Pascott's Farm and likely a historic farmstead) and Snowdrop Cottage, which dates from the mid 19th century or earlier, both on Snowdrop Lane. In all cases, the surviving rural setting makes a positive contribution to their special interest/character, although it is noted that Oldfield is separated from the site by Beacon View and the development on Oldfield Drive. Development on the site will have a fundamental impact on its character which is currently rural, being an open field. Less than Substantial Harm: Low. Potential for suitable mitigation.</p>		<p>characterised by low density development and represents the gradual transition from the countryside to the urban area. Less than substantial harm – Mid impact. Potential for suitable mitigation.</p>	
63	Land north of Riseholme, Broad Street, Cuckfield	Cuckfield	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
68	Farm buildings, Jeffreys Farm, Horsted Keynes	Horsted Keynes	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
69	Jeffrey's Farm Northern Fields (Ludwell Field adj Keysford and Sugar Lane)	Horsted Keynes	Neutral	Ludwell Grange - although the site is fairly well screened in views from the north and east as a result of the local topography and the hedge along the boundary of Keysford Lane, some views of the site from the upstairs rear windows of the farmhouse can be afforded through gaps in the hedgeline, particularly in winter months. The rural lanes and countryside surrounding Ludwell Grange make a positive contribution to its setting and the manner in which its special interest as a former farmhouse in an original rural setting is appreciated. Development on the site would therefore cause some harm to this rural setting. There would be a higher level of harm if a new access was needed to be created from Keysford Lane or through the tree belt on Sugar Lane which would open up the site to wider view. This would impact on the rural character of	Very Positive	There are no conservation area within or adjacent to the site.	Rejected

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>the approach to Ludwell Grange along either of these lanes. Boxes Farm - the former farmhouse lies opposite the site along Sugar Lane and overlooks the tree belt that forms the eastern boundary of the site. This belt of trees with countryside behind provides a remnant of the former rural setting that would have once surrounded this farmhouse and therefore assumes a greater value because of this. While the tree belt is well established, there are some views through the gaps to the site behind, particularly in winter months. If access to this site was provided along this lane, then the site would be even more open to view. Development on the site would therefore cause some harm to the last vestige of the rural setting to this building and to the understanding of its special interest as a former rural farmhouse in a countryside setting. NPPF: Less</p>		

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				than substantial harm, mid. Potential for suitable mitigation.			
89	Land at South Taylors Barn, Whitemans Green/Brook Street, Cuckfield	Cuckfield	Negative	Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact.	Negative	Site is within/close to a conservation area, Less than substantial harm – Medium impact	Rejected
141	Copthorne Golf Club, Copthorne Common Road, Copthorne	Copthorne	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
145	Land east of Fairlight Lane, Holtye Road, East Grinstead	East Grinstead	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
155	Aurora Ranch Caravan Park, London Road, Bolney	Bolney	Negative	The northern boundary of the site wraps around the curtilage of the Bolney Stage public house (Grade II). Development of site would impact on setting of the listed building. Residential development is likely to be more intensive in nature than existing use and more visually intrusive upon the character of the setting of the Stage. NPPF: Less than Substantial Harm, MID	Negative	The rural character of the setting of the Conservation Area makes a strong contribution to the manner in which its special interest is appreciated. More intensive development of the site would have a negative impact on the manner in which the special interest of the Conservation Area is appreciated, from PROW in	Rejected



ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
						vicinity of site. NPPF: Less than Substantial Harm, LOW	
160	Land at Eldridge Caravan Park (South) Valebridge Road, Burgess Hill (c3 use)	Burgess Hill	Very Positive	No Listed buildings on/near the site –No impact	Very Positive	There are no conservation areas within/close to the site –No impact	Rejected
165	Land south of Oldlands Avenue (Vintens Nursery), Balcombe	Balcombe	Very Positive	There are no listed buildings within or adjacent to the site.	Negative	Small part of north eastern boundary of site abuts Conservation Area. Less than Substantial Harm - Low	Rejected
173	Land north of 149 College Lane, Hurstpierpoint	Hurstpierpoint	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
175	Crawley Down Nurseries, Turners Hill Road, Crawley Down	Crawley Down	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
181	Land west of Truggers, Handcross	Handcross	Negative	The proposed site lies directly to the rear of the listed building (The Royal Oak) and development on it would have a fundamental impact on the currently open and rural character this part of the setting of the building. As a village pub, the rural views to the rear from the building and from its immediate setting are	Very Positive	Handcross Conservation Area is located on the opposite side of the A23 from the site. Development on the site is likely to have a neutral impact on the character and appearance of the Conservation Area.	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				considered to make a positive contribution to its special interest. Development on this site would have a fundamental impact on these views and would therefore detract from the special interest of the listed building. NPPF: Less than Substantial Harm, MID			
186	Land east of Beeches Lane, Ashurst Wood	Ashurst Wood	Very Positive	There are no listed buildings within or adjacent to the site.	Very Positive	There are no conservation areas within or adjacent to the site.	Rejected
207	Land at Dirty Lane/Hammerwood Road, Ashurst Wood	Ashurst Wood	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
213	Land at Winch Well, Crawley Down	Crawley Down	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
219	Land at former Driving Range, Horsham Road, Pease Pottage	Pease Pottage	Very Positive	No Listed buildings on/near the site –No impact	Very Positive	There are no conservation areas within/close to the site –No impact	Rejected
227	Land to the north of Glebe Road, Cuckfield	Cuckfield	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
261	Land east of High Street and Lindfield Road Ardingly	Ardingly	Very Positive	No Listed buildings on/near the site – No impact.	Neutral	Site is within/close to a conservation area, Less than substantial harm – Low	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
						impact. Potential for suitable mitigation.	
264	Land south of Ryecroft Road, Bolney	Bolney	Neutral	The north-western boundary of the site is contiguous with the curtilage of Butchers (Grade II listed building). The rural setting to the north and east of Butchers make a positive contribution to the manner in which its special interest is appreciated. Development on this site would have a fundamental impact on the character of this buildings setting and on views from the house and its gardens. NPPF: Less than Substantial Harm, MID. The Old Bakehouse and Dalton's Farm, The Street, Impact on the setting of these heritage assets will be determined by the extent to which the development would be visible across Batchelor's field. NPPF: Less than Substantial Harm, LOW. Potential for suitable mitigation.	Neutral	The north-western boundary of the site is contiguous with the Bolney North Conservation Area. The Conservation Area contains a number of listed buildings, and is characterised by low density development with trees, hedges and open spaces making an important contribution to its attractiveness. The rural setting of the Conservation Area makes a strong positive contribution to its special character and the manner in which this is appreciated. Development on this site would have a detrimental impact on the rural setting of the northern part of the area as it is appreciated from Ryecroft Road, potentially The Street and Bachelor's field. NPPF: Less than Substantial Harm, MID. Potential for suitable mitigation.	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
283	Land at Hurst Wickham, Hurstpierpoint	Hurstpierpoint	Very Positive	There are no listed buildings within or adjacent to the site	Negative	The Conservation Area appraisal emphasises the contribution that the rural setting of the Conservation Area makes to its special interest. Views from the Conservation Area of the surrounding open fields are also important. Development on this site would be detrimental in both these respects. NPPF: Less than Substantial Harm, MID	Rejected
327	Car parks at Hazelgrove Road, Haywards Road and to the rear of the Orchards, Haywards Heath	Haywards Heath	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
375	National Tyre Centre, 60 Keymer Road, Hassocks	Hassocks	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
386	Ibstock Brickworks, Sharpthorne	Sharpthorne	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
391	88 Holtye Road, East Grinstead	East Grinstead	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
420	Land north of Brainsmead, Cuckfield	Cuckfield	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected
440	Land at 22 Gower Road, Haywards Heath	Haywards Heath	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
444	Warrenside, College Lane, East Grinstead	East Grinstead	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
474	Land adjacent to 18 East Street, Turners Hill	Turners Hill	Negative	Housing on the proposed site would have an impact on the historic context within which they (Newstone Cottages) are currently appreciated. NPPF: Less than Substantial Harm, LOW	Negative	Development on the site will have an impact on the currently rural character of the Conservation Area's setting and on a key approach to the Area from the east. However the site is modestly sized and potentially respects the existing pattern of development along East Street. NPPF: Less than Substantial Harm, LOW	Rejected
495	Butchers Field, south of Street Lane, Ardingly	Ardingly	Very Positive	There are no listed buildings within or adjacent to the site.	Neutral	Less than Substantial Harm - Low. Potential for suitable mitigation.	Rejected
498	Land north east of Lindfield	Lindfield	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
503	Haywards Heath Golf Course, High Beech Lane, Haywards Heath	Haywards Heath	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
512	Land corner of Butlers Green Road/Isaacs Lane, Haywards Heath	Haywards Heath	Negative	Less than Substantial Harm - Low. No further comment sought.	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
526	Land east of Paynesfield, Bolney	Bolney	Neutral	Site is adjacent to Grade I listed St Mary Magdalens Church. Less than Substantial Harm - Mid. Potential for suitable mitigation.	Neutral	The site is adjacent to Bolney Conservation Area (south). The northern site boundary is in close proximity to the Bolney Conservation Area (North) potential for development to affect the wider setting of each. Less than Substantial Harm - Mid. Potential for suitable mitigation.	Rejected
527	Land north of Ryecroft Road, Bolney	Bolney	Neutral	The rural setting to the north and east of Butchers make a positive contribution to the manner in which its special interest is appreciated. Development on this site would have a fundamental impact on the character of this part of the buildings setting and on views from the house and its gardens.	Neutral	The Bolney (North) conservation area is contiguous with the western boundary of the site, and a small area of the conservation area (around 0.03ha) is within the site boundary. The rural setting of the Conservation Area makes a strong positive contribution to its special	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				This would detract from the manner in which the special interest of the listed building is appreciated. NPPF: Less than Ssubstantial Harm, MID. Potential for suitable mitigation.		character and the manner in which this is appreciated, from Ryecroft Road and the Public Rights Of Way. NPPF: Less than Substantial Harm, MID. Potential for suitable mitigation.	
541	Land Adjacent to Packway House, (North of Bolney parcel B) Bolney	Bolney	Neutral	The northern part of the site lies opposite the listed Bolney Stage Public House (Grade II) however is well screened and separated by London Road. Potential for suitable mitigation.	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
543	Land West of London Road (north), Bolney	Bolney	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
550	Land east of Whitemans Green, Cuckfield	Cuckfield	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
555	Pollards Farm, Ditchling Common, Burgess Hill	Burgess Hill	Negative	Pollards Farm Cottage. The proposed site lies to the north and west of the listed building and development on it would likely have an impact on the currently rural character of its setting. This would be detrimental to the manner in which the special interest of the	Very Positive	There are no conservation areas within or adjacent to the site.	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				building as a medieval former farmhouse is appreciated. There could be some potential to mitigate harm through planted screening and design and layout of the scheme. However, the openness of the site at present is considered to contribute to the wider setting of the building and this would necessarily be impacted through development. NPPF: Less than Substantial Harm, HIGH.			
567	Land to East of Polestub Lane, Cuckfield	Cuckfield	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
568	Middle Lodge and land to south, Lindfield Road, Ardingly	Ardingly	Very Positive	No Listed buildings on/near the site –No impact.	Very Positive	No Conservation Area on/near the site –No impact.	Rejected
569	Land rear of Withypitts, Selsfield Road, Turners Hill	Turners Hill	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
575	Land north east of Hurstpierpoint	Hurstpierpoint	Negative	Hurstpierpoint College and Star House: The proposed site is close to the grounds of the College and would have a significant impact on the nature	Neutral	Hurstpierpoint Conservation Area, NPPF: Less than Substantial Harm, MID. Hurst Wickham onservation Area, the existing rural setting	Rejected



ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				of its setting and outlook and on the approach to the College from the west. The existing rural setting is considered to make a positive contribution to the manner in which the special interest of the College is appreciated. Development on the site would be detrimental to this NPPF: Less than Substantial Harm, MID/HIGH. Also Danworth Farm and Grove Cottage College Lane NPPF: Less than Substantial Harm, LOW		and country views from the Conservation Area make a significant positive contribution to the Area's special character. Development on the site will potentially have a effect on the views from the northern part of the area, but this would require further assessment on the basis of the detailed scheme. NPPF: Less than Substantial Harm, LOW. Potential for suitable mitigation	
581	Woodhurst Farmhouse, Old Brighton Road South, Pease Pottage	Pease Pottage	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
598	Land south of Edinburgh Way, East Grinstead	East Grinstead	Negative	Less than Substantial Harm - Low. Further comments sought.	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
603	Land to the West of Woodhurst Farm, Old Brighton Road South, Pease Pottage	Pease Pottage	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
615	Land east of Stuart Way, East Grinstead	East Grinstead	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
617	Land at Foxhole Farm, Bolney	Bolney	Very Positive	There are no listed buildings within or adjacent to the site	Neutral	Site is within/close to a conservation area, Less than substantial harm –Low impact. Potential for suitable mitigation.	Rejected
630	Land at Little Orchard, Cuckfield Road, Ansty	Ansty	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
631	Land at Ansty Fields and rear of North Cottages, Cuckfield Road, Ansty	Ansty	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
634	Land west of Dirty Lane, Ashurst Wood	Ashurst Wood	Very Positive	There are no listed buildings within or adjacent to the site.	Very Positive	There are no conservation areas within or adjacent to the site.	Rejected
653	Webbs Mead, Land West of Broadfield, West Hoathly, RH19 4QR	West Hoathly	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm – Low impact. Duckyls Holt (Grade II listed 15th century house in formerly rural, now edge of village location). Very limited information on Duckyls Holt suggests that as a former rural Sussex building (possibly a former farmhouse?) the	Neutral	Conservation Area potentially affected by development; likely to be some impact on the character of the approach to the Conservtion Area from the west along Selsfield Road. Less than Substantial Harm - Low. Potential for suitable mitigation.	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				surviving rural setting will make a positive contribution to its special interest. The site at present is an open field, with a rural character. Development on it would fundamentally change this character. Duckyls Holt would lose the greater part of its remaining direct relationship with its original rural setting. Potential for suitable mitigation.			
670	Land at Coos Lane, Horsham Road, Handcross	Handcross	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
673	Land north of Butlers Green Road, Haywards Heath	Haywards Heath	Neutral	Butlers Green House, Grade II* Development could have a fundamental impact on the currently rural character of the setting of the house and listed structures. The existing degree of separation between the heritage assets and the eastern edge of the Cuckfield could be reduced, and the open and verdant nature of the house's setting eroded. Whilst there could be scope to mitigate immediate direct harm to the	Very Positive	There are no conservation areas within or adjacent to the site	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				building through scheme design and layout, the openness of the site is itself considered to be significant to the setting and character of the listed building, particularly given it's Grade II* status. NPPF: Less than Substantial Harm, HIGH.			
674	Land north of Pease Pottage, West of Old Brighton Road, Pease Pottage	Pease Pottage	Very Positive	No Listed buildings on/near the site –No impact	Very Positive	There are no conservation areas within/close to the site –No impact	Rejected
676	Land south of 61 Crawley Down Road, Felbridge	East Grinstead	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
677	Land south of Burleigh Lane, Crawley Down	Crawley Down	Negative	Listed buildings are present on/within proximity of the site, Less than substantial harm – Low impact.	Very Positive	There are no conservation areas within/close to the site –No impact	Rejected
678	Broad location West of A23	Twineham	Negative	Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact	Very Positive	There are no conservation areas within/close to the site –No impact	Rejected
680	Field rear of North Colwell Barn, Lewes Road, Haywards Heath	Haywards Heath	Very Positive	There are no listed buildings within or adjacent to the site	Negative	Lewes Road Conservation Area, There would be limited intervisibility between the site and the Conservation Area, but the Public Rights Of Way which south from Lewes Road	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
						and passes fairly close to the site. At present the Conservation Area is not characterised by back land development and as such development on the site would not be consistent with the established grain of the area. Further development on the site would detract from the existing rural setting of the Conservation Area which makes a positive contribution to its character and appearance. NPPF: Less than Substantial Harm, MID	
686	Land to the rear of The Martins (south of Hophurst Lane), Crawley Down	Crawley Down	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
691	Land east of High Street, Ardingly	Ardingly	Negative	Little Hapstead, Bough House with Bough Cottage and shop and Hapstead Farmhouse South and Cottage. These listed buildings have a close relationship with the site. Development on the site will impact on the setting of all these buildings and will detract	Negative	Development of this site would have a fundamental impact on the character of the setting of the eastern side of the Conservation Area which would become suburbanised. This would remove the existing direct relationship between the	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				from the manner in which their special historic interest as Sussex village buildings is appreciated. NPPF: Less than Substantial Harm, MID		Conservation Area and the surrounding countryside, to the detriment of the manner in which its special character is appreciated. NPPF: Less than Substantial Harm, HIGH	
710	Maltings Grange, Malthouse Lane, Hurstpierpoint	Burgess Hill	Very Positive	No Listed buildings on/near the site –No impact	Very Positive	No Listed buildings on/near the site –No impact	Rejected
717	Land at Redcourt Barn, Cuttinglye Lane, Crawley Down	Crawley Down	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
731	Land to west of 63 Horsham Road, Pease Pottage	Pease Pottage	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
733	Land between 43 and 59 Hurst Farm Road, East Grinstead	East Grinstead	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
736	Broad location North and East of Ansty	Ansty	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm – High to Medium impact. Depending on how formalised the Country Park was, this would reduce or potentially remove the harm caused to the assets affected by this northern	Very Positive	There are no conservation areas within/close to the site –No impact.	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				part of the development. The level of harm described in relation to the assets south of the A272 would remain unchanged, including the high level of harm to the assets forming part of the former Ansty Farm historic farmstead (Old Place and Barn House) which would be apparently completed engulfed by development, with only a limited landscaped buffer around it. Potential for suitable mitigation.			
741	Land to west of London Road, Bolney	Bolney	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
742	Russell Nursery Brighton Road Hassocks	Hassocks	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
748	The Old Rectory, Church Lane, Horsted Keynes	Horsted Keynes	Negative	Less than substantial harm - Low	Negative	Less than substantial harm - Low	Rejected
749	Glebelands Field, Lodge Lane, Bolney	Bolney	Negative	Listed buildings are present on/within proximity of the site, Less than substantial harm – Low impact. There are a number of listed buildings in	Negative	Site is within/close to a conservation area, Less than substantial harm –Low impact. Part of the eastern boundary runs contiguous	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				proximity to the south, and the curtilage of two Grade II listed properties (Thatched House and Scarps) just outside the site to the east.		with the Bolney (north) Conservation Area.	
752	Land north of Friars Oak, London Road, Hassocks	Hassocks	Negative	Listed buildings are present on/within proximity of the site, Less than substantial harm – Low impact	Very Positive	There are no conservation areas within/close to the site –No impact	Rejected
763	Carpet Right, 220 - 228 London Road, East Grinstead	East Grinstead	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
775	Grange View House, London Road, Albourne	Albourne	Negative	Elm House, Mole Manor and Tipnoaks: Residential development on the site would change its character in that it would lose its current openness and become a 'suburban' enclave. This will cause a greater sense of enclosure to the properties on London Road, as well as a separation from the broader rural setting to the east. This is likely to cause a degree of less than substantial harm to the settings of the listed buildings and the manner in which this contributes to the special interests of the	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected



ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes	
			buildings. NPPF: Less than substantial harm, low-mid. Hillbrook House: The site has a different relationship with Hillbrook House, in that it is directly to the rear of the listed building. The impact on the setting of the building, including views looking towards the open fields to the east of the site, is therefore likely to be more intense as a result. NPPF: Less than substantial harm, mid.			
781	Land to the south of Robyns Barn, Birchgrove Road, Horsted Keynes	Horsted Keynes	Neutral Listed building across the road from south western corner of site. Less than Substantial Harm: Low. Potential for suitable mitigation.	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
789	Phase 1 Swallows Yard, London Road, Albourne	Albourne	Negative Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact. North Pottersfield Cottage and South Pottersfield Cottage: Residential development on the site would fundamentally alter its character, such that it would become suburbanised. This would remove and reverse the	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>positive contribution which it currently makes to the setting and special interest of North and South Pottersfield Cottages and would potentially affect views from the building and its setting, as well as the character of the approaches to it along the Public Right Of Ways. NPPF: Less than substantial, mid. Inholmes Cottage: As a possible former farmhouse the surviving wider rural setting of Inholmes Cottage makes a positive contribution to the special interest of the building and the manner in which this is appreciated, in particular its historical illustrative and aesthetic values. As above, residential development on the site would fundamentally alter its character, such that it would become suburbanised. This would remove the positive contribution which it currently makes to the wider setting and special interest of Inholmes Cottage, in particular the</p>		

