



Heritage Impact Assessment

Former Sandgate
Nurseries, West End
Road, Henfield

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HCUK Group is a multi-disciplinary environmental practice offering expert advice in archaeology, heritage, landscape, arboriculture, and planning. We began life as Heritage Collective LLP in 2010, before becoming Heritage Collective UK Limited in 2014. Finally, in 2020, we became HCUK Group Limited.



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1. Introduction

1.1 This Heritage Impact Assessment has been prepared by HCUK Group on behalf of Sandgate Henfield Developments Ltd. It relates to an application for outline planning permission for a mixed use development on the application site, the former Sandgate Nursery, a field to the south of West End Lane. Horsham District Council (HDC hereafter) are the determining authority.

1.2 The full description of development is as follows:

Outline application for erection of a continuing care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 starter homes (Use Class C3) with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).



Figure 1: The application site

1.3

There are no heritage assets within the site itself but the site is adjacent to the grade II listed Dear's Farmhouse, now known as Camelia Cottage. In accordance with the requirements of Paragraph 194 of the National Planning Policy Framework (2021) this statement describes the significance of the identified designated heritage asset.



Figure 2: Site location plan

The Proposals

1.4

The application site has a long planning history which is discussed in more detail elsewhere in the submission. The most recent application for the site's redevelopment (LPA ref: DC/21/0908) was refused for a number of reasons

including the effect on the nearby grade II listed Camellia Cottage. However, within the Delegated Report, conservation officer comments concluded that:

The current application has sought to create a clear physical and visual buffer between the proposed development and the listed building. My view is that this will ensure some perception of separation between the suburban development and the historic farmhouse. However, there will be some impact within the wider setting of the listed building and this will result in less than substantial harm at the lowest end of that scale. The public benefits of the proposal should be weighed against this harm.

1.5 At the conclusion, the Delegated Report went on to note:

In respect of the impact on the setting of Camellia Cottage, whilst at the low end of 'less than substantial harm' the absence of a development that is otherwise acceptable on the other grounds set out above means that there are no public benefits at this stage to outweigh the harm.

1.6 Current proposals build upon the successful elements of the earlier scheme, namely:

- Providing a clear physical and visual buffer proposed between the development and listed building of a greater distance than that of the earlier scheme (64m in contrast to 60m);
- Introduction of boundary planting along the site's north eastern corner closest to the listed building; and
- Omission of any development from the site's West End Lane frontage (which previously housed the single storey community building).

Purpose of this Statement

1.7 The purpose of this Heritage Impact Assessment is to assist with the determination of the application by informing the decision takers on the effects of the proposed development on the historic built environment. Value judgements on the significance of the identified heritage assets is presented and the effects of the proposals upon that significance are appraised. Particular regard is given to the

provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the National Planning Policy Framework (NPPF) 2021 and local planning policy. The site and heritage assets affected have been observed and assessed following a site visit made by the author in September 2022.

2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹
- 2.2** For the purposes of this statement, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.³
- 2.3** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.4** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
- 2.5** Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017), better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

2.6 The NPPF requires the impact on the significance of a designated heritage asset⁴ to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁵ The Scale of Harm is tabulated at **Appendix 1**.

2.7 Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁶ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.8 Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

⁴ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

⁵ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

⁶ The balancing exercise was the subject of discussion in City and Country Bramshill v CCSLG and others [2021] EWCA, Civ 320.

2.9 Local planning policy for HDC is contained within the Horsham District Planning Framework (adopted November 2015). Relevant policies from this document are discussed below.

2.10 **Policy 34 Cultural Heritage Assets:** This policy notes that the council recognises that heritage assets are an irreplaceable resource and as such will sustain and enhance its historic environment through positive management of development affecting heritage assets. It goes on to note that applications for such development will be required to:

- 1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;*
- 2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;*
- 3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;*
- 4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;*
- 5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;*
- 6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;*
- 7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and*
- 8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.*

3. Background and Development

3.1 As noted in the Introduction, Camellia Cottage dates to the 16th century and is well illustrated on historic maps. The first map to show the building is the 1778 Yeakall and Gardner's Map of Sussex (**Figure 3**) which shows the building as part of an isolated farmstead at a road junction, although by the 1806 Ordnance Surveyors' Drawing (**Figure 4**) Lawyer's Farm had been added to the west.



