Wealden District Local Plan Heritage Impact Assessment

Prepared for
Wealden District Council
September 2026

Wealden
District Council

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1.0 Introduction

The following Heritage Impact Assessment (HIA) has been prepared for Wealden District Council (WDC) to inform the site allocations associated with the emerging Wealden Local Plan.

53 sites have been assessed. In some cases, two or more sites have been assessed collectively where they lay in very close proximity and, based on professional judgement, would likely result in the same or very similar heritage impacts.

The methodology employed for this HIA is based on national guidance for assessment of significance, setting and site allocations, as set out in particular within:

- The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3 (Historic England, 2015)
- The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (Historic England, 2017)
- Statements of Heritage Significance: Analysing Significance in Heritage Assets: Historic England Advice Note 12 (Historic England, 2019)

For each site, the following steps were taken:

- Heritage assets within and in the vicinity of the sites which, using professional judgement, may experience impacts upon their significance and setting as a result of development on the site were identified and an accompanying map was prepared.
- Archaeological Notification Areas, which are maintained by East Sussex County Council) within each site were identified.
- The historic landscape characterisation typologies within each site, as set out in the Sussex Historic Landscape Characterisation (2010) were identified.
- The significance of each heritage asset was identified and the contribution of the site to the significance of the asset was assessed.
- The potential impact of development within the site upon the significance of each heritage asset was assessed, where relevant taking account of the cumulative impact of consented or construction-stage development in the vicinity.
- Opportunities for avoiding, minimising and mitigating harm, and maximising enhancements to the historic environment were identified.
- Based on the significance of heritage assets, the potential impacts identified and opportunities to avoid harm and maximise heritage enhancement, conclusions and recommendations were provided for each site.

Each assessment was informed by desk-based research and, where possible, site visits.

2.0 Heritage Impact Assessment

2.1 SITE NAME: FIELD AT NORTH STREET, LOWER HORSEBRIDGE

SHELAA REFERENCE: 009-3100

Site description

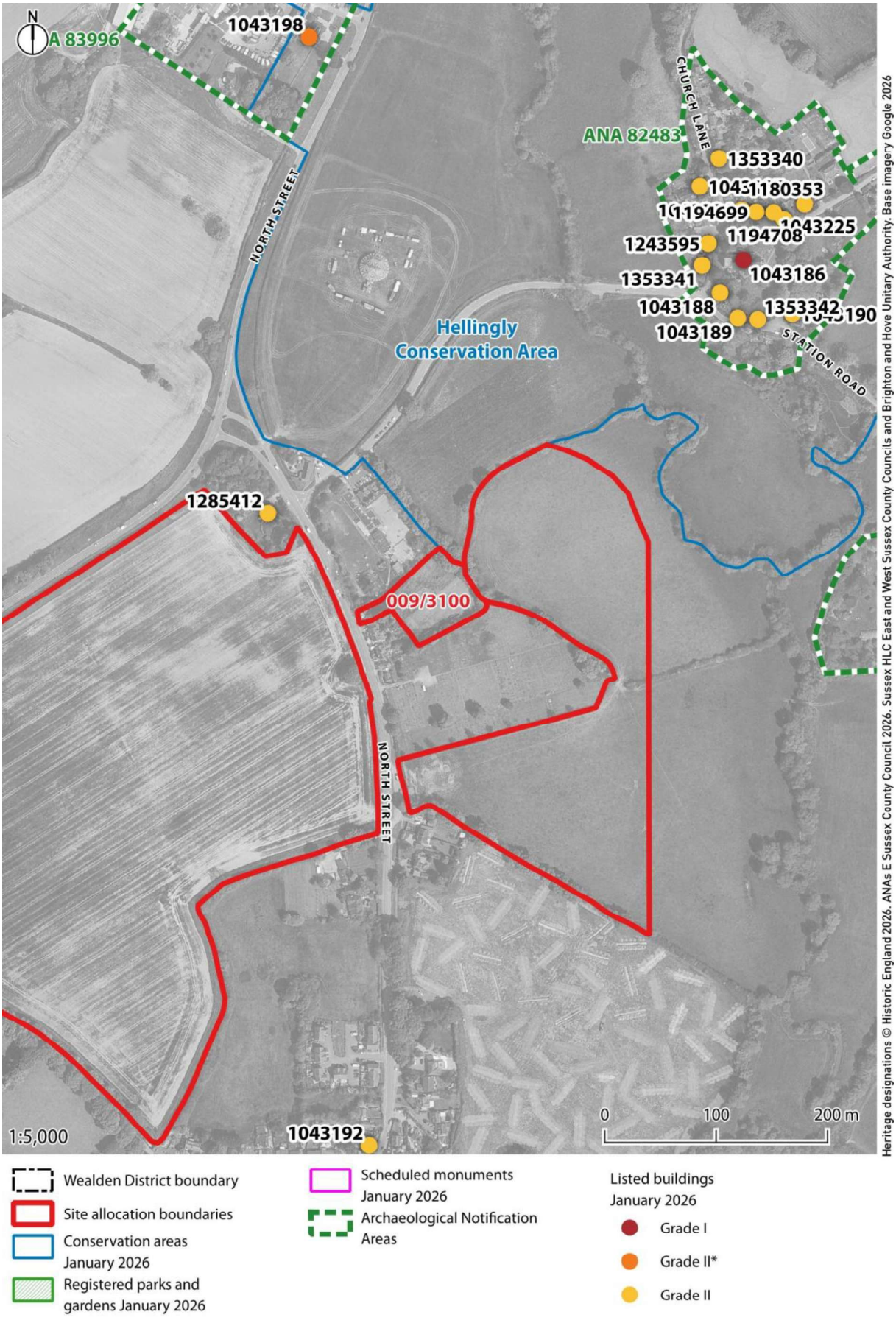
The site is comprised of an open field situated behind residential dwellings and is situated in between a cemetery (south) and a primary school (north). The site is situated in a largely rural open area, southeast of the A267/B2104 junction approximately 400m to the west of Hellingly village. There is planning permission for 130 houses directly to the south and 55 houses southwest of the site, both of which will lead to a change of the site context. The Cuckmere River flows north to south.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	• HORSELUNGES MANOR: 1285385, (Grade I) – beyond the site boundary • THE PARISH CHURCH OF ST PETER AND ST PAUL: 1043186, (Grade I) – beyond the site boundary • LOBDENS, 1 AND 2, NORTH STREET: 1285412, (Grade II) – beyond the site boundary • Collection of Grade II listed buildings/structures in Hellingly: OLD TILES (1353340), SCHOOL HOUSE, FLINT COTTAGE AND CLOISTERS (1043187), K6 TELEPHONE KIOSK OPPOSITE CHURCH OF ST PETER AND ST PAUL (1243595), SUNNYHOLME (1353341), THE PRIEST HOUSE (1043188), DEVEY'S COTTAGE (1043189), LITTLEGATES (1353342), THE VICARAGE (1043190), GLOBE PLACE (1180353), PRIORS GRANGE (1194708), PRIORS COTTAGE (1043225), NUMBER 4 AND NUMBER 5 (ROSEMARY COTTAGE) (1194699), 1, 2 AND 3, CHURCH PATH (1043224) – all beyond the site boundary
Scheduled Monuments	N/A
Conservation Areas	• Hellingly Conservation Area – adjacent to the site at its northern boundary.
Registered Parks and Gardens	N/A
Non-designated heritage assets	N/A
Identification of Archaeological Notification Area(s)	
• None within the site boundary	

Identification of Sussex Historic Landscape Characterisation Typologies		
HES32529 – Settlement – expansion - other (schools)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
HORSELUNGES MANOR (Grade I) List entry number: 1285385	Horselunges Manor is a timber-framed moated house that is significant due to it being a remarkably complete example of a medieval manor in Sussex. It is distinctive architecturally for its early-fourteenth-century open hall and finely crafted crown-post roof, as well as its sixteenth-century cross-wing and intact internal structure.	As agricultural land, the site contributes to the setting of the Horselunges Manor, as the listed building has always sat within a rural landscape. This predominantly rural landscape may change in the coming years due to the planning permission for 130 dwellings to the south, although the asset's setting will remain predominantly rural.
THE PARISH CHURCH OF ST PETER AND ST PAUL (Grade I) List entry number: 1043186	The Parish Church of St Peter and St Paul dates from the twelfth-century. It is significant as a surviving medieval church, with a Norman doorway, an early English chancel, and a Perpendicular tower. Its prominent village setting reinforces its long-standing role as Hellingly's historic focal point.	As agricultural land, the site contributes to the wider setting of The Parish Church of St Peter and St Paul, as the church would have historically sat within a largely rural setting.
LOBDENS, 1 AND 2, NORTH STREET (Grade II) List entry number: 1285412	Lobdens, 1 and 2, dates from the eighteenth century. It is of historic interest as a surviving example of small-scale domestic architecture from the period, retaining its original two-storey-and-attic form and traditional mixed brick-and-tile construction. While it is of architectural interest as a good example of a well-preserved house built in the local vernacular.	As nearby agricultural land, the site makes a contribution to the rural setting of Lobdens, which would have always sat within agricultural landscape. This contribution however is only minor due to a major road, twentieth century houses and two rows of bushes and trees sitting in-between.
Collection of Grade II listed buildings/structures in Hellingly	The collection of Grade II listed assets (mainly houses) that surround The Parish Church of St Peter and St Paul make up most of the buildings of the village of Hellingly and sit on slightly elevated ground to the surrounding fields. Most were constructed in the seventeenth and eighteenth centuries and built in the local vernacular.	As agricultural land, the site contributes to the setting of the collection of Grade II listed buildings at Hellingly, as they would have historically sat within a largely rural setting.