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				character of the approach to it along the Public Right Of Way. However, it is recognised that the Cottage is separated from the site by intervening development. NPPF: Less than substantial, low.			
794	Land at Benfell LTD, Albourne Road, Hurstpierpoint	Hurstpierpoint	Negative	Box House Farm, Spotted Cow Cottage, Pakyns Manor, Pakyns Lodge. NPPF: No harm/ Less than Substantial Harm, LOW	Negative	North western boundary of the site adjacent to Conservation Area. Development on the site is likely to have a neutral or negative impact on the setting of the Conservation Area depending on its form and layout. NPPF: Less than Substantial Harm, LOW/ No Harm.	Rejected
800	Land West of The Grange, Hurstpierpoint	Hurstpierpoint	Negative	Box Farm house, Langton Lane, As a former farmhouse, the remaining rural setting of the building makes a strong positive contribution to its special interest - this rural land is concentrated to the north, north west and north east of the listed building and includes the development site. NPPF:	Negative	Western boundary of the site abuts a Conservation Area. Langton Lane Conservation Area, the currently open and rural nature of the site makes a strong and positive contribution to the setting of the Conservation Area and provides an important degree of separation between the northern part of the	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				Less than Substantial Harm, MID		Conservation Area, along Langton Lane and the spread of residential development to the west of Hurstpierpoint. Development on the site would have a fundamental impact on its character and would be harmful to the setting of the Conservation Area and the manner in which its special interest in appreciated. NPPF: Less than Substantial Harm, MID	
806	Land West of London Road, Cuckfield	Cuckfield	Very Positive	There are no listed buildings within or adjacent to the site	Negative	Any development which impinged on the existing rural views from Conservation Area would be considered to have a detrimental impact on the special character of the Area. The open and rural nature of this part of the setting would be fundamentally altered. NPPF: Less than Substantial Harm - Low.	Rejected
808	Land north of Heatherwood West, Sandy Lane, Crawley Down	Crawley Down	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm – High impact. The development site is directly to the north and	Very Positive	There are no conservation areas within or adjacent to the site.	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				north east of Heatherwood West and South. It could have a fundamental impact on the rural character of this part of the setting of the listed building and on existing views from the building towards open fields and woodland. Additionally, development at the site would likely alter the linear settlement pattern of the area which contributes to the settlement's identity and historic character. This would be harmful to the manner in which the special interest of the heritage asset as a Victorian country house is appreciated, as well as to the wider historic character of its setting. NPPF: Less than Substantial Harm, HIGH			
818	Land north of the Former Golf House, Horsham Road, Pease Pottage	Pease Pottage	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
825	Land at Paygate Cottage, Folders Lane, Burgess Hill	Burgess Hill	Neutral	Paygate Cottage and Pollards Farm, Development would detract from the surviving rural setting of the adjacent heritage	Very Positive	There are no conservation areas within or adjacent to the site	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				<p>asset and the manner in which it is appreciated, including public views from Folders Lane. It would also remove the separation between the asset and the edge of Burgess Hill, resulting in the buildings losing what remains of their rural context. It is noted that proximity to the busy Folders Lane and B2112 ensures that neither listed building's setting is entirely unspoilt though the openness of the site currently contributes to their respective settings on the non-road side of each. NPPF: Less than Substantial Harm,HIGH. Potential for suitable mitigation.</p>			
828	Land East of Fragbarrow House, Common Lane, Ditchling	Burgess Hill	Negative	Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact	Very Positive	There are no conservation areas within/close to the site –No impact	Rejected
842	Land adjacent to Great Haywards, Amberly Close, Haywards Heath	Haywards Heath	Negative	Planning permission has been refused on several occasions for housing development on this site due to the impact on the setting of the listed house and	Very Positive	There are no conservation areas within or adjacent to the site	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				<p>barn. Development on the site remains contentious due to the associated loss of the open and rural nature of this part of the setting of the farmstead, which makes a positive contribution to the special interest of the buildings and the manner in which this is appreciated. NPPF: Less than Substantial Harm, HIGH</p>			
844	Land at North Colwell Farm, Lewes Road, Haywards Heath	Haywards Heath	Neutral	<p>Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact. Colwell House, Lewes Road, although separated from the rear of the grounds to Colwell House by a field, development on the site is also likely to have an impact on the outlook to the rear of this listed building. This would have a potentially detrimental effect on the manner in which the special interest of the house as the mid 19th century country villa is appreciated. NPPF: Less than Substantial Harm, LOW-</p>	Neutral	<p>Site is within/close to a conservation area, Less than substantial harm –Medium impact. The proposed site lies to the south of Lewes Road in a back land position. Development on this site would be contrary to the established pattern of development of this part of the Conservation Area and would detract from the rurality of the setting, which contributes positively to the manner in which the special interest of the Area is appreciated. NPPF: Less than Substantial Harm, MID.</p>	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				MID. Potential for suitable mitigation.		Potential for suitable mitigation.	
850	Land to the East of Russetts, Holtye Road, East Grinstead	East Grinstead	Negative	Listed building across the road from the site. Less than Substantial Harm - Low	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
852	Land north of Old Vicarage Field, Lion Lane, Turners Hill	Turners Hill	Negative	Mantlemas and the Red Lion Public House Development on this site would fundamental impact on the currently rural outlook to the rear of these buildings. This would be detrimental their settings and the manner in which their special interest is appreciated. NPPF: Less than Substantial Harm, MID/HIGH	Negative	Development on this site would have a fundamental impact on the character of this part of the setting of the Conservation Area. The currently open and rural nature of the site makes a strong positive contribution to the setting of the heritage asset, and as such development on it would detract from the Area's special character and the manner in which this is appreciated. NPPF: Less than Substantial Harm, HIGH	Rejected
893	Land west of Church Lane, Horsted Keynes	Horsted Keynes	Negative	There are a number of listed buildings within the vicinity of the site. The views of the surroundings countryside from these buildings and their settings make a significant contribution to their special	Negative	Entrance to the site adjacent to Conservation Area. Access to site involves demolition of building in Conservation Area. No further comments sought, See objections to planning	Rejected



ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				interest as historic rural dwellings, or the case of the church, places of worship. No further comments sought, See objections to planning application DM/17/4913. LSH - Low		application DM/17/4913. LSH - Low	
901	Open Space, north of Clayton Mills, Hasscoks (Previously known as site 753, April 2016)	Hasscoks	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
916	Land on East Street and Withypitts Paddock Turners Hill	Turners Hill	Negative	Rashes Farmhouse is separated from the site by a band of woodland, however to the topography of the valley it is likely that views of the development would be obtainable from the setting of the farmhouse. This would impinge upon the currently rural setting of the Farmstead and would reduce the sense of separation between the farm and village. This would be detrimental to the special interest of the farmhouse and the manner in which it is	Negative	The backland form of development would not be in keeping with the established pattern to the part of the Conservation Area, and would also impact on the existing striking views which can be obtained from the rear of the buildings across the valley in which the development site is located. This would be detrimental to the setting of this part of the Conservation Area and the manner in which its special character is	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				appreciated. NPPF: Less than Substantial Harm, LOW/MID		appreciated. NPPF: Less than Substantial Harm, MID	
929	Land to the west of the Rectory, Haywards Heath Road, Balcombe	Balcombe	Negative	<p>Balcombe house, development on the site would have a significant impact on key views from the main entrance frontage of the house, and would partially compromise the existing parkland/rural setting of the house, as well as the character of the approach to it from the west. This would be harmful to the manner in which the special interest of the listed building is appreciated/ NPPF:LSH,HIGH.</p> <p>St Mary's Church, Grade 1 listed building, development of this site would be highly damaging to the setting of St Mary's Church and the manner in which its special interest is appreciated. NPPF: Less than Substantial arm, HIGH.</p> <p>Haylors, London Road; Development on the site would, although at a little distance from the cottage, constitute a significant intrusion into this</p>	Negative	<p>Development on the site would have significant impact on the character of this currently wooded area within the immediate setting of the Conservation Area and adjacent to the key approach to it from the north. Given the importance of the rural, verdant setting of the Area to its special interest this is considered to be detrimental to the setting of the Conservation Area. NPPF: Less than Substantial Harm, MID/HIGH</p>	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				currently rural setting and would detract from the manner in which the special interest is appreciated. NPPF: Less than Substantial Harm, MID/HIGH			
945	Lucas Farm, Birch Grove Road, Horsted Keynes	Horsted Keynes	Negative	Access to site may impact on listed building at Lucas Farm. Less than Substantial Harm - Low	Negative	Western boundary of the site is adjacent to Conservation Area. Less than Substantial Harm - Low	Rejected
961	1-5 Queens Walk and 22-26 London Road, East Grinstead	East Grinstead	Negative	The site lies directly north of a cluster of listed buildings at the historic core of the town at the western extent of High Street, though site lines may be limited by existing structures. Nearest Listed Building West Street Baptist Church subject to design potential to enhance the setting. LSH - Low.	Negative	The site is adjacent to the East Grinstead Conservation Area. Subject to detailed design consideration potential for enhancement. Less than Substantial Harm - Low.	Rejected
971	Jeffrey's Farm Southern Fields	Horsted Keynes	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas within or adjacent to the site.	Rejected
983	Land at Walstead Grange Scamps Hill Lindfield	Lindfield	Neutral	Tythe Cottage is a Grade II listed 18th century cottage located in a rural position outside Lindfield. The Cottage is likely to possess historical evidential and illustrative value as a good example of a rural	Neutral	The site contributes to the wider character and setting of the approach to Lindfield Conservation Area. Less than Substantial Harm - Low. Potential for suitable mitigation.	Rejected

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>18th century cottage. It also possesses fortuitous aesthetic value stemming partly from the use of vernacular materials. The rural character of the setting of the Cottage makes a strong positive contribution to the manner in which its historical illustrative and aesthetic value is appreciated.</p> <p>Greyfriars is Grade II listed building. As a possible former toll house, the adjacent road at Scamps Hill and its relationship with it is an important part of its setting, but as important is its position on the edge of the village. Less than Substantial Harm - High. The retention of open space to the north-east and south-west of Tythe Cottage as well as a limited landscape buffer to the north-west will potentially reduce the level of harm caused by the development but will not remove it. It remains a substantial development on</p>		