Figure 3: 1778 Yeakall and Gardner's Map of Sussex, Camellia Cottage circled



Figure 4: 1806 Ordnance Surveyors Drawing, Camellia Cottage circled

3.2 The 1844 Henfield Tithe Map (**Figure 5**) shows a similar situation with a series of buildings facing West End Road (north) within Plot 658 and a large rectangular building (Camellia Cottage) perpendicular to the road within Plot 659.

3.3 The Tithe Apportionment confirms that at this time both plots were owned by Thomas Faulconer with Plot 658, 'Yard and Buildings' occupied by Thomas Williams and the eastern plot (Plot 659, '2 Tenements & Gardens'), now Camellia Cottage, occupied by Thomas Muzzall and another.

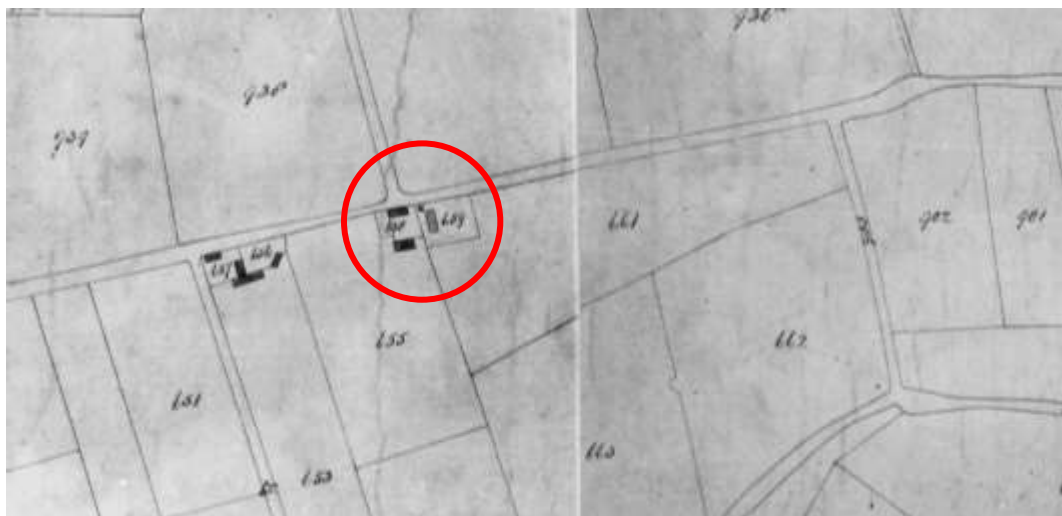


Figure 5: 1844 Henfield Tithe Map © The Genealogist. Camellia Cottage circled

3.4 The application at this comprised two part of Plot 661 and Plot 663. The associated Tithe Apportionment shows that Plot 661 ('four acres, arable') was owned by Thomas Faulconer and occupied by Thomas Williams while Plot 663 was owned by Linfield Borrer and occupied by Sidney Street

3.5 By the 1874 Ordnance Survey (OS hereafter) Map (**Figure 6**) the railway line had been added to the east, along with the station, the station hotel, a steam mill and a gasworks, as well as a few houses.

3.6 The situation remained similar up to the 1911 OS Map (**Figure 7**) but by the 1939 Ordnance Survey map (**Figure 8**) the Holland's Road development had been completed, and the West End Nursery had been established on the field to the south-west of Dear's Farm. During the same time the field to the south of the farm was divided to create a long orchard that extended southwards to Holland's Lane.



Figure 6: 1879 OS Map (surveyed 1874-75). Reproduced with permission of the National Library of Scotland



Figure 7: 1911 OS Map (surveyed 1909). Reproduced with permission of the National Library of Scotland



Figure 8: 1939 OS Map (surveyed 1938). Reproduced with permission of the National Library of Scotland

3.7

After the Second World War, the development now known as The Paddocks was built on Stonepit Lane to the north of Camelia Cottage and by 1970 the nursery had moved to the application site (**Figure 12**).