Hellingly Conservation Area	Hellingly Conservation Area's special interest lies in its historic village core, centred on the medieval relationship between church, manor and green. Its character is shaped by vernacular cottages and farmhouses, traditional materials such as tile-hanging, weatherboarding, brick and flint, and a layout that has changed little over centuries. The open landscape setting, mature trees and long views across the Cuckmere valley preserve the area's strong sense of an early agricultural community.	The site, which sits within the immediate setting of the conservation area, features internal and external views, including those across the wider countryside (with the low-lying fields allowing views in and out of the conservation area), and those southwards and westwards towards the South Downs.
Archaeological Notification Areas		
• None within the site boundary		
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Horselunges Manor (Grade I)	Development on the site has the potential to erode the asset's wider rural agricultural setting and has the potential to affect views from the asset, looking west. This impact on setting could have a cumulative effect when considered alongside the consented scheme for 130 dwellings to the south.	
The Parish Church of St Peter and St Paul (Grade I)	Development on the site has the potential to erode the asset's rural agricultural setting and may harm views from the asset, towards the South Downs.	
Lobdens, 1 and 2, North Street (Grade II)	Development on the site has the potential to erode the asset's rural agricultural setting and may harm views from the asset to the south east.	
Collection of Grade II listed buildings in Hellingly	Development on the site has the potential to erode the assets' rural agricultural setting and may harm views from some of the listed buildings.	
Hellingly Conservation Area	Development on the site could lead to the erosion of the rural and agricultural character of the southern part of the conservation area.	
Name of ANA	**Description of impact**	
• None within the site boundary		

Avoiding, minimising and mitigating harm, and maximising enhancement
Maximising enhancement
• As there are no public rights of way across the site, with appropriate design, new or more accessible views of the assets could be created from within the developed site, creating new aspects of the surrounding assets.
Avoiding, minimising and mitigating harm
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • The potential harm caused by the erosion of the agricultural setting of the listed buildings and the conservation area could be reduced through the retention and embellishment of hedgerows and bushes to the north and east, and restricting the height of new development to two storeys.
Conclusions and recommendations
There are heritage sensitivities with this site and development has the potential to cause harm to the setting and views from the two Grade I listed buildings, Hellingly Conservation Area and the collection of Grade II listed buildings/structures at Hellingly. Mitigation measures include the retention and embellishment of planting and the restriction of development height to two storeys. It also includes design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.


N
A 83996
1043198
CHURCH LANE
ANA 82483
1353340
1043180353
1194699
1043225
1194708
1243595
1043186
1353341
1043188
1353342
1043189
STATION ROAD
NORTH STREET
Hellingly
Conservation Area
1285412
009/3100
NORTH STREET
1043192
1:5,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.2 SITE NAMES (2 sites): LOWER TOTEASE FARM, FRAMFIELD ROAD, BUXTED and LAND AT TAYLORS SHAW, FRAMFIELD ROAD, BUXTED

SHELAA REFERENCE: 027-1840 AND 234-1840

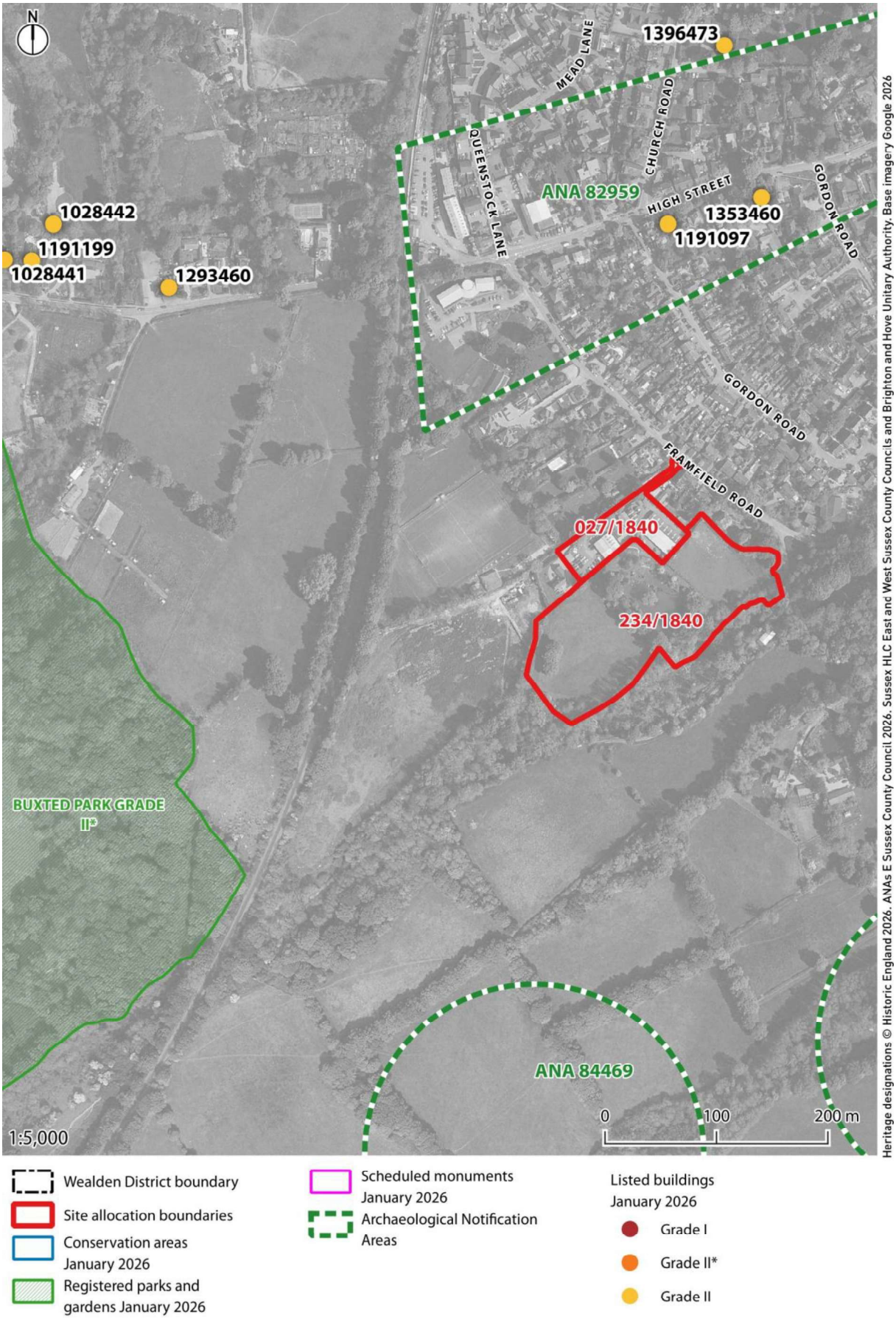
Site descriptions

027/1840: The site comprises of a car storage business with ancillary repairs and maintenance and an office located on the southwestern fringe of Buxted to the south side of Framfield Road. Residential development on the edge of Buxted is located to the north and northeast, agricultural land to the south and a recreational area is located to the west of the site.

234/1840: The site comprises of agricultural land located to the southwest of Buxted to the west of Framfield Road. A large pond is located within the centre of the site and ancient woodland bounds the site's southern boundaries, extending slightly into the centre of the site

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	N/A
Scheduled Monuments	N/A
Conservation Areas	N/A
Registered Parks and Gardens	• BUXTED PARK: 1000308, (Grade II*) – beyond the site boundary
Non-designated heritage assets	N/A
Identification of Archaeological Notification Area(s)	
• None within the site boundary	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES35263 – Woodland - ancient Semi-natural (shaw) HES35649 – Industry - other Industry (factories) HES35650 – Woodland - regenerated (regenerated – wood) HES35269 – Fieldscapes - assarts (cohesive assart)	

Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
BUXTED PARK (Grade II*) List entry number: 1000308	Buxted Park is a historic landscape valued for its long, layered development, combining seventeenth-century avenues, eighteenth-century parkland, and later formal and woodland gardens around a prominent hilltop house. Its lakes, vistas, and mature tree planting form a coherent design that reflects changing tastes over three centuries, giving the estate strong historic and landscape design interest.	As agricultural land, the site contributes to the wider setting of the Grade II* Registered Park and Garden as the park would have originally sat within a rural landscape. However, the distance between the sites and the registered parkland means that they only contribute to the heritage asset's setting to a limited extent.
Archaeological Notification Areas		
• None within the site boundary		
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Buxted Park (Grade II)	Development on the sites could lead to a minor erosion of the asset's rural agricultural setting.	
Name of ANA	**Description of impact**	
• None within the site boundary		
Avoiding, minimising and mitigating harm, and maximising enhancement		
Maximising enhancement		
N/A		
Avoiding, minimising and mitigating harm		
• The potential harm caused by the erosion of the agricultural setting of Buxted Park Registered Park and Garden could be reduced through the retention of hedgerows and bushes within and around the site.		
Conclusions and recommendations		
There are very minor heritage sensitivities with these sites and development has the potential to cause a very limited degree of harm to the setting of the eastern end of Buxted Park Registered Park and Garden. This could be mitigated through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.		