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				currently open fields in close proximity to the historic farmstead. Less than Substantial Harm -mid-high. Potential for suitable mitigation.			
986	Land to the West of Albourne Primary School Henfield Road Albourne	Albourne	Neutral	There are a number of Listed buildings to the west of The Street and Inhomles Cottage on Henfield Road, Albourne. Development on the site would fundamentally alter its character. Given the nature of the special interests of the buildings identified above the loss of the site's currently open and rural character such development would adversely affect the contribution that the site currently makes to the setting of the buildings and detract from the manner in which their special interest is appreciated. This impact may however be reduced by a lack of direct intervisibility between the buildings and the site. Development on the site would have a fundamental impact on	Neutral	Development on the site would have a fundamental impact on its currently open and rural character and would affect not only views looking west and north west from the Conservation Area but also the character of approaches to it along local Public Right Of Ways. This would be detrimental to the setting of the Area and the contribution this makes to the manner in which its special character is appreciated. NPPF:Less than substantial harm - high. Potential for suitable mitigation.	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				its character and would affect longer views looking to the west from Inholmes Cottage and its immediate setting as well as the approach to it from the west. This would have some negative impact on the setting of the building and the manner in which this contributes to an appreciation of its special interest. Less than Substantial Harm - Low. Potential for suitable mitigation.			
987	Land to the West of Park Road Handcross	Handcross	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
988	Land to the North of Old Wickham Lane Haywards Heath	Haywards Heath	Negative	Sunte House is a Grade II* listed Country House. Development on the proposed site would effectively remove a significant portion of the remaining rural setting of Sunte House, replacing it with another suburban extension to Haywards Heath. This would have a significant detrimental impact on the manner in which the house's special interest, as described above, is	Very Positive	There are no conservation areas within or adjacent to the site	Rejected

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>appreciated. Although the impact on views from Sunte House and its immediate setting may be limited by intervening screening (this would require on site assessment with the benefit of access to the grounds of Sunte House), the impact on the character of the approaches to Sunte House along the Public Rights Of Ways running along the eastern and southern boundaries of the site would be severe.</p> <p>Wickham Farm is Grade II* listed building dating from the late 16th century. As for Sunte House, development on the site would remove the most significant part of the remaining rural setting of the farmhouse. This would have a significant detrimental impact on the manner in which the special interest of the building, as described above, is appreciated. The impact is likely to include views from Wickham</p>		

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				Farm and its immediate setting as well as the approaches to it along the Public Rights Of Ways running along the eastern and southern boundaries of the site. Less than Substantial Harm - High			
989	Trendlewood Ditchling Road Burgess Hill	Burgess Hill	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
990	Courthouse Farm Cophorne Common Road Cophorne	Cophorne	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
997	Ivy Dene Industrial Estate, Ivy Dene Lane, Ashurst Wood	Ashurst Wood	Very Positive	There are no listed buildings within or adjacent to the site.	Very Positive	There are no conservation areas within or adjacent to the site.	Rejected
998	Old Court House, Blackwell Hollow, East Grinstead	East Grinstead	Very Positive	There are no listed buildings within or adjacent to the site	Negative	The Estcots and East Court Conservation Area is nearby and could have potential to be affected by development at the site.	Rejected
1000	Additional (residential) land to the north of land A264 Cophorne	Cophorne	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected
1001	Land north of A272 Cuckfield	Cuckfield	Negative	Potential for effects in relation to the wider setting of the	Negative	The Conservation Area appraisal has specifically	Rejected



ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>cluster of listed buildings Holy Trinity Church, Cuckfield, and associated tombs Church is a Grade I listed building. In both instances (church and tombs) the rural setting to the south of the churchyard is considered to make a strong positive contribution to the manner in which the special interest of the heritage assets is appreciated. For this reason, the impact on the currently rural setting to the south of the church and churchyard of development on the site would be harmful to the manner in which the special interest of the assets as identified above is appreciated. Less than Substantial Harm - Mid</p>	<p>identified the importance of the close relationship of this part of the Conservation Area with the surrounding countryside, including views to the south. Development on the site would detract significantly from the rural character of this part of the setting of the Conservation Area, and would impact on views looking south and south east from the church yard. There is also likely to be some impact on views looking south from the rear gardens of properties to the south of Courtmead Road, although this would require further on-site assessment. LSH - Mid</p>	
1006	Land to the north of Lyoth Lane, Lindfield	Lindfield	<p>Neutral</p> <p>Lyoth Cottage is a Grade II listed early 17th century building located within a row of more recent houses on the western edge of Haywards Heath. The proposed development site is located directly opposite the cottage occupying the field to</p>	<p>Very Positive</p> <p>There are no conservation areas within or adjacent to the site</p>	Rejected

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>the north east of Lyoth Lane. It is currently an open field bounded by hedgerows and trees. Although the hedges to both sides of Lyoth Lane provide a degree of screening, the proposed site is a very significant element of the listed building's setting, being prominent both in views from the Cottage and in the approaches to it along Lyoth Lane. Given the nature of the listed building's special interest the currently open and rural nature of the site makes a strong positive contribution to the manner in which that special interest is appreciated. Development of the site would have a fundamental impact on its character.</p> <p>The Old Cottage is located to the north west of Lyoth Cottage and appears on 19th century OS maps located within the same extensive orchards. It appears to be timber framed above a brick plinth, with tile hanging at</p>		

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>first floor and brick returns. Possibly dating from the 18th century, I would regard this building as a potential non-designated heritage asset, which has some group value with Lyoth Cottage. The relationship of the site to the non-designated heritage asset and the contribution it makes to its heritage value would be similar to Lyoth Cottage, described above. Likewise, the impact of development on the site would be similar. In terms of the NPPF development on the site would cause a moderate to high level of harm to an asset of a moderate level of interest within the local context. Less than Substantial Harm - High. Potential for suitable mitigation.</p>		
1013	Land at Hoathly Hill, West Hoathly	West Hoathly	<p>Negative</p> <p>Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact</p>	<p>Very Positive</p> <p>There are no conservation areas within/close to the site – No impact</p>	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
1018	Extension south west of Meadow View, Sayers Common	Sayers Common	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected
1019	Grange Farm, BullFinch Lane Hurstpierpoint	Hurstpierpoint	Negative	Several listed buildings, including Grade II* church, adjacent or in close proximity to site. Conservation Officer concludes that development on the site would have a Less than substantial harm, high impact on the majority of listed buildings (Cowdrays, Holy Trinity Church, Church House, Washbrooks Farm, a Less than substantial harm, mid-high impact on Pakyns Manor and a Less than substantial harm, mid impact on Treeps House, 1 and 2 Church Cottages. Substantial development shown in masterplan within area considered to be setting of listed buildings.	Negative	Site is within/close to a conservation area, Less than substantial harm – High impact. Residential development on the site would have a fundamental impact on its character, which would become suburbanised. This would remove and reverse the currently positive contribution which the site makes to the setting of the Conservation Area and the impact that this has on its special character and appearance, and how this is appreciated. The existing rural views into and out of the Area would also be compromised, as well as the character of the approach to it along the PROWs. Substantial development shown in masterplan within	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
						area considered to be setting of Conservation Area.	
1021	King Field to north of Ludwell, Station Road, Horsted Keynes	Horsted Keynes	Negative	Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact	Negative	Site is within/close to a conservation area, Less than substantial harm – Low impact	Rejected
1022	Former Hassocks Golf Club, London Road, Hassocks	Hassocks	Negative	Listed buildings are present on/within proximity of the site, Less than substantial harm – Low impact	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected
1023	Land at Badgers Brook, London Road, Bolney	Bolney	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected
1024	Land at Brook House Farm, Turners Hill Road East Grinstead	East Grinstead	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected
1027	Land to north of Day Nursery Coombe Hill Road, East Grinstead	East Grinstead	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected
1035	Land east of Old Place Cottage, High Street	Lindfield	Negative	Listed buildings are present on/within proximity of the site, Less than substantial harm – High impact. Old Place (subdivided into several properties) (Grade II*), Mulberry Cottage etc (former stable range to the rear of Old	Negative	Site is within/close to a conservation area, Less than substantial harm – High impact. See Criterion 5 for commentary.	Rejected

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>Place (Grade II), Sundial and Statue within the grounds of Old Place (Grade II), The Pavilion (late 19th century glass studio) (Grade II) and associated clair-voyee (Grade II), iron gates in the grounds of the Pavilion (Grade II) (two sets), 19th century donkey wheel in the grounds of the Pavilion (Grade II), Lindfield Conservation Area the boundary of which directly abuts the site. There are also a number of other listed buildings just to the west along the High Street including All Saints Church (II*) and Lindfield House (II*) which may potentially be affected. A Public Rights Of Way runs along the southern side of the site past the Pavilion and clair-voyee, into the Conservation Area. A detailed heritage statement would be required to consider the numerous assets which are within the vicinity of the site, their special interests and the</p>		