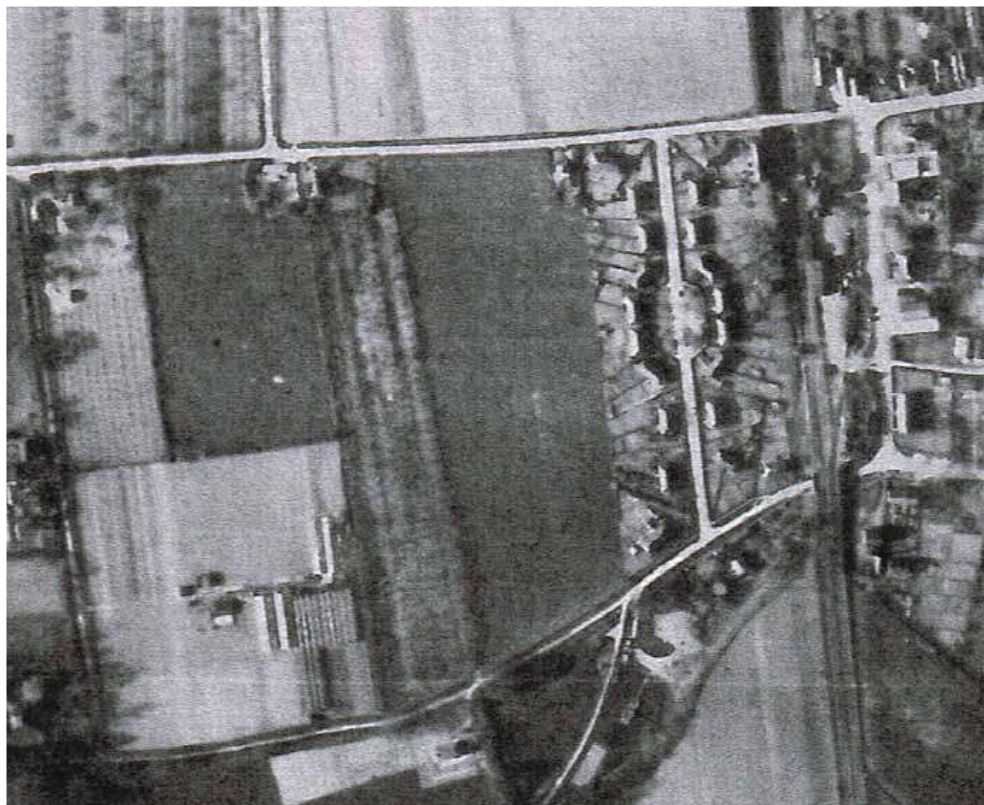


Figure 9: Extract from 1946 Aerial Photograph (RAF)



Figure 10: Extract from 1958 Aerial Photograph (RAF)



Figure 11: Extract from 1965 Aerial Phtoograph (RAF)



Figure 12: Extract from 1970 Aerial Photograph (RAF)

3.8 At some point the farmstead at Dear's Farm changed, when the barn and outbuildings to the west were separated and converted to residential use, with a separate curtilage. A new car port has been constructed to the east of Camelia Cottage, close to the boundary with the application site.

3.9 Following an appeal in 2014, an application for the construction of 160 residential dwellings on land to the north of Dear's Farm (LPA ref: DC/13/0787) was consented. This development has now been constructed and can be seen on modern satellite photography (**Figure 13**).



Figure 13: 2022 Google Earth Pro satellite image showing the modern development of 160 homes to the north of the application site and Dear's Farmhouse

4. Statement of Significance

Assessment of Significance

- 4.1** This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and it comments on the contribution of setting to significance. The identification of the heritage assets equates to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 5 (Heritage Impact Assessment) and with the tabular methodology at **Appendix 2**.

Camellia Cottage, formerly Dear's Farmhouse (grade II)

- 4.2** Camellia Cottage, formerly Dear's Farmhouse, was listed in 1980 (UID: 1353991) with its list description, one of the older types for identification purposes only, reading:

"C16 timber-framed house with plaster infilling, ground floor rebuilt in red brick. Tiled roof. Casement windows. Two storeys. Three windows."

- 4.3** As noted by the list description, the building is a 16th century timber framed house with plaster infilling, the ground floor having been rebuilt in red brick and with a tiled roof. The southern part of the building, roughly half of the footprint and bulk, is a modern extension.

- 4.4** In essence, the significance of Camellia Cottage is derived from its historic and architectural interest. As a timber framed house dating from the 16th century, Camellia Cottage is of considerable illustrative historic interest as a remnant of the past. Its historic interest can be described as the way in which the building can act as a link between past and present, and in assisting in the interpretation of the past. That is to say, it is an example of a 16th century farmhouse, albeit one that has been subject to considerable alteration over the years, and which now stands in a very different context to that of the 16th century.