N
1396473
MEAD LANE
CHURCH ROAD
QUEENSTOCK LANE
ANA 82959
HIGH STREET
1353460
1191097
GORDON ROAD
1028442
1191199
1028441
1293460
GORDON ROAD
FRAMFIELD ROAD
027/1840
234/1840
BUXTED PARK GRADE II*
ANA 84469
0
100
200 m
1:5,000
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.3 SITE NAME: LAND EAST OF GREAT TOTEASE FARM, CHURCH ROAD, BUXTED

SHELAA REFERENCE: 146-1840

Site description

The site is comprised of agricultural land located within the Low Weald landscape area and is to the north of a housing site in Buxted under planning application reference WD/2009/1466/MAJ.

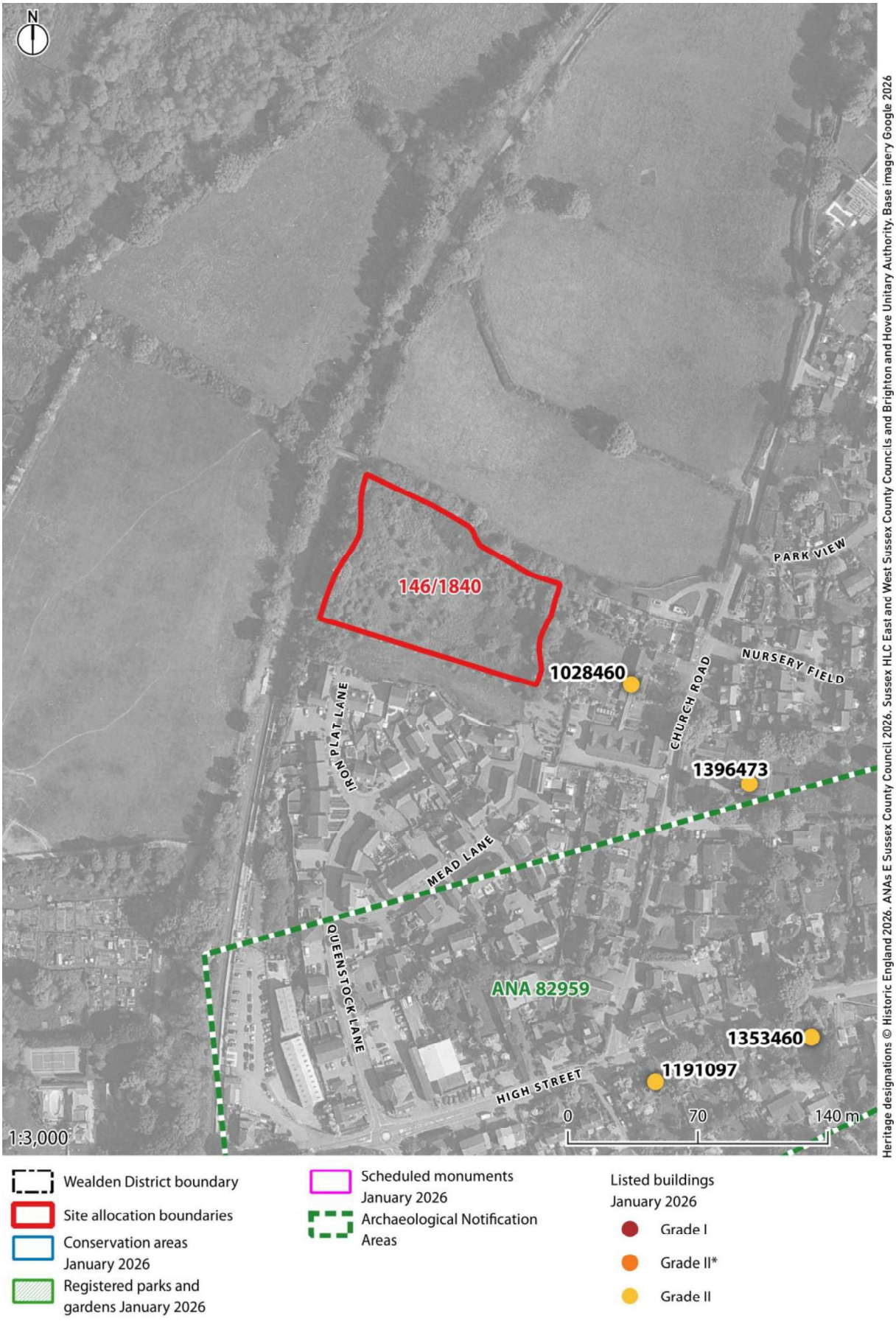
Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• TOTEASE FARMHOUSE: 1028460, (Grade II) – beyond the site boundary • CHURCH OF ST MARY THE VIRGIN: 1396473, (Grade II) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	N/A	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• None within the site boundary		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES35340 – Fieldscapes - informal fieldscapes (regular piece meal enclosure)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
TOTEASE FARMHOUSE (Grade II)	Totease Farmhouse is an eighteenth-century farm building originally surrounded by agricultural land in the historic village of Buxted. The building is significant due to it being a good	As undeveloped land, the site contributes to the setting of Totease Farmhouse, as the listed building would have originally sat within a rural setting.

List entry number: 1028460	example of a historic farmhouse built in the local vernacular.	
CHURCH OF ST MARY THE VIRGIN (Grade II) List entry number: 1396473	The Church of St Mary the Virgin is listed at Grade II for its architectural quality as a well-crafted late-Victorian flint church, with a distinctive south-west tower, and for its historic association with Arthur Douglas Wagner, an influential Anglo-Catholic figure of the later nineteenth century.	As undeveloped land, the site contributes to the wider setting of the Church of St Mary the Virgin as it preserves something of the rural-village landscape that the listed building would have originally sat within. This contribution however has changed in recent decades, due to modern development between the site and church.
Archaeological Notification Areas		
• None within the site boundary		
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Totease Farmhouse (Grade II)	Development on the site could lead to the erosion of the asset's semi-rural agricultural setting and has the potential to harm views from the asset looking west.	
Church of St Mary the Virgin (Grade II)	Development on the site could lead to further erosion of the asset's semi-rural setting. However, due to modern development between the site and church, the setting is already largely characterised by modern suburban housing.	
Name of ANA	**Description of impact**	
• None within the site boundary		
Avoiding, minimising and mitigating harm, and maximising enhancement		
Maximising enhancement		
• As there are currently no public rights of way across the site, with appropriate design, new or more accessible views of the assets could be created from within the developed site.		
Avoiding, minimising and mitigating harm		
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • The potential harm caused by the erosion of the semi-agricultural setting of the two listed buildings could be reduced through the retention of trees and bushes between Totease Farmhouse and the site.		

- The introduction of a border of trees along the site's eastern edge could help retain – or somewhat mitigate the impact upon - the rural and agricultural feel of the Totease Farmhouse within its historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations

There are heritage sensitivities with this site and development has the potential to cause harm to the setting of Totease Farmhouse, as well as a minor degree of harm to the Church of St Mary the Virgin. This could be mitigated to some degree through the retention and embellishment of trees and planting (as described in 'Mitigating harm' above) and through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald. It is unlikely that these mitigation measures would remove all harm to heritage assets, but the degree of harm and influence of mitigation measures depends to a large extent on the quantity, scale, layout and design of new development on the site.


N
146/1840
1028460
1396473
1353460
1191097
ANA 82959
PARK VIEW
NURSERY FIELD
CHURCH ROAD
IRON PLAT LANE
MEAD LANE
QUEENSTOCK LANE
HIGH STREET
1:3,000
0
70
140 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.4 SITE NAME: LAND SOUTH OF MARESFIELD, A22, MARESFIELD

SHELAA REFERENCE: 212-3120

Site description

This site is comprised of several fields on south facing slopes at the southern fringe of Maresfield village. To the west is new residential development (Rolling Mill) that has recently been completed alongside approved housing development that is under construction.