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>contribution which the rural setting to the east (including site 1035) makes to these special interests and the manner in which they were appreciated. The listed buildings are varied in their nature but as Sussex village buildings it is likely that their surviving rural setting would be considered to make a positive contribution to their special interests. In terms of the various structures within the grounds of Old Place/the Pavilion, including the two sets of gates which bookend a walkway aligned to the west on the parish church and to the west on the site, the heritage statement should consider the particular contribution which the site makes to what appears to be a planned relationship between church, garden structures, and the countryside beyond. The character of Lindfield Conservation Area, which encompasses the historic</p>		

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>core of the village, is of a rural Sussex village which has grown up over many centuries in close connection with the surrounding rural landscape, and as such the surviving rural setting is likely to be considered significant to that character. Development on the site, which is currently an open field, would fundamentally alter its nature and would remove the immediate connection between many of the above mentioned assets and the rural landscape to the east. The impact that development would have on the approach from the east to various assets along the Public Rights Of Way should form part of any detailed assessment. It will be impossible at the moment with the limited information available to assign a level of harm in the case of each asset; assume Less than Substantial Harm ranging from low for the more distant assets to mid or high for those directly</p>		



ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				adjacent or enjoying a planned relationship with this part of the landscape setting.			
1040	Land rear of Daltons Farm and The Byre, The Street, Bolney	Bolney	Negative	Listed buildings are present on/within proximity of the site, Less than substantial harm – High. Daltons Farm (Grade II), Old Bakehouse Cottage (Grade II), Tanglewood (Grade II), Durstons (Grade II), Bolney Lodge (Grade II) and Bolney Conservation Area. There is also the potential for curtilage listed buildings and/or Non Designated Heritage Asset associated with the Daltons Farm historic farmstead, e.g. the Byre, now in separate ownership. As a former farmhouse the surviving rural landscape directly to the east will be considered to make a strong positive contribution to the historical illustrative and aesthetic values of the farmhouse- the same will apply to any related curtilage listed buildings/NDHAs within the farmstead. Old Bakehouse	Neutral	Site is within/close to a conservation area, Less than substantial harm – Medium. See criterion 5 for commentary.	Rejected

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>Cottage appears to be a 19th century village shop/commercial premises-again the proximity of open countryside to the rear will contribute positively to its historical illustrative value as a village building, and to its aesthetic value. Tanglewood and Durstons appear to be 17th century or earlier rural buildings. More information could be provided as part of a heritage statement but again the rural setting is likely to contribute positively to the special interests of these buildings, although it is noted that Tanglewood is separated from the site by intervening development. Bolney Lodge is an 18th/ 19th century gentleman's country residence, the extensive grounds of which directly abut the site. Again the rural setting contributes to its special interest and in the case of the site provides separation from Bolney village. Bolney</p>		

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>Conservation Area – see the Council’s document Conservation Areas in Mid Sussex. The proximity of open countryside in places to either side of The Street is fundamental to its character. A Public Rights Of Way (PROW) runs west-east along the southern edge of the grounds to Bolney lodge, continuing along the boundary of the site to the southern boundary of the Conservation Area. Development on the site, which is currently open fields, will fundamentally alter its character and reduce or remove the positive contribution it currently makes through setting to the special interests/character of the above assets. It will also in some cases sever the direct relationship between these assets and the countryside to the west/south and/or remove the existing separation between</p>		

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				originally rural buildings and the village.			
1043	Land to west of Kilnwood Apartments Rocky Lane, Haywards Heath	Haywards Heath	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected
1046	Land north of Eldridge Caravan Park (North), Burgess Hill (c3 use)	Burgess Hill	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected
1049	Little Walstead Farm, (north parcel only), Lindfield	Lindfield	Negative	Listed buildings are present on/within proximity of the site. The loss of open fields which wrap around, and/ or form a significant part of the Listed Buildings' setting will fundamentally alter their character, which would become suburbanised, removing and reversing this currently positive contribution to the special interest. The Listed Buildings impacted are Little Walstead Farm, Grade II*, Greyfriars, Grade II and Tythe Cottage, Grade II) with NPPF: Less than substantial, low to high impact concluded.	Negative	Lindfield Conservation Area: Residential development on the proposed site is likely to have a negative impact on the currently partly rural character of longer views looking east from the Common across the buildings immediately surrounding the open space- these views contribute to an appreciation of the original nature of the development of Lindfield as a village closely connected to the surrounding countryside. NPPF: Less than substantial, mid.	Rejected

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
1050	Little Walstead Farm, (south parcel only), Lindfield	Lindfield	Negative Listed buildings are present on/within proximity of the site. The loss of open fields which form a significant part of the Listed Buildings' setting and/ or views will fundamentally alter their character, which would become suburbanised, removing and reversing this currently positive contribution to the special interest. The Listed Buildings impacted are Little Walstead Farm, Grade II*, Nether Walstead, Grade II and Tythe Cottage, Grade II) with NPPF: Less than substantial, medium to high impacts concluded.	Very Positive There are no conservation areas within/close to the site – No impact	Rejected
1051	Land south of The Old Police House Field, Danehill Lane, Horsted Keynes	Horsted Keynes	Very Positive No Listed buildings on/near the site – No impact	Very Positive There are no conservation areas within/close to the site – No impact	Rejected
1052	Lucas Farm (whole farm), Birchgrove Road, Horsted Keynes	Horsted Keynes	Negative Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact	Negative Site is within/close to a conservation area, Less than substantial harm – Medium impact	Rejected
1060	Land north of Hill Place Farm Buildings, Turners	East Grinstead	Negative Listed buildings are present on/within proximity of the site, Less than substantial harm –	Very Positive There are no conservation areas within/close to the site – No impact	Rejected

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
	Hill Road, East Grinstead		<p>High impact. Hill Place (Grade II) The proposed development site, which is currently open fields, completely encircles Hill Place (Grade II) and former farmstead. Development on the site would fundamentally alter its character, which would become suburbanised. This would have a very significant negative impact on the setting of the listed farmhouse and historic farmstead, including (it is likely) views of and from the buildings, and the character of the approach to the buildings along the PROW to the south, and the contribution which this makes to the special interest of the farmhouse and any curtilage listed buildings and how this is appreciated.NPPF: Less than substantial, high.</p> <p>Imberhorne Viaduct: The introduction of development relatively close to the base of the viaduct may have some detrimental impact on the</p>		

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				contribution which the currently semi rural setting within which it is viewed makes to its special interest. The extent of these impacts are however likely to be limited by the distance between the site and the viaduct and by partial screening of the site in views from the track by trees along its length. NPPF: Less than substantial, low.			
1062	The Yard at Ham Lane Farm, Scaynes Hill	Scaynes Hill	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected
1063	Phase 2 Swallows Yard, London Road Albourne	Albourne	Negative	Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected
1064	West Hoathly (Ibstock) Brickworks Large site, Sharpthorne	Sharpthorne	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected
1066	Land north of Springfield Close, North of Bolney (Parcel A) Bolney	Bolney	Neutral	Listed building potentially affected: Yew Tree Cottage and the Thatched House (Grade II, both formerly part of Tithe Farm historic farmstead) a short distance to the south west.	Neutral	Potentially affected; Bolney Conservation Area, the boundary of which is a short distance to the south. PROWs run from the Conservation Area through intervening	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				Public Rights of Way (PROW) run from the Conservation Area through intervening development and on through the south east corner of the site, as well as north as continuation of The Street, past the listed buildings and the eastern edge of the site. A degree of less than substantial harm based on the importance of the rural setting of the affected assets: Less than Substantial Harm:-Mid. Potential for suitable mitigation.		development and on through the south east corner of the site, as well as north as continuation of The Street, past the listed buildings and the eastern edge of the site. A degree of less than substantial harm based on the importance of the rural setting of the affected assets: Less than Substantial Harm - Low. Potential for suitable mitigation.	
1073	Land to east of Gravelye Farm House Hanlye Lane Haywards Heath	Haywards Heath	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected
1075	Land north of Willow way and Talbort Mead, Cuckfield Road Road Hurstpierpoint	Hurstpierpoint	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected
1076	North Field College Road Ardingly	Ardingly	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected



ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
1094	Land at Copthorne Hotel, Copthorne	Copthorne	Neutral	<p>Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact. Historic farmhouse at the core of the hotel (Grade II). There are also attached former farm buildings to the east and north east forming part of the hotel complex which would regarded as listed or curtilage listed. As a former farmhouse the surviving rural setting to the south and south west of the building makes a positive contribution to its special interest and in particular its historical illustrative and aesthetic values- the same will apply to the curtilage listed buildings. Although it is recognised that the existing hotel development has to an extent compromised the settings of these buildings, open land does survive to the south and south west. The proposed development site encompasses this land- development on it would</p>	Very Positive	<p>There are no conservation areas within/close to the site – No impact</p>	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				remove the remaining rural setting of the buildings and sever the connection between them and the wider countryside beyond. It will also affect the character of the approach to the farmhouse along the Public Rights Of Way which runs through the eastern side of the hotel complex/development site. Potential for suitable mitigation.			
1095	Land at West Town Farm Hurstpierpoint	Hurstpierpoint	Negative	Listed buildings are present on/within proximity of the site, Less than substantial harm – Low impact	Negative	Site is within/close to a conservation area, Less than substantial harm – Medium impact.	Rejected
1096	Land at Hangmans Acre Farm Lindfield	Lindfield	Negative	This is a large site potentially affecting a considerable number of designated heritage assets. These would include- but not necessarily be limited to- Old Place (subdivided into several properties) (Grade II*), Mulberry Cottage etc (former stable range to the rear of Old Place (Grade II), Sundial and Statue within the grounds of Old Place (Grade II), The Pavilion (late 19th century glass	Negative	Site is within/close to a conservation area, Less than substantial harm – High impact. See Criterion 5 for commentary.	Rejected

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>studio) (Grade II) and associated clair-voyee (Grade II), iron gates in the grounds of the Pavilion (Grade II) (two sets), 19th century donkey wheel in the grounds of the Pavilion (Grade II), Clock House (Grade II), Deans Watermill (Grade II) (which has a number of associated buildings which may be regarded as curtilage listed or as Non Designated Heritage Asset), Bridge House (Grade II). There are also a number of other listed buildings just to the west along the High Street including All Saints Church (II*) and Lindfield House (II*) which may potentially be affected. Hangman's Acre farm appears on maps from the mid 19th century and should be assessed as a potential Non Designated Heritage Asset. A detailed heritage statement would be required to consider the numerous assets which are within the vicinity of the site, their special interests and the</p>		

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>contribution which the rural setting to the east (including the site) makes to these special interests and the manner in which they were appreciated. The listed buildings are varied in their nature but as Sussex village/rural buildings it is likely that their surviving rural setting would be considered to make a positive contribution to their special interests. In terms of the various structures within the grounds of Old Place/the Pavilion, including the two sets of gates which bookend a walkway aligned to the west on the parish church and to the west on the site, the heritage statement should consider the particular contribution which the site makes to what appears to be a planned relationship between church, garden structures, and the countryside beyond. The impact that development would have on the approach from the east to various assets along the Public</p>		

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				Rights Of Way should form part of any detailed assessment, as well as the impact on the approaches to various assets along High Street/Ardingly Road to the north of the village. It will be impossible at the moment with the limited information available to assign a level of harm in the case of each asset; assume Less than Substantial Harm ranging from low for the more distant assets to mid or high for those directly adjacent or enjoying a planned relationship with this part of the landscape setting.			
1105	Land east and west of Malthouse Lane	Burgess Hill	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected
1122	Sussex House and Commerical House and 54 to 56 Perrymount Road	Haywards Heath	Very Positive	There are no listed buildings within or adjacent to the site	Negative	Site is within/close to a conservation area. The Conservation Area, which includes parts of Heath Road, Sydney Road and Oathall Road, is centred on The Heath Recreation Ground. The Heath itself is the last remaining part of the original	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
						<p>'Hayward's Heath' and still retains its unique character as an area of woodland in the heart of the town. Adjacent to the wooded area, the Victorian cricket ground which is set in an impressive amphitheatre, is another key feature of the Conservation Area and again an important surviving open space. Proposed scale of development has potential to have a significant detrimental impact on the character of the setting of the adjacent Conservation Area and views from it if it results in more visually prominent built form above the tree line on the boundary and/or an overbearing relationship between the new building(s) on the site and the adjacent open space. Less than substantial harm – Medium impact.</p>	

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
1133	Land west of Bolney Place, Cowfold Road	Bolney	<p><b>Very Positive</b></p> <p>Walnut and Well Cottage within 150m from site - no harm identified through comments. Bolney Place has potential to be considered as an NDHA due to its age and architectural quality. More information will be needed to assess the potential of the house and ancillary buildings as an NDHA; however on the basis of the limited information available it would appear that what significance the house and its former estate do have is likely to be based on the group's nature as a former country/edge of village residence and outbuildings of some pretension. The surviving rural setting of the house and ancillary buildings, including the proposed development site, make a positive contribution. NPPF para 203 - more information needed.</p>	<p><b>Negative</b></p> <p>Conservation Area within 200m. The rural setting of the Conservation Area, including countryside views from within it, are considered to make a strong positive contribution to its significance as the heart of a rural Sussex village. Although it is considered unlikely that there will be intervisibility between the Conservation Area and the site, more intensive development on it is likely to affect the character of the approach to the southern part of the Area along the A272 from the west, and in particular to detract from the current impression of the rural isolation of the settlement that one has in this approach, and the abrupt transition between the countryside and the village high street. Less than substantial harm: low-mid.</p>	Rejected

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
1134	Land rear of 45-85 Chanctonbury Road	Burgess Hill	Very Positive	No Listed buildings on/near the site.	Very Positive	There are no conservation areas within of adjacent to the site	Rejected
1135	Land rear of Challoners	Ansty	Negative	Grade II Mount Noddy Cottage opposite site entrance. Mount Noddy Cottage is a Grade II listed 18th century or earlier building located to the eastern side of Cuckfield Rd. It is likely to be considered to possess architectural value based on its construction and craftsmanship, as well as aesthetic value based partly on the use of vernacular materials, and historical illustrative value as a good example of a rural Sussex building of its period. Although historically the building was in a rural position to the south of and separated from the hamlet of Ansty, during the 20th century development has spread southwards along Cuckfield Road from the Ansty cross to surround the listed building to the north, east and south. It does retain a rural setting and	Very Positive	There are no conservation areas near the site/likely no harm	Rejected



ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>outlook to the west, on the opposite side of Cuckfield Road, which would be considered to make a strong positive contribution to its special interest and how this is appreciated, particularly those parts of that interest which are drawn from historical illustrative and aesthetic value. The proposed development site forms part of the rural setting a short distance to the north west of the Cottage, and is also adjacent to a PROW which runs west-east through the countryside to the west of Cuckfield Road, to join the road opposite the Cottage. Less than substantial Harm – Medium</p> <p>Whilst not listed, 1 and 2 North Cottages should be regarded as NDHA.</p>		
1136	Land at Lunce's Hill, Fox Hill	Haywards Heath	Negative	Very Positive	<p>Grade II Cleavewater adjacent to the site. Cleavewater (formerly Cleavewater's Farm) is a Grade II listed former farmhouse dating from the 16th</p> <p>There are no conservation areas near the site</p> <p>Rejected</p>

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>century or earlier. There is a surviving historic barn to the south of the house which is within the application site. An assessment would need to be made as to whether this would be regarded as curtilage listed, for which further information would be required. If not curtilage listed, it would certainly be regarded as an NDHA. Clewwater's Farm is recorded in the West Sussex Historic Farmsteads and Landscape Character assessment as a historic farmstead of the postmedieval period. The impact on the farmstead, which should be viewed as cumulative with the existing and approved new residential developments to the opposite side of the road, will be to surround it almost entirely with suburbia, save one small retained area of open land to the east and north of the house.</p>		