Figure 14: Camelia Cottage as seen from West End Lane



Figure 15: Camelia Cottage as seen from West End Lane

- 4.5** The architectural interest of the farmhouse is derived from its vernacular form and appearance; it is a good example of a vernacular timber framed building that has survived relatively intact, despite having been extended. The extension, although of limited inherent interest, exemplifies the way in which timber framed buildings such as this were enlarged or adapted over time, to reflect changing requirements and uses. The extension has nevertheless compromised the architectural integrity of the farmhouse and in this respect detracts, rather than contributes in a positive way towards the significance of the house.
- 4.6** Any original internal features and evidence of the plan form or layout, where these have survived, would further add to the building's architectural interest (the interior was not inspected).
- 4.7** The fabric of the building is likely to be of archaeological interest as part of the material culture of the 16th century, but the building will also retain evidence of subsequent adaptation and use. Whilst the extension demonstrates the building's adaptation as part of its ever-changing evolutionary narrative, it has also to some extent affected the integrity of the once modest timber framed farmhouse and the way in which the building is appreciated or understood. This takes in the internal layout and plan form, as well as the way in which the building is experienced externally (i.e. its form and envelope), although there is no ambiguity as the extension is recognisable as a later addition.

Setting of Camellia Cottage

- 4.8** The setting of Camelia Cottage is much altered. The historic rural isolated nature of the building as a former farmhouse, as seen on historic mapping contained within Section 3 of this report, has been significantly compromised as a result of the western expansion of Henfield narrowing the gap between the listed building and town and introducing greater levels of modern development to the north and east of the building.
- 4.9** In terms of appreciating the building's heritage significance, it is the well-defined curtilage and garden of the asset that plays the most important role. It is within these more immediate surroundings that the house and its heritage significance can best be appreciated. In addition, the barn to the west of the listed building (now

converted to a single family dwelling with its own curtilage) reveals something of a sense of the farmstead that would once have been associated with the farmhouse.

- 4.10** Based on a review of satellite photography, views from the house south west across rural and agricultural land appear to be possible better revealing the history of the building as a former isolated farmstead.
- 4.11** The building also has an important relationship with West End Lane though this is primarily spatial rather than visual due to dense boundary planting.
- 4.12** Overall, it is these aspects of the asset's setting which play the most important role in revealing the significance of the building.



Figures 16 and 17: Modern residential development directly north of Camelia Cottage (left) and modern car port to the east of Camelia Cottage



Figures 18 and 19: Views along West End Lane demonstrating limited visibility of Camelia Cottage

- 4.13** Outside of the asset’s curtilage, views of Camelia Cottage from West End Lane are significantly limited as a result of boundary planting to the curtilage’s northern and eastern edges and the orientation of the building perpendicular to the road. Where possible views of the building from the road are typically oblique and feature other built form including the barn and the modern extension to the cottage.



Figure 20: Well established planting to the eastern boundary of Camelia Cottage (right) prohibiting views out from the listed building into the site

- 4.14** As previously identified, the farmhouse is set in a mature garden of generous proportions, with a well defined boundary that serves to enclose the garden and separate the plot from its hinterland. There is, therefore, a well established and physical and visual separation between the gardens and the application site.
- 4.15** While access into the gardens of the listed building have not been possible, it is expected that outward views from the garden to the site, even in leafless conditions, would provide a wholly limited degree of visibility and that it would not

be possible to discern the application site as open land in views out from the garden.

- 4.16** When the application site was visited (in full leaf conditions) no intervisibility was possible but it is acknowledged that, in leafless months some filtered glimpsed views of the roof structure of the farmhouse may be possible. Should this be the case the views would be peripheral and these fragmentary. Certainly, it could not be said that the building is recognisable as a 16th century timber framed farm house when seen from the application site or that the asset's significance is experienced from the site. Therefore, the application site does not facilitate views of the building or serve to reveal its significance insofar as views and intervisibility or spatial interconnection is concerned.



Figure 21: View from the site north towards Camelia Cottage which is entirely screened by tree cover

- 4.17** Despite the compromised rural character of the setting of the listed building, the application site does to some extent serve as a separation between the farmhouse

and the settlement reflecting its former isolated siting, although Camelia Cottage is no longer experienced as isolated, or entirely separated, from Henfield.