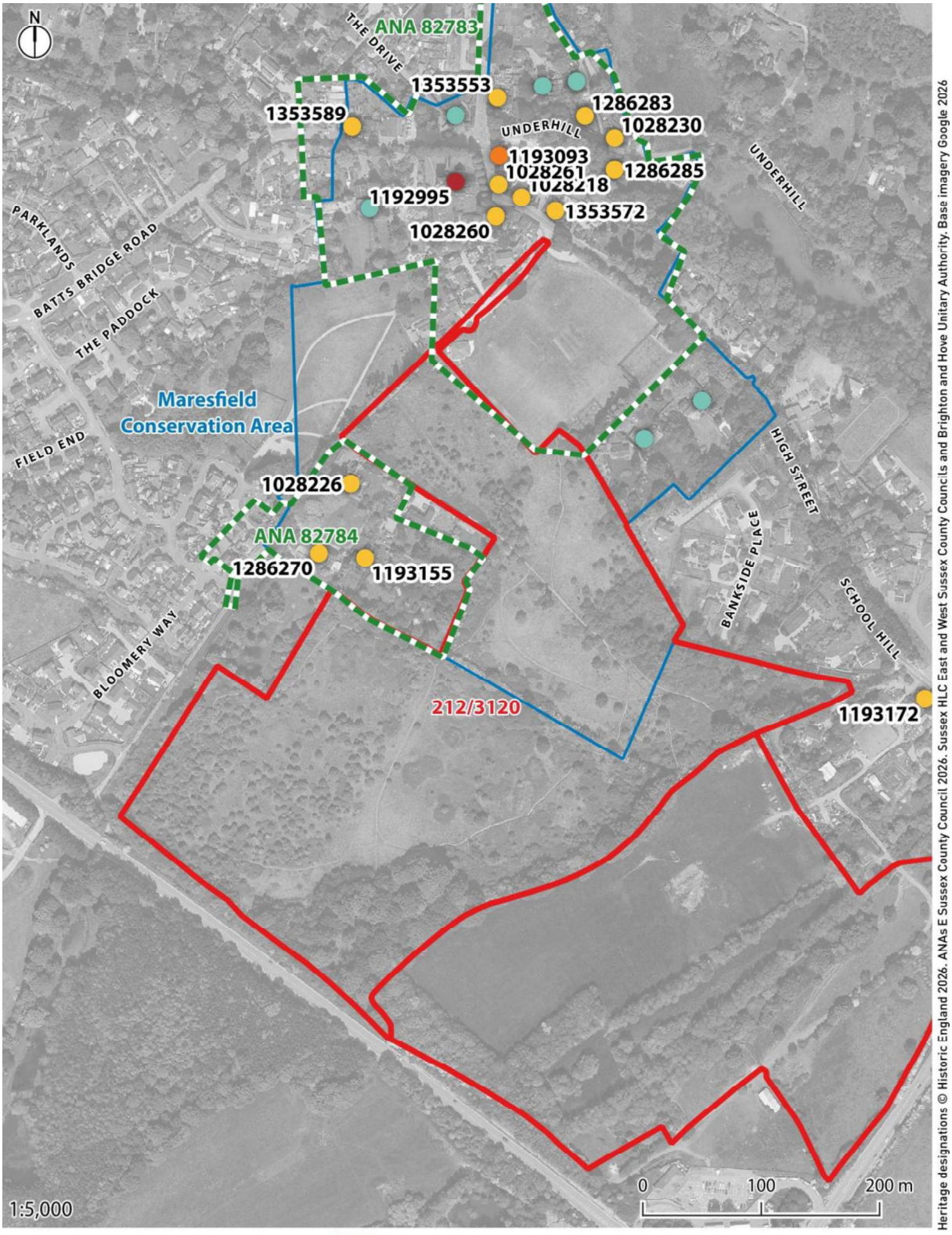
Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	• OASTHOUSE TO THE NORTH WEST OF PARK FARMHOUSE: 1028226, (Grade II) – beyond the site boundary • BARN TO THE WEST OF PARK FARMHOUSE: 1286270, (Grade II) – beyond the site boundary • PARK FARMHOUSE: 1193155, (Grade II) – adjacent to the site • FAIRCOMBE: 1353572, (Grade II) – beyond the site boundary • BARN TO THE NORTH OF MILL HOUSE FARMHOUSE: 1193172, (Grade II) – beyond the site boundary • THE PARISH CHURCH OF ST BARTHOLOMEW: 1192995, (Grade I) – beyond the site boundary
Scheduled Monuments	N/A
Conservation Areas	• Maresfield Conservation Area – partially within the site
Registered Parks and Gardens	N/A
Non-designated heritage assets	• Purser Place – adjacent to the site • Whitegates – adjacent to the site
Identification of Archaeological Notification Area(s)	
• Archaeological Notification Areas 82784 and 82783	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES36094 – Settlement – expansion - other (schools) HES36123 – Fieldscapes – informal fieldscapes (regular piece meal enclosure) HES36093 – Recreation – sports fields HES36105 – Woodland – ancient semi-natural (assart wood/ponds)	

Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
OASTHOUSE TO THE NORTH WEST OF PARK FARMHOUSE: (Grade II) List entry number: 1028226	The Oasthouse to the North West of Park Farmhouse is a mid-eighteenth century building that originally sat in an agricultural setting. It is significant as a surviving example of an oasthouse in East Sussex, a building type very common across the county.	As semi-rural land, the site contributes to the setting of the Oasthouse, as the listed building has always sat within a partially rural landscape. This setting has been diminished throughout the twentieth century due to the construction of buildings to the north-west
BARN TO THE WEST OF PARK FARMHOUSE: (Grade II) List entry number: 1286270	The Barn to the West of the Park Farmhouse is an eighteenth-century barn that originally sat within an agricultural setting. It is significant as it represents agriculture in the Weald.	As agricultural land, the site contributes to the setting of the Barn West of the Park, as the listed building has always sat within a semi-rural landscape. This setting has been diminished throughout the twentieth century due to the construction of buildings to the north-west
PARK FARMHOUSE: (Grade II) List entry number: 1193155	Park Farmhouse is a medieval timber-framed building dating to the fifteenth or sixteenth century, representing a well-preserved example of the Wealden vernacular building tradition. Its tile-hung exterior and organically grown plan reflect centuries of continuous agricultural use.	As agricultural land, the site contributes to the setting of Park Farmhouse, as the listed building has always sat within a semi-rural landscape. This setting has been diminished throughout the twentieth century due to the construction of buildings to the north-west
FAIRCOMBE: (Grade II) List entry number: 1353572	Faircombe is an eighteenth-century building, displaying the characteristic craftsmanship of the period in its grey header brickwork with red brick dressings and its eaves cornice. It represents a good example of small-scale domestic architecture on a traditional Sussex high street.	As agricultural land, the site contributes to the setting of Faircombe, as a building located at the edge of the village.
BARN TO THE NORTH OF MILL HOUSE FARMHOUSE: (Grade II) List entry number: 1193172	The Barn to the North of Mill House Farmhouse is an eighteenth century building that would have originally been located within an agricultural setting. It is significant as an example of local agricultural vernacular architecture.	As agricultural land, the site contributes to the setting of Barn to the North of Mill House Farmhouse, as the listed building has always sat within a semi-rural landscape.

THE PARISH CHURCH OF ST BARTHOLOMEW: (Grade I) List entry number: 1192995	The Parish Church of St Bartholomew has Norman origins, being likely built in c.1080. It had later enlargements including a fifteenth century tower. It is of significance as medieval parish church and landmark with many historic elements and details.	Part of the semi-rural landscape setting of the church. Experienced in views of the towner when approaching the village from the south, where it forms part of the foreground.
Maresfield Conservation Area	The conservation area is the historic village core, shaped by medieval settlement pattern, a traditional green, and long-established routeways. Its architectural interest lies in a cohesive mixture of timber-framed houses, Georgian and Victorian buildings, as well as central village focal points, such as St Bartholomew's Church and the Chequers Inn.	The site makes a strong contribution to the character of the conservation area, preserving its landscape setting and approaches from the south. In the Conservation Area Character Appraisal, part of the site forms most of Character Areas C and D, which are identified as open space and agricultural, respectively. Views are identified in the Appraisal in 3.3.8: 'The open field to the west of Park Farm Lane, south of the church is particularly important to the setting of the historic core of the village, and affords views through to the church tower'.
Purser Place + outbuilding Non-designated heritage asset	Purser Place is a timber-framed dwelling dating back to at least the sixteenth century, though it was rebuilt on its current site in 1937.. It has significance because of its close-studded frame and clay-tiled roof, which contribute strongly to the character of the village.	The site contributes to the historic semi-rural setting of Purser Place.
Whitegates Non-designated heritage asset	Whitegates is an interwar detached house built in a traditional style, with white weatherboarding. Together with its two neighbouring properties, it forms a group of buildings on large, well-planted plots beside the recreation ground.	The site contributes to the historic semi-rural setting of Whitegates.
Archaeological Notification Areas		
ANA 82784	ANA82784 is located around the historic Park Farm and its associated buildings.	ANA82784 partially lies within the site, indicating the potential for archaeology relating to earlier phases of development and activity on the site.
ANA 82783	ANA82783 is located around the historic core of the village of Maresfield.	ANA82783 partially lies within the site, indicating the potential for archaeology relating to earlier phases of development and activity on the site.

Potential impact of allocation on significance	
Name of asset	**Description of impact**
Oasthouse to the North West of Park Farmhouse (Grade II)	Development on the site could lead to the erosion of the asset's semi-rural setting and could harm views from the asset, looking south.
Barn to the West of Park Farmhouse (Grade II)	Development on the site could lead to the erosion of the asset's semi-rural setting and could harm views from the asset, looking south.
Park Farmhouse (Grade II)	Development on the site could lead to the erosion of the asset's semi-rural setting and could harm views from the asset, looking south.
Faircombe (Grade II)	Development on the site could lead to the erosion of the asset's setting, as a house located at the historic edge of Maresfield.
Barn to the North of Mill House Farmhouse (Grade II)	Although the asset is already partially surrounded by twentieth and twenty-first-century buildings, more development to the north could further erode its historic landscaped setting.
The Parish Church of Saint Bartholomew (Grade I)	Development on the site could impact views towards the church tower from the south, by impinging upon the landscape setting of the church tower in views from the south.
Maresfield Conservation Area	Development on the site could lead to the erosion of the rural and agricultural setting of the southern part of the conservation area, especially character areas C and D whose special character is identified as being open space and agricultural. It could also impact views towards the Church and out to the fields to the south.
Purser Place + outbuilding	Development on the site could erode the asset's semi-rural setting.
Whitegates	Development on the site could erode the asset's semi-rural setting.
Name of ANA	**Description of impact**
ANA 82784	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.
ANA 82783	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.