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>The current proposal will be particularly harmful in that it appears to affect the original farmlands of the farmstead, which were fundamental to its original function and purpose, and continue to inform an understanding of this- this relationship is suggested by both the proximity of the fields concerned and by the pattern of tracks etc. shown by historical map regression, but could be confirmed by a study of the historical ownership or tenancy of the site as part of a detailed heritage statement. Less than substantial Harm – High.</p> <p>The Old Cottage and Roger's Farmhouse, both Grade II listed buildings, are on the opposite side of the road. Both are considered likely to possess historical illustrative value as a good example of a rural Sussex</p>		

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				cottage of its period. The surviving rural setting of the listed buildings would be considered to make a strong positive contribution to their special interests and the manner in which these are appreciated. The proposed development site forms part of the wider rural setting and where it abuts Fox Hill will influence the character of the approach to the listed buildings from the north. LSH: Low- Mid.			
1137	Land west of Ockley Lane	Hassocks	Very Positive	No Listed buildings on/near the site – No impact	Very Positive	There are no conservation areas near the site/likely no harm	Rejected
1138	Land at The Paddock, East Mascalls Lane	Lindfield	Negative	Site is adjacent to Grade II Tythe Cottage - Tythe Cottage is a Grade II listed 18th century cottage located in a rural position outside Lindfield. The proposed development site, which appears to be partly currently an open field and partly a detached dwelling in extensive gardens, forms a significant part of the close setting of the listed building,	Very Positive	There are no conservation areas near the site/likely no harm	Rejected

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>and is directly adjacent to the approach to it from Scaynes Hill Road . Although we have no concept plan or similar, 25 new homes on the site will have a fundamental impact on its character, which will become suburbanised. This will remove and reverse the positive contribution which the site currently makes to the setting of Tythe Cottage, including potentially adversely impacting on the character of views from and of the listed building, and the character of the approach to it from Scaynes Hill Road. The rural character of the setting of the Cottage makes a strong positive contribution to the manner in which its historical illustrative and aesthetic value is appreciated. Little Walstead is a Grade II* listed former farmhouse. There is also a surviving historic barn which will be regarded as curtilage listed, as well as other possible surviving ancillary farm</p>		

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			buildings. The proposed development site is a relatively small and distant part of the setting of the farmstead, but is in relatively close proximity to the approach to it from East Mascalls Lane. Residential development on this part of the site may detract from the wider rural setting and approach to the farmstead. Less than substantial - more information needed to assess precise harm.		
1139	Land at Station Road	Sharpthorne	Negative Old Coombe House, is a Grade II listed late 16th-18th century former farmhouse located in a semi-rural position on the northern edge of Sharpthorne. The farmstead has a courtyard of surviving associated farmbuildings to the south east, which are now converted for use as commercial units. These buildings would be regarded as curtilage listed. The proposed development of 20 new houses will have a fundamental impact on the character of the site, which will become	Very Positive There are no conservation areas near the site/likely no harm	Rejected

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			suburbanised. This will remove and reverse the positive contribution which the site currently makes to the setting of the farmstead, including a likely adverse impact on views from the farmhouse, and on the character of the approach to it along the entrance track and the PROW. Less than substantial Harm – Mid- High		
1141	Land west of Cuckfield Road	Ansty	Negative Site is opposite a Grade II Listed Mount Noddy Cottage. Mount Noddy Cottage is a Grade II listed 18th century or earlier building located to the eastern side of Cuckfield Rd. It is likely to be considered to possess architectural value based on its construction and craftsmanship, as well as aesthetic value based partly on the use of vernacular materials, and historical illustrative value as a good example of a rural Sussex building of its period. Although historically the building was in a rural position to the south of and separated	Very Positive There are no conservation areas within/close to the site – No impact	Rejected

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>from the hamlet of Ansty, during the 20th century development has spread southwards along Cuckfield Road from the Ansty cross to surround the listed building to the north, east and south. It does retain a rural setting and outlook to the west, on the opposite side of Cuckfield Road, which would be considered to make a strong positive contribution to its special interest and how this is appreciated, particularly those parts of that interest which are drawn from historical illustrative and aesthetic value. The proposed development site forms a significant part of the closest rural setting of the Cottage, occupying part of the field directly opposite the listed building. It is also directly adjacent to a PROW which runs west-east from the countryside to the west towards Cuckfield Road, emerging just opposite the Cottage. Less than</p>		



ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				<p>substantial harm: Mid- High.</p> <p>Whilst not listed, 1 and 2 North Cottages should be regarded as NDHA.</p>			
1146	Swallows Yard (phases 1&2), London Road	Albourne	Negative	<p>Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact. North Pottersfield Cottage and South Pottersfield Cottage: Residential development on the site would fundamentally alter its character, such that it would become suburbanised. This would remove and reverse the positive contribution which it currently makes to the setting and special interest of North and South Pottersfield Cottages and would potentially affect views from the building and its setting, as well as the character of the approaches to it along the Public Right Of Ways. NPPF: Less than substantial, mid. Inholmes Cottage: As a possible former farmhouse the surviving wider rural setting of Inholmes</p>	Very Positive	There are no conservation areas within/close to the site – No impact	Rejected

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>Cottage makes a positive contribution to the special interest of the building and the manner in which this is appreciated, in particular its historical illustrative and aesthetic values. As above, residential development on the site would fundamentally alter its character, such that it would become suburbanised. This would remove the positive contribution which it currently makes to the wider setting and special interest of Inholmes Cottage, in particular the character of the approach to it along the Public Right Of Way. However, it is recognised that the Cottage is separated from the site by intervening development. NPPF: Less than substantial, low.</p>		
1147	Land at Hangman's Acre and Little Walstead, Lindfield	Lindfield	<p>Negative</p> <p>The High Street has a high concentration of Grade II and II* listed buildings. Although these buildings are varied in age and in their original and current functions, and will have</p>	<p>Negative</p> <p>The majority of the Conservation Area is surrounded by the more modern development of Lindfield. However the northern part, towards this</p>	Rejected

ID	Site	Settlement	5 - Listed Buildings	6 - Conservation Areas	Notes
			<p>differing architectural and aesthetic values, they have in common their illustrative value as historical Sussex village buildings of their particular type and period. As such, the surviving rural setting of this northern part of the village, which in some cases is directly adjacent to the grounds of the buildings, makes a positive contribution to the manner in which their special interests are appreciated. The development site in some cases affects views from and of the buildings, and/or the character of the approaches to them along Ardingly Road or adjacent PROWs. Other listed buildings potential impacted by the proposed development are: Deans Water Mill, Bridge House and Greyfriars. Hangman’s Acre Farm has potential for consideration as an NDHA. More information would be needed to identify the nature and level of its significance in</p>	<p>end of the High Street and including the area around the church, directly abuts open countryside to the west, north and east. This direct relationship makes a strong positive contribution to the manner in which the significance of the Area as the historic heart of a Sussex village which has grown up over many centuries in close connection with the surrounding rural landscape is appreciated. This contribution is enhanced by the lack of a similar direct relationship to the other parts of the Conservation Area. The rural setting to the northern part of the Area also contributes positively to the character of the approach to it along Ardingly Road, and along the numerous PROWs which run into the village from the surrounding countryside.</p>	

ID	Site	Settlement	5 - Listed Buildings		6 - Conservation Areas		Notes
				the local context, however as a former farmstead the surrounding agricultural land, which in large part constitutes the application sure, is likely to be considered to make a strong positive contribution to that significance. LSH: mid-high.		The proposed development site is a very significant parcel of land lying to the east of the village, directly abutting the Conservation Area at its northern end. Less than substantial harm: High	
1149	Land west of Turners Hill Road (450)	Crawley Down	Very Positive	There are no listed buildings within or adjacent to the site	Very Positive	There are no conservation areas within or adjacent to the site	Rejected