4.18 Based on the information contained within Section 3, it is clear that there are historic links between the listed building and site. However, there have been obvious changes in the local farming and rural landscape since Camellia Cottage was built and the listed building's agricultural use has ceased and their domestic use is now obvious.

5. Heritage Impact Assessment

5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. It equates to Step 3 of GPA3, which has a close connection with Step 2. This chapter should be read in conjunction with the preceding chapter, and the tabular GPA3 assessment in **Appendix 2**.

Proposed Development

5.2 As identified in the Introduction proposals on the site amount to an outline application for the erection of a continuing care retirement community (up to 72 units) and up to 10 starter homes with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works.



Figure 22: Proposed site layout

5.3 As this is an outline application (will all matters reserved except access) full details of the scheme are unknown at this stage. As such, the following section of this

report will assess the scheme in the broadest terms, based on the information made available through the masterplan.

Impact Assessment

- 5.4** It is important to note that, as part of the proposed development, there will be no physical effect on the listed building or its fabric. Rather the effects of the site's development are limited to those resulting from a change within the setting of the building.
- 5.5** As identified in the preceding section, Camelia Cottage is to a large extent sheltered by mature vegetation. However, it is not completely separated from the application site and while the application site does not make any notable positive contribution towards, or serve to reveal, the significance of the farmhouse it does provide a degree of semi-rural separation between it and Henfield. The presence of buildings on the application site could therefore potentially affect the surroundings in which the listed house is experienced.
- 5.6** It is acknowledged that the introduction of development upon the application site would erode the site's current openness and in this sense the application site does, to some extent serve, as a separation between the farmhouse and the settlement. The introduction of development would erode this current role, essentially joining up in a more coherent way the farmhouse and Henfield. However, it is relevant to note that the effect of this would be limited by the fact that Camelia Cottage is no longer experienced as entirely isolated, or separated, from the settlement.
- 5.7** While the loss of separation would occur it is relevant to note that the effects of the proposed development have been minimised as much as possible by virtue of careful design. As shown on the proposed site layout, such elements of design mitigation include:
- Provision of a clear physical and visual buffer proposed between the development and listed building. It is also relevant to note that this buffer (64m) is more extensive than that previously proposed as part of the most recent refused application (60m);

- The introduction of boundary planting along the site's north eastern corner closest to the listed building; and
- Omission of any development from the site's West End Lane frontage (which previously housed the single storey community building).

5.8

It is also useful to compare the previous site layout (**Figure 23**) with the proposed (**Figure 24**) to properly understand the changes.



Figures 23 and 24: 2021 proposed site layout, LPA ref: DC/21/0908 (top) and currently proposed site layout (bottom)

- 5.9** The buffer provided ensures that the proposed development (despite the intervening planting, discussed below) could not be considered to crowd or overwhelm the listed building either spatially or visually. The buffer (now increased in depth) was welcomed as part of the earlier application with officers noting that it would “...ensure some perception of separation between the suburban development and the historic farmhouse.”
- 5.10** Reinforcing the existing boundary vegetation in between the application site and the listed building is an integral part of the proposed development, and this also extends to the boundary planting along West End Lane, in particular the infilling of the existing site access point at the west. Strengthening the existing boundary vegetation will also ensure that the visual influence of the new development in terms of the surroundings in which the listed building experienced is minimal, and limited to such an extent that the significance of the building, or the ability to appreciate that significance, would remain unaffected.
- 5.11** The omission of built form on the site’s north east corner (close to the West End Lane frontage) is also beneficial in retaining the rural character of the lane. While some built form may be visible within the site, from West End Lane itself this would be at some distance and filtered by the proposed tree planting both within the site and along the site’s northern boundary. In any event there is limited to no ability to appreciate the significance and heritage values of the listed building from West End Lane.
- 5.12** Accordingly Camelia Cottage would not be experienced as ‘surrounded’ or ‘dominated’ by the proposed development, which would have at most only a very limited presence in the context of the listed house. The proposed development would not be visible alongside the house to any notable extent and the building would be appreciated in a very similar way as it is at present.
- 5.13** It is also important to note that key aspects of setting of Camelia Cottage which contribute to and better reveal the significance of the listed building would be entirely preserve as a result of the proposed development. As noted in Section 4, such elements of setting include:
- The building’s private curtilage including its gardens and grounds;

- The building's visual and spatial relationship with its former barn (now in separate residential use);
- Long range views from the listed building and its grounds towards the south west which better reveal the building's historic legibility as a rural farmhouse; and
- The building's spatial relationship with West End Lane which represents the original approach to the building (though visual links are now wholly limited).