Avoiding, minimising and mitigating harm, and maximising enhancement
Maximising enhancement
• With appropriate design, new or more accessible views of heritage assets could be created from within the developed site, including improvements to the existing rights of way and views towards the assets. • The opportunity to conduct archaeological watching briefs would increase the knowledge and understanding ANA 82784 and ANA 82783.
Avoiding, minimising and mitigating harm
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • The potential harm caused by development on the conservation area could be reduced by concentrating most development on the areas outside it. This would preserve the agricultural setting of these character areas, retaining an understanding of the historic southern border of the village. Urban design of the developed site should ensure that undeveloped parts of the site within the conservation area do not form a hard boundary or an undeveloped 'island' within a wider area of modern built form. If these areas are developed, the design of both new built form and the public realm should be of the highest design quality, commensurate with the special interest of the conservation area. • The potential harm caused by the erosion of the agricultural setting of the listed buildings (especially around Park Farm) and the conservation area could be reduced through the retention and strengthening of existing mature trees, hedgerows and bushes throughout the site, but particularly in closer proximity to the affected listed buildings. • Focussing the greatest concentration of development on the south of the site (along the Maresfield Bypass) could reduce the impact on heritage assets.
Conclusions and recommendations
Development has the potential to cause an elevated degree of harm to the rural character of the southern half of the Maresfield Conservation Area and the setting of listed buildings including at Park Farm and the parish church. This could be mitigated to some degree through focussing development on the parts of the site outside the conservation area, with most development on the south of the site, along the Maresfield Bypass. Alongside this, mitigation measures could be found through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and the specific significance of these assets and their setting. It is unlikely that these mitigation measures would remove all harm to heritage assets, but the degree of harm and influence of mitigation measures depends to a large extent on the quantity, scale, layout and design of new development on the site.



Wealden District boundary

Site allocation boundaries

Conservation areas January 2026

Registered parks and gardens January 2026

Scheduled monuments January 2026

Archaeological Notification Areas

Unlisted buildings of merit

Listed buildings January 2026

Grade I

Grade II*

Grade II

2.5 SITE NAME: LAND AT 15 TOWER STREET, HEATHFIELD

SHELAA REFERENCE: 299-1210

Site description

The site comprises of a bungalow, a garden and overgrown amenity land located at the northeastern fringe of Heathfield.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• THE OLD HALF MOON: 1285752, (Grade II) – beyond the site boundary • THE GIBRALTAR TOWER, HEATHFIELD PARK: 1194199, (Grade II*) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	N/A	
Registered Parks and Gardens	• HEATHFIELD PARK: 1000203, (Grade II) – adjacent to the site	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• Archaeological Notification Area 83622		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES35184 – Fieldscapes – informal fieldscapes (regular piece meal enclosure) HES35186 – Settlement – expansion - other (planned estate)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
THE OLD HALF MOON (Grade II) List entry	The Old Half Moon is a seventeenth century building, in a historic landscape setting on the eastern edge of Heathfield. The timber-framed building is significant as a good example of a larger house or farmhouse built in the local	As a semi-rural area on the edge of a managed historic parkland, the site contributes to the verdant, largely undeveloped setting of The Old Half Moon, as the listed building would have originally sat within a rural

number: 1285752	vernacular.	landscape.
THE GIBRALTAR TOWER, HEATHFIELD PARK (Grade II*) List entry number: 1194199	Gibraltar Tower is an ornamental tower erected by Francis Newbery in 1792-3 to commemorate the successful defence of Gibraltar by General Lord Heathfield. It is significant due to its link to a historically celebrated national event and its architectural quality relating to its refined, picturesque design.	The site contributes to the wider setting of Gibraltar Tower as a continuation of the green and generally, wooded parkland landscape surrounding the asset. This setting has been diminished throughout the twentieth century due to the construction of buildings to the north and west.
HEATHFIELD PARK: Registered Park and Garden (Grade II) List entry number: 1000203	Heathfield Park is significant as a seventeenth-century landscape park later reshaped by leading designers, including Humphry Repton. The park's wooded valleys, lakes, and extensive boundary wall reflect centuries of estate development from a possible medieval deer park. Its historic associations with Lord Heathfield, owner during the Gibraltar era, also contributes to its historic interest.	The site contributes to the wider setting of Heathfield Park as a continuation of the green and generally, wooded landscape surrounding the asset. This setting has been diminished throughout the twentieth century due to the construction of buildings to the north and west.
Archaeological Notification Areas		
ANA 83622	ANA83622 is an area north of Heathfield Park, located on both sides of Burwash Road.	ANA83622 partially lies within the site, indicating the potential for archaeology relating to earlier phases of development on the site.
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
The Old Half Moon (Grade II)	Development on the site may lead to the erosion of The Old Half Moon's semi-rural setting, especially if development extends up to the asset's northern border.	
The Gibraltar Tower, Heathfield Park	Development on the site could lead to the erosion of the asset's partially wooded setting and may harm views from the asset, looking north-east, especially elevated views from the tower which would have historically been characterised by a rural, managed landscape.	

Heathfield Park	Development on the site could lead to the erosion of the green and wooded setting of the Registered Park and Garden, albeit in an isolated part of the park's wider setting.
Name of ANA	**Description of impact**
ANA 83622	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.

Avoiding, minimising and mitigating harm, and maximising enhancement

Maximising enhancement

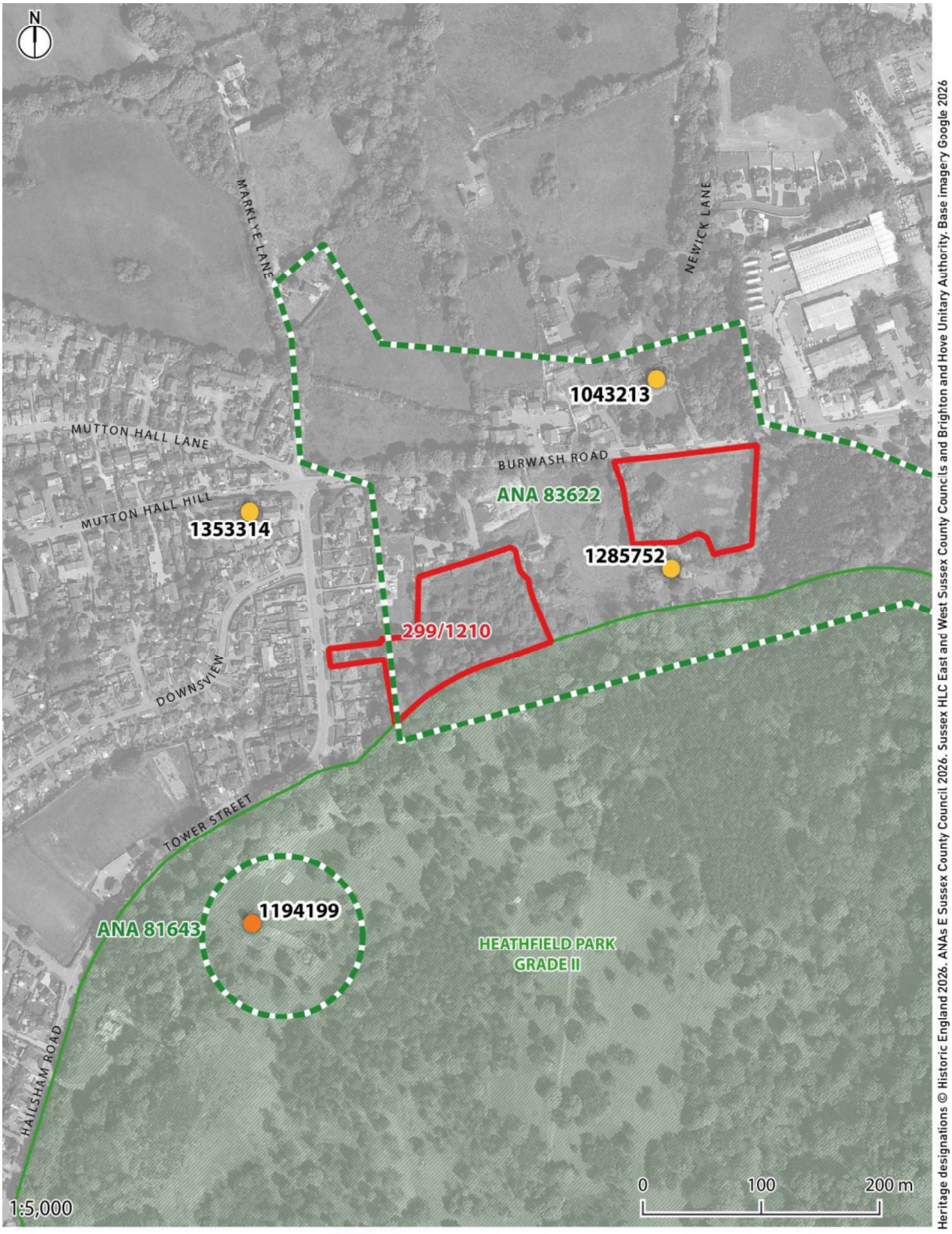
- As there are no public rights of way across the site, with appropriate design, new or more accessible views of the Gibraltar Tower and Heathfield Park could be created from within the developed site.
- The opportunity to conduct an archaeological watching brief would increase the knowledge and understanding ANA 83622.
- Development within the vicinity of the Gibraltar Tower could be accompanied by efforts to support the owner of the tower to remove it from the Heritage At Risk register.

