

Project	P2228 – Land to the East of Mousdell Close, Ashington
Document	Heritage Statement

Heritage Statement

Land East of Mousdell Close, Ashington West Sussex

Proposed development: 74 residential dwellings with associated access, landscaping, and infrastructure

Introduction

This Heritage Impact Assessment (HIA) accompanies a planning application for residential development on land east of Mousdell Lane, Ashington. It identifies relevant designated heritage assets, summarises applicable policy and legislation, and assesses effects on significance and setting.

Identified Heritage Assets

Designated assets in the wider area are:

1. **Church Farmhouse** – Grade II Listed (List Entry 1353978).
2. **The Parish Church of St Peter and St Paul** – Grade II* Listed (List Entry 1027442).
3. **Laurel Cottage (also recorded with Orchard Cottage)** – Grade II Listed (List Entry 1191796).

These assets are located a substantial distance from the site within the village, separated by modern development, intervening roads, and mature vegetation.

Legislative and Policy Context

Statutory duty

Under s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, decision-makers must pay special regard to the desirability of preserving listed buildings or their settings.

National Planning Policy Framework (NPPF, December 2024)

Relevant provisions include:

- Para 207: Applicants should describe the significance of affected heritage assets, including any contribution made by their setting.
- Paras 212–213: Great weight must be given to the conservation of designated heritage assets; any harm requires clear and convincing justification.
- Paras 214–215: Balancing tests for substantial or less-than-substantial harm. As this assessment finds no harm, these tests are not engaged.

Local policy – Horsham District Planning Framework (HDPF, 2015)

Policy 34: Cultural and Heritage Assets requires development to sustain and, where appropriate, enhance the significance and setting of heritage assets, informed by proportionate assessment and good design.

Site Context and Relationship to Heritage Assets

The site is located to the East of Mousdell Close, south of Rectory Lane on the western side of Ashington. Its boundaries include established trees and hedgerows that provide effective screening. The identified listed buildings lie within Ashington's historic core and along Church Lane/Rectory Lane, but are well-separated from the site by layers of existing residential development, roads, and mature vegetation. There is no known functional or historic association between the site and the listed buildings.

Assessment of Impact

Significance and setting

The significance of the listed assets is derived principally from their architectural and historic interest and their immediate historic village context. The application site does not contribute to that significance. Given the distance, intervening built form, and screening by trees and hedgerows, the proposals would not be perceived from the principal settings of the listed buildings and would not alter how their significance is experienced.

Conclusion on effects

The proposed development would result in no harm to the significance or setting of Church Farmhouse (GII), the Parish Church of St Peter and St Paul (GII*), or Laurel Cottage (GII). This accords with NPPF paras 212–213 (great weight to conservation; no harm) and the balancing tests at paras 214–215 are not engaged.

Planning Balance and Public Benefits

Although no heritage harm is identified, the scheme delivers clear public benefits, notably 74 homes contributing to local housing needs and a plan-led growth strategy. This is consistent with the NPPF's objective to significantly boost the supply of housing and with HDPF Policy 34, which anticipates well-designed development that respects heritage significance and setting.

Overall Conclusion

Having special regard to s.66(1) of the 1990 Act, the NPPF (December 2024), and HDPF Policy 34, the proposed development would have no adverse impact in heritage terms. The application is therefore compliant with national and local policy for the historic environment.