5.14 As identified in the preceding section, visually the farmhouse is sheltered by mature vegetation and it does not have a strong presence in medium or long views from the surrounding area. The house is best appreciated from within its private curtilage where its elevations can be fully understood. It can also be seen in part on approach from West End Lane or from Stonepit Lane to the north, in which the roof can be seen, framed with deciduous and evergreen trees behind or to the side of it.

5.15 With regards to views of the listed building from within its curtilage (i.e. key views which best reveal the building's significance), the proposed development would have a wholly limited presence due to the dense existing and proposed boundary planting. At most the development would be visible insofar as roof elements seen through the trees in leafless conditions and this would not prohibit or detrimentally affect any experience of the listed building. Importantly, the listed building's skyline and silhouette would not be affected in any way.

5.16 The map regression suggests that the house was historically approached in same way as presently, i.e. from Stonepit Lane to the north, or along West End Lane, in either direction. The way in which the house is seen on approach is not influenced by the application site, which is screened by the trees along West End Lane. Views from the lanes into the site are heavily filtered even in leafless months and while these may undergo some change with glimpses of built form in the site, this would not affect the ability to appreciate the significance of the listed building in any way.

5.17 it is views from West End Lane which are most likely to include both the listed building and built form on the site. However, visibility of Camelia Cottage from the lane is limited and only identifiable as a rural vernacular dwelling of indeterminate age and function. Its special heritage significance would only be apparent in those

closer views which also included the western façade where the large modern extension would also be visible. In these views the proposed development (where glimpsed) would be appreciated as a continuation of the settlement, as part of its evolution in the 21st century (especially if in keeping materials and designs are proposed at reserved matters stage) and the lane's semi-rural character would be preserved.

5.18 It is also relevant to note that views along West End Lane would retain more of their rural character as part of the current proposals (in comparison to the most recent application) as a result of the omission of built form on the site's road edge (the earlier community building) and increased naturalistic tree planting within the site.

5.19 Overall, at most the new buildings would have a peripheral presence in views of and towards Camelia Cottage. However, due to various reasons discussed above, they would not unduly intrude on the setting of the listed building or impede the way in which it is appreciated in these views.

Summary and Policy Compliance

5.20 Overall, as a result of the proposed development, the listed farmhouse itself would remain legible as a 16th century timber framed house, albeit now extended and set within a context that has, unsurprisingly, changed considerably since the 16th century.

5.21 In accordance with the NPPF, the proposed development would not materially change (or harm) the architectural and historic interest, or significance, of the 16th century timber framed former farmhouse, or the way in which its significance is appreciated. However, to the extent that the proposed development would result in a loss of the sense of separation between the listed building and the settlement, this is an unavoidable consequence of the expansion of the settlement and development of the site. Insofar as the presence of the proposed development could be said to affect the heritage significance of the listed building, any harm would be demonstrably limited and at the lowest end of less than substantial harm (**Appendix 1**). This accords with the Council's earlier assessment as part of the earlier refused application (LPA ref: DC/21/0908).

- 5.22** Nonetheless, is it relevant that the farm is not currently experienced as entirely isolated or separated from the settlement (when approached from the east the settlement is just behind the viewer and likewise it is experienced in views from the west). Furthermore the now defunct nursery on the site would have acted as a more tangible link between the farmstead and the settlement. In these circumstances the proposed development would not radically change the surroundings in which the building is experienced, i.e. its setting.
- 5.23** In accordance with paragraph 201 of the NPPF, this should be weighed against the public benefits of the proposal. This assessment is undertaken elsewhere in the application submission.