Avoiding, minimising and mitigating harm

- Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.
- As the site is on slightly higher ground than the Grade II listed Heathfield Park, restricting the height of new development to two storeys could help mitigate the potential impact of views of and from Heathfield Park and Gibraltar Tower.
- The introduction of a border of trees along the site's southern and northern edges could help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations

There are heritage sensitivities with this site and development has the potential to cause harm to Heathfield Park and two adjacent heritage assets. This could be largely mitigated through restricting building height and introducing a border of trees along the southern border, both of which would help retain the rural, agricultural feel of the assets within their historic environment. It could also be mitigated to some degree through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald.


N
MARKLYE LANE
NEWICK LANE
MUTTON HALL LANE
MUTTON HALL HILL
BURWASH ROAD
1043213
ANA 83622
1353314
1285752
299/1210
DOWNSVIEW
TOWER STREET
1194199
ANA 81643
HEATHFIELD PARK
GRADE II
HAILSHAM ROAD
1:5,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.6 SITE NAME: LAND AT MILL HOUSE FARM, MARESFIELD

SHELAA REFERENCE: 440-3120

Site description

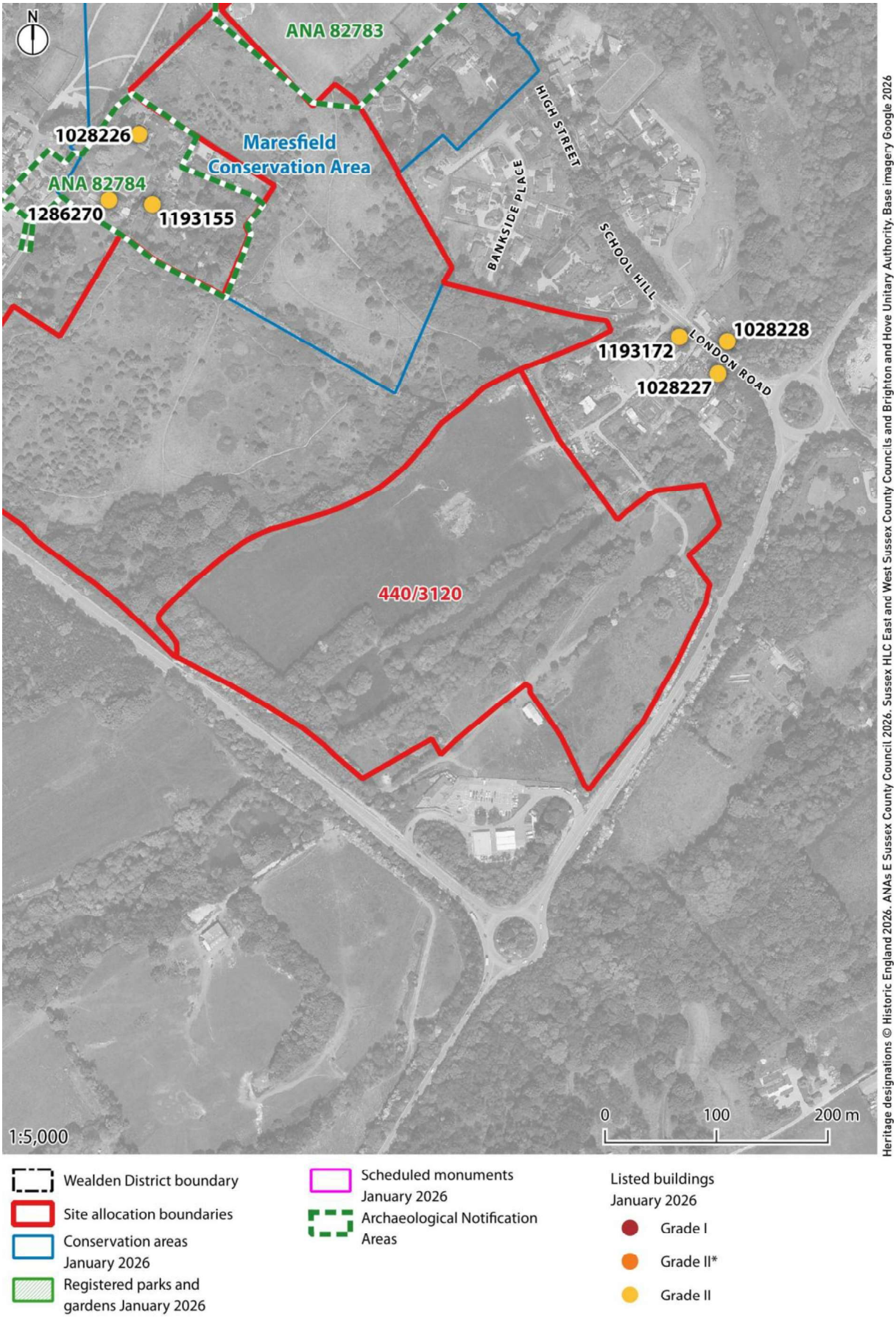
The site includes Mill House Farm and associated agricultural fields to the southwest. A Grade II listed barn is located just outside the site at the eastern end fronting onto London Road. Two other listed buildings (Mill House and Mill Cottage) are located nearby to the entrance to the site. The existing access to the site is from School Hill.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• BARN TO THE NORTH OF MILL HOUSE FARMHOUSE: 1193172, (Grade II) – beyond the site boundary • THE MILL HOUSE: 1028227, (Grade II) – beyond the site boundary • MILL COTTAGE: 1028228, (Grade II) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	• Maresfield Conservation Area – adjacent to the site	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• None within the site boundary		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES36123 – Fieldscapes – informal fieldscapes (regular piece meal enclosure) HES36106 – Fieldscapes – informal fieldscapes (wastes/commons/greens) HES36126 – Woodland – regenerated (regenerated – scrub)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
BARN TO THE NORTH OF MILL HOUSE FARMHOUSE:	The Barn to the North of Mill House Farmhouse is an eighteenth century building that would have originally been located within an agricultural setting. It is significant as it is a	As agricultural land, the site contributes to the setting of Barn to the North of Mill House Farmhouse, as the listed building has always sat within a rural landscape. This rural

(Grade II) List entry number: 1193172	representative example of traditional agricultural ancillary buildings in the Weald, built in the local vernacular.	setting has been diminished somewhat in recent years through the encroachment of modern development including enlarged road infrastructure.
THE MILL HOUSE: (Grade II) List entry number: 1028227	The Mill House is an early eighteenth-century farmhouse, later divided into three cottages. It is of significance as an example of an eighteenth-century farmstead constructed in local materials and the survival of original internal features.	As agricultural land, the site contributes to the setting of The Mill House Farmhouse, as the listed building originally sat within a rural landscape.
MILL COTTAGE: (Grade II) List entry number: 1028228	Mill Cottage is a late eighteenth-century house with earlier foundations, originally set within a rural setting. It has historical interest in its probable connection with Maresfield Corn Mill, either as accommodation or an earlier mill use, and for its lack of windows on two sides, a potential consequence of the Window Tax.	As agricultural land, the site contributes to the setting of Mill Cottage, as the listed building has always sat within a rural landscape.
Maresfield Conservation Area	The Maresfield Conservation Area is of special interest for its historic village core, shaped by medieval settlement patterns, a traditional green, and long-established routeways. Further interest lies in a cohesive mixture of timber-framed houses, Georgian and Victorian buildings, as well as central village focal points, such as St Bartholomew's Church and the Chequers Inn.	Maresfield has had little development south of the historic village since the nineteenth century, with most modern housing being seen in the north and west. Therefore, the site makes a positive contribution to the wider setting of the conservation area, preserving its historic boundaries and approaches from the south. This rural character is set out in the Conservation Area Character Appraisal, with the site being within the setting of Character Area D, identified as open space. Views are identified in the Appraisal in 3.5.9: 'The views to the south are unrestricted by development and local topography, providing a significant and important vista to the South Downs'.
Archaeological Notification Areas		
• None within the site boundary		

Potential impact of allocation on significance	
Name of asset	**Description of impact**
Barn to the North of Mill House Farmhouse (Grade II)	Development on the site could lead to the erosion of the asset's rural agricultural setting and may impact views from the asset, looking south-west.
The Mill House (Grade II)	Development on the site could lead to the erosion of the asset's rural agricultural setting and may impact views from the asset, looking south-west.
Mill Cottage (Grade II)	Development on the site could lead to the erosion of the asset's rural agricultural setting and may impact views from the asset, looking south-west.
Maresfield Conservation Area	Development on the site could lead to the erosion of the rural and agricultural setting of the southern part of the conservation area, especially character area D which is protected due to its green and agricultural character. It would also impact views within the conservation area towards the Church and out to the fields to the south.
Name of ANA	**Description of impact**
• None within the site boundary	
Avoiding, minimising and mitigating harm, and maximising enhancement	
Maximising enhancement	
N/A	
Avoiding, minimising and mitigating harm	
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • The potential harm caused by the erosion of the agricultural setting of the listed buildings could be reduced through the retention of mature trees, hedgerows and bushes along the north-western and north-eastern borders of the site. • Focussing the greatest concentration of development on the south-eastern half of the site (along the Uckfield Bypass and south of Shortbridge Stream) could reduce the impact on the surrounding heritage assets. • The introduction of a border of trees along the site's north-eastern edge could help retain the rural and agricultural feel of the three listed buildings within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.	

Conclusions and recommendations
There are minor heritage sensitivities with this site and development has the potential to cause harm to the rural character of the three listed buildings and Maresfield Conservation Area. This could be mitigated through focussing most development on the south-eastern half of the site, along the Uckfield Bypass and introducing a border of trees along the site's north-eastern edge. Alongside this, mitigation measures could be found through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald. It is unlikely that these mitigation measures would remove all harm to heritage assets, but the degree of harm and influence of mitigation measures depends to a large extent on the quantity, scale, layout and design of new development on the site.


N
ANA 82783
1028226
Maresfield
Conservation Area
ANA 82784
1286270
1193155
HIGH STREET
BANKSIDE PLACE
SCHOOL HILL
1028228
1193172
LONDON ROAD
1028227
440/3120
1:5,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.7 SITE NAME: LAND AT HEMPSTEAD LANE, UCKFIELD and HEMPSTEAD FARM, UCKFIELD

SHELAA REFERENCES: 725-1410 AND 1232-1410

Site descriptions

725/1410: This site comprises of sloping farmland and is located on the eastern fringe of Uckfield to the north of Sandy Lane/B2102. It is dissected by a railway line and the River Uck in the north. Pockets of ancient woodland are located within the site, with ancient woodland also present adjacent to the site to the east.

1232/1410: The site is located on the eastern side of the Nevill housing estate in Uckfield, comprising of a rugby club site with clubhouse and pitches to the west and horse charity use and buildings to the east.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	• HEMPSTEAD MANOR FARMHOUSE: 1028392 (Grade II*) – beyond the site boundary • THE OAST HOUSE: 1353517 (Grade II) – beyond the site boundary • HEMPSTED MILL: 1353457 (Grade II) – beyond the site boundary • HEMPSTEAD MILL (FORMER MILL HOUSE): 1191013 (Grade II) – beyond the site boundary • HIGHLANDS: 1286888 (Grade II) – beyond the site boundary
Scheduled Monuments	N/A
Conservation Areas	N/A
Registered Parks and Gardens	• BUXTED PARK: 1000308, (Grade II*) – within the site
Non-designated heritage assets	N/A
Identification of Archaeological Notification Area(s)	
• Archaeological Notification Area 84003	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES27855 – Woodland - ancient semi-natural (assart wood) HES27856 – Fieldscapes - informal fieldscapes (modern field amalgamation)	

HES27857 – Fieldscapes - informal fieldscapes (modern field amalgamation/extraction pits)

HES27858 – Woodland - woodland (woodland)

HES27860 – Fieldscapes - informal fieldscapes (modern field amalgamation)

HES27868 – Fieldscapes - assarts (cohesive assart)

HES27918 – Woodland - regenerated (regenerated – wood)

HES27919 – Fieldscapes - assarts (aggregate assart)

HES28035 – Fieldscapes - informal fieldscapes (modern field amalgamation)

HES28036 – Fieldscapes - informal Fieldscapes (regular piece meal enclosure/ponds/isolated tree clumps)

HES28119 – Settlement – expansion: other (planned estate)

HES28033 – Fieldscapes - informal fieldscapes (irregular piecemeal enclosure)

HES27842 – Fieldscapes - informal fieldscapes (irregular piecemeal enclosure)

Site contribution to the significance of the asset(s)

Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
HEMPSTEAD MANOR FARMHOUSE (Grade II*) List entry number: 1028392	Hempstead Manor Farmhouse is a rare survival of a high-status fifteenth century manor house, retaining its great hall, crown post roof and finely carved medieval and seventeenth-century details. Its later alterations, including the unusual staircase and refronting, add architectural interest and show its evolution.	As agricultural land, the sites (especially 1232-1410) contribute to the setting of the Grade II* listed manor house, as it would have originally sat within a rural landscape. Modern urban development within north-east Uckfield has encroached upon this asset's setting, although natural features such as belts of trees and open land remain between this heritage asset and the modern built form, meaning that its rural setting is remains legible.
THE OAST HOUSE (Grade II) List entry number: 1353517	This late-seventeenth century former stable block is significant due to its distinctive red-brick classical detailing, including pilasters, long-and-short quoins and stone four-centred doorways. Its later conversion and link to a former oast houses adds historic interest, highlighting the changing agricultural industries across the Weald.	As agricultural land, the sites (especially 1232-1410) contribute to the setting of the Grade II listed oast house, as it would have originally sat within a rural landscape. Modern urban development within north-east Uckfield has encroached upon this asset's setting, although natural features such as belts of trees and open land remain between this heritage asset and the modern built form, meaning that its rural setting is remains legible.

HEMPSTED MILL (Grade II) List entry number: 1353457	This eighteenth-century mill building is historically significant as part of the Hempstead Mill complex, retaining its original three-storey form and early window pattern.	As agricultural land, the sites (especially 1232-1410) contribute to the setting of the Grade II listed mill as it would have originally sat within a rural landscape. Modern urban development within north-east Uckfield has encroached upon this asset's setting, such that today the asset's setting is characterised by both modern built form and an open rural landscape – the latter preserving something of the asset's historic setting.
HEMPSTEAD MILL (FORMER MILL HOUSE) (Grade II) List entry number: 1191013	Hemstead Mill (Former Mill House) is historically significant as part of the wider milling complex, retaining its original form despite later alterations.	As agricultural land, the sites contribute to the setting of the Grade II listed house as it would have originally sat within a rural landscape. Modern urban development within north-east Uckfield has encroached upon this asset's setting, such that today the asset's setting is characterised by both modern built form and an open rural landscape – the latter preserving something of the asset's historic setting.
HIGHLANDS (Grade II) List entry number: 1286888	Highlands is a nineteenth-century house which is notable for its refined classical detailing, including white brickwork, quoins, dentilled cornice and an elegant Doric-columned porch with fanlit doorway.	As agricultural land, the sites (especially 725-1410) contribute to the setting of the Grade II listed house as it would have originally sat within a rural landscape.
BUXTED PARK (GRADE II*) List entry number: 1000308	Buxted Park is a historic landscape valued for its long, layered development, combining seventeenth-century avenues, eighteenth-century parkland, and later formal and woodland gardens around a prominent hilltop house. Its lakes, vistas, and mature tree planting form a coherent design that reflects changing tastes over three centuries, giving the estate strong historic and landscape design interest.	As agricultural land, the sites (especially 1232-1410, which is partially within the site) contribute to the immediate setting of the Grade II* Registered Park and Garden as the park would have originally sat within a rural landscape.

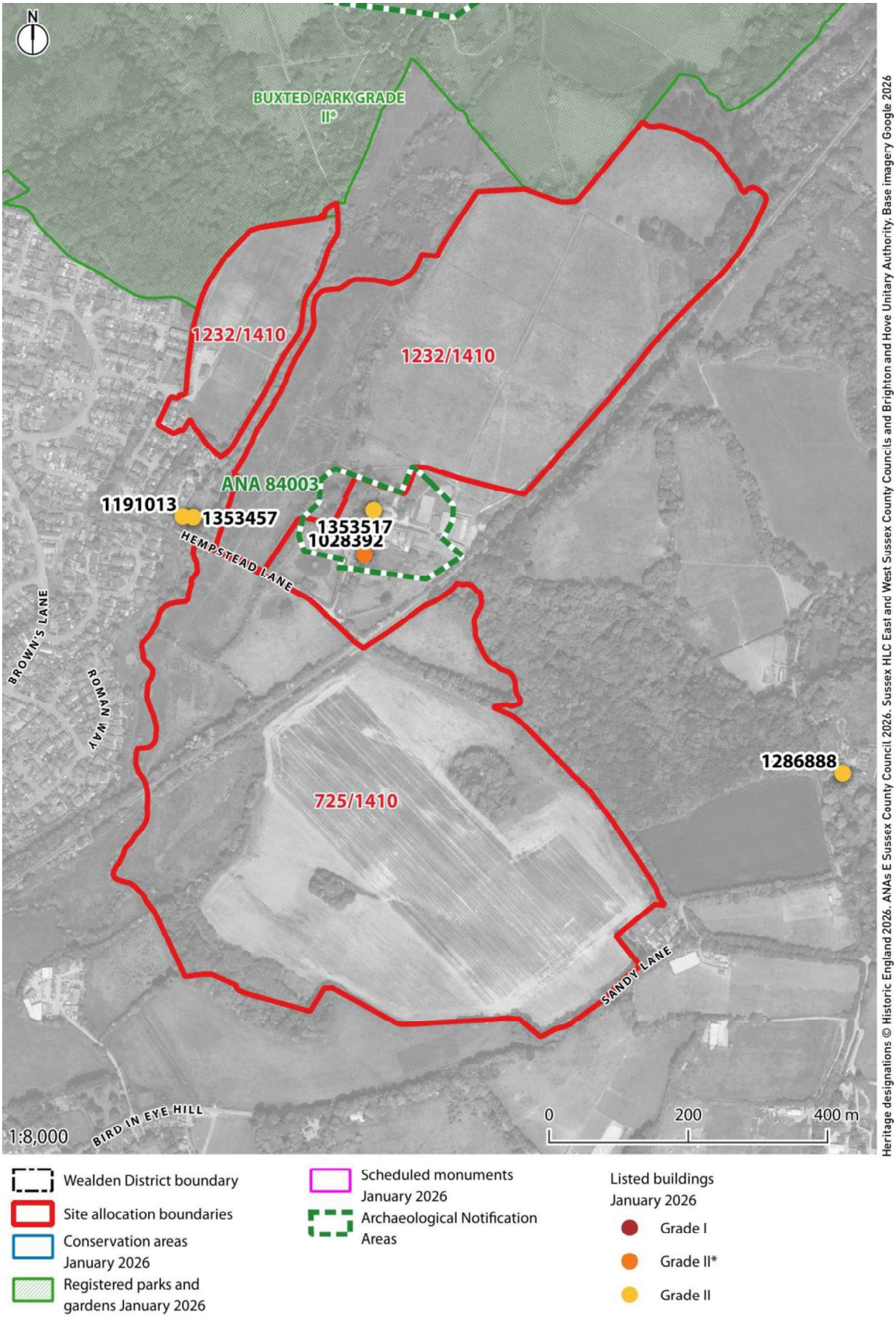
Archaeological Notification Areas		
ANA 84003	ANA84003 covers the historic boundaries of Hempstead Manor and has potential to contain buried archaeology.	A small part of 1232-1410 forms part of the ANA and may contain archaeology pertaining to earlier phases of development within the adjacent farmstead.
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Hempstead Manor Farmhouse (Grade II*)	Development on 1232-1410 (and to a lesser extent 725-1410) could lead to the erosion of the asset's rural agricultural setting to a large extent and could harm views to and from the asset.	
The Oast House (Grade II)	Development on 1232-1410 (and to a lesser extent 725-1410) could lead to the erosion of the asset's rural agricultural setting to a large extent and could harm views to and from the asset.	
Hempstead Mill (Grade II)	Development on both sites could lead to the further erosion of the asset's semi-rural agricultural setting and could harm views from the asset, looking east.	
Hempstead Mill (Former Mill House) (Grade II)	Development on 1232-1410 (and to a lesser extent 725-1410) could lead to the further erosion of the asset's semi-rural agricultural setting and could harm views from the asset, looking east.	
Highlands (Grade II)	Development on the site 725-1410 could lead to the erosion of the asset's rural agricultural setting and could harm views from the asset, looking west.	
Buxted Park (Grade II)	Development of site 1232-1410 has the potential to cause harm to this Registered Park and Garden through the introduction of modern built form within the heritage asset's extent (if that part of the site was developed) and through the erosion of the rural character of the heritage asset's immediate setting. The development of site 725-1410 would only have a minor impact on the asset to its greater distance from the heritage asset.	
Name of ANA	**Description of impact**	
ANA 84003	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.	
Avoiding, minimising and mitigating harm, and maximising enhancement		
Maximising enhancement		
• With appropriate design, new or more accessible views of heritage assets could be created from within the developed sites, including improvements to the existing rights of way and views towards the assets. • The opportunity to conduct archaeological watching briefs would increase the knowledge and understanding ANA 84003		

Avoiding, minimising and mitigating harm

- Given heritage sensitivities, the design and layout of both sites should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.
- The potential harm caused by the erosion of the agricultural setting of Buxted Park (Registered Park and Garden) could be mitigated by not building on or immediately adjacent to it. This could also be aided through the retention of existing hedgerows, bushes and trees between the site and the asset.
- Only developing the land south of the railway line (on site 725-1410) could significantly reduce the potential heritage harm to multiple heritage assets. The greatest potential harm is associated with developing site 1232-1410, north-east of Hempstead Lane, and so avoiding or minimising development in these areas could reduce the potential heritage harm.
- The introduction of a border of trees along the around the borders of the designated assets could help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations

There are heritage sensitivities with these sites, specifically with 1232-1410 that is surrounded by most heritage assets discussed. Development on this site has the potential to cause an elevated degree of harm to the setting of the southern end of Buxted Park (Registered Park and Garden), Hempstead Manor Farmhouse and the associated Oast House. Development on 725-1410 is considerably less sensitive and development but also has the potential to cause harm to the setting of heritage assets. Mitigation measures include concentrating development on site 725-1410 (specifically on the part south of the railway line), as well as design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald. It is unlikely that these mitigation measures would remove all harm to heritage assets, but the degree of harm and influence of mitigation measures depends to a large extent on the quantity, scale, layout and design of new development on the site.


N
BUXTED PARK GRADE II*
1232/1410
1232/1410
ANA 84003
1191013
1353457
1353517
1028392
HEMPSTEAD LANE
BROWN'S LANE
ROMAN WAY
1286888
725/1410
SANDY LANE
BIRD IN EYE HILL
1:8,000
0
200
400 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.8 SITE NAME: LAND AT RAMSYLE FARM (SPRATSBROOK FARM), TUNBRIDGE WELLS

SHELAA REFERENCE: 729-1610

Site description

This is a substantial site that includes land to the north, which is within Tunbridge Wells Borough administrative area.

This assessment will only consider the site within Wealden District Council. However, it will assess the impact of any assets within Tunbridge Wells Borough Council that fall within the setting of the site.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Building	• SPRATSBROOK FARMHOUSE: 1027992, (Grade II) – beyond the site boundary • RAMSLYE OLD FARM HOUSE: 1338782, (Grade II) – beyond the site boundary
Scheduled Monument	• Prehistoric rock shelters and a multivallate hillfort at High Rocks, 309m ESE of High Rocks Inn: 1003816 – within the site
Conservation Area	• Royal Tunbridge Wells Conservation Area – beyond the site boundary
Registered Parks and Gardens	N/A
Non-designated heritage asset	N/A
Identification of Archaeological Notification Area(s)	
• Archaeological Notification Area 81159 (partially within the site)	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES37130 – Military - ancient (hillfort) (prehistoric earthworks - settlement) HES37133 – Woodland - ancient semi-natural (ghyll (gill)) HES37141 – Fieldscapes – assarts (aggregate assart) HES37143 – Woodland - other woodland (ghyll (gill)) HES37144 – Woodland – regenerated (regenerated/wood extraction pits/ponds) HES37145 – Settlement – expansion: other (small farmstead/cottage) HES37140 – Fieldscapes - formal enclosure (planned/private) (planned private enclosure)	

HES37146 – Woodland – plantations (plantation broadleaved, ponds) HES37151 – Settlement - historic dispersed (large farmstead)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
SPRATSBROOK FARMHOUSE (Grade II) List entry number: 1027992	Spratsbrook Farmhouse is a late-eighteenth century building surrounded by agricultural land. Architectural interest includes the half hipped tiled roof, gabled weather porch and its relief motifs of the Abergavenny Estate. It also sits within a rural agricultural setting, and has group value with the adjacent unlisted oasthouse.	The site forms part of the historic agricultural and landscape setting of Spratsbrook Farmhouse.
RAMSLYE OLD FARM HOUSE (Grade II) List entry number: 1338782	Ramslye Old Farm House is a seventeenth- or early-eighteenth-century two storey house, in an agricultural setting. The building is significant as a good example of the local vernacular tradition.	As agricultural land, the site contributes to the setting of Ramslye Old Farm house, as the listed building would have originally sat within a rural landscape.
Prehistoric rock shelters and a multivallate hillfort at High Rocks, 309m ESE of High Rocks Inn Scheduled Monument List entry number: 1003816	The High Rocks Scheduled Monument is highly significant as it combines rare prehistoric rock shelters with a well-preserved Iron Age hillfort, showing continuous human use over several millennia. The shelters contain early flint tools and environmental evidence from some of the earliest occupation of the High Weald, while the hillfort's banks, ditches, and entrances form one of the region's clearest examples of a small multivallate defensive enclosure. Together they offer exceptional archaeological potential and illustrate how later communities reused an already ancient landscape.	The site is split into two sections. The north-western part forms a narrow strip along Wealden District's border. The western part of this section of the site sits within the High Rocks Scheduled Monument. This area is currently characterised by agricultural fields and a small, wooded area. The western portion of the site makes a major contribution to the setting of the scheduled monument, as well as partially lying within the scheduled monument itself. This setting however is likely to become more urban if development occurs north of the borough border (a site which forms part of Tunbridge Wells Borough Council's adopted local plan.)

Royal Tunbridge Wells Conservation Area	The Camden Park Character Area of the Royal Tunbridge Wells Conservation Area is a planned nineteenth-century Arcadian suburb, with a spacious, landscaped character distinct from the town centre. Its villa architecture, much of it influenced by Decimus Burton, sits within generous gardens that emphasise greenery, views and a picturesque layout. This character are illustrates a key phase in the town's Victorian expansion, enriching the wider conservation area's blend of natural and planned historic environments.	The site is part of the historic rural setting of the Royal Tunbridge Wells Conservation Area and contributes to the spacious and green character of the Camden Park character area
Archaeological Notification Areas		
ANA 81159	ANA81159 covers the same area as the High Rocks Scheduled Monument (within East Sussex), as well as a wider area around it to the south and east. It has potential to contain buried archaeology pertaining to the High Rocks Scheduled Monument.	The small section of the site lying within the ANA may contain archaeology pertaining to the High Rocks Scheduled Monument
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Spratsbrook Farmhouse (Grade II)	Development on the southern part of the site could erode the asset's rural agricultural setting and may harm views from the asset.	
Ramslye Old Farm House (Grade II)	Development on the southern part of the site could erode the asset's rural agricultural setting and may harm views from the asset.	
Prehistoric rock shelters and a multivallate hillfort at High Rocks, 309m ESE of High Rocks Inn	Development on the Scheduled Monument is likely to cause substantial harm to it and no form of development built above it that is likely to be considered acceptable. Development next to it could cause considerable harm its rural landscape setting.	

Royal Tunbridge Wells Conservation Area	Development on the site could lead to the erosion of the rural and agricultural setting of the conservation area.
Name of ANA	**Description of impact**
ANA 81159	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.

Avoiding, minimising and mitigating harm, and maximising enhancement

Maximising enhancement