6. Conclusions

- 6.1** This Heritage Impact Assessment presents an assessment of significance and setting of Camelia Cottage, formerly Dear's Farmhouse, a grade II listed building. This is followed by an appraisal of the effects of the proposals upon these heritage assets with consideration given to local and national policy and guidance.
- 6.2** As a 16th century timber framed house, Camelia Cottage is of considerable illustrative historic interest, as well as some archaeological interest in the fabric and evidence of use and adaptation. The architectural interest of the farmhouse is derived from its vernacular form and appearance; it is a good and relatively intact example of its type, despite having been extended. Any surviving original internal features and evidence of the plan form or would further add to the building's architectural interest. The extension is of limited inherent interest, but exemplifies the adaptation of the building to reflect changing requirements and uses.
- 6.3** Like the building itself, the surroundings of the farmstead have changed considerably over time. The farmhouse now stands in a very different context to that of the 16th century; this includes the addition of several homesteads of farmsteads, as well as the addition of the railway line, now dismantled, and the expansion of Henfield in the 20th century.
- 6.4** As identified in the Introduction proposals on the site amount to an outline application (with all matters apart from access reserved) for the erection of a continuing care retirement community (up to 72 units) and up to 10 starter homes with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works.
- 6.5** Section 5 of this report presents an assessment of the impact of the proposed works on the significance of the identified heritage assets and concludes that the proposals would amount to a wholly limited degree (lowest end) of less than substantial harm as a result of the way in which the development would erode the current separation between the listed building and Henfield. However, it is important to note that key views of the listed building and aspects of its setting which most contribute to its significance remain unaffected.

6.6

In summary, the proposed works within the setting of the grade II listed building would result in a wholly limited effect (less than substantial harm for NPPF purposes) to this asset's significance. The Planning Statement (Solve Planning, 2023) provides an assessment of the public benefits of the scheme against this low level of harm in accordance with the requirements of paragraph 202 of the NPPF.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 201 and 202, and guidance on NPPG).⁷

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

⁷ See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

Appendix 2

GPA3 Assessment: Historic England's guidance on setting

In assessing the effect of the proposed development on the setting and significance of designated heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

<i>Relevant Considerations</i>	<i>Camelia Cottage (grade II)</i>
<i>Proximity of the development to the asset</i>	The proposed development is located adjacent to the curtilage of Camelia Cottage
<i>Proximity in relation to topography and watercourses</i>	The area's topography is relatively flat and there are no water courses of relevance to this asset and the proposed development
<i>Position of development in relation to key views</i>	Due to dense boundary planting, key views of the listed building where its significance is fully revealed and appreciated are only possible from within its curtilage. The proposed development would have a wholly limited presence in these views and would not prohibit or detrimentally affect any experience of the listed building
<i>Degree to which development will physically or visually isolate asset</i>	The proposed development will, to a degree, erode the current separation present between the listed building and Henfield, essentially merging it more notably in with the town's modern expansion
<i>Prominence, dominance and conspicuousness</i>	While the development as a whole would be noticeable within the setting of the listed building, the built form itself would not be prominent or dominant within the asset's setting and would not have a noticeable presence in views from West End Lane
<i>Competition with or distraction from the asset</i>	For the reasons identified elsewhere in the table, the proposed development would not compete with or cause distraction away from the listed building

<i>Dimensions, scale, massing, proportions and materials and design</i>	While the current application relates to outline planning permission (with all matter reserved) the intention is for the proposed development to relate positively to and be in keeping with the existing surrounding modern built form
<i>Introduction of movement and activity</i>	The proposed development will introduce a degree of movement and activity into the site where there is currently none. This will, to a minor degree, further the sense of the listed building being merged with Henfield
<i>Diurnal or seasonal change</i>	Matters of diurnal and seasonal change have been factored into the overall assessment. However, even in leafless conditions the dense boundary planting and planting within Camelia Cottage's curtilage will obscure intervisibility between the site and listed building
<i>Change to built surroundings and spaces</i>	The proposed development would lead to a change in the surroundings of the listed building, taking the application site from a predominantly green and open field (former nursery) to a suburban development
<i>Change to skyline, silhouette</i>	The proposed development would not result in any change to the skyline or silhouette of the grade II listed building
<i>Noise, odour, vibration, dust, lighting effects</i>	The proposed development will introduce a degree of noise and lighting effects into the site where there is currently none. This will, to a minor degree, further the sense of the listed building being merged with Henfield
<i>Change to general character</i>	The proposals would result in a change to the character of this part of the setting of the listed building. However, Camelia Cottage is already appreciated amongst a context of modern residential development so this change is not wholly out of keeping

Standard Sources

<https://maps.nls.uk>

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

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www.history.ac.uk/victoria-county-history

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

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2021

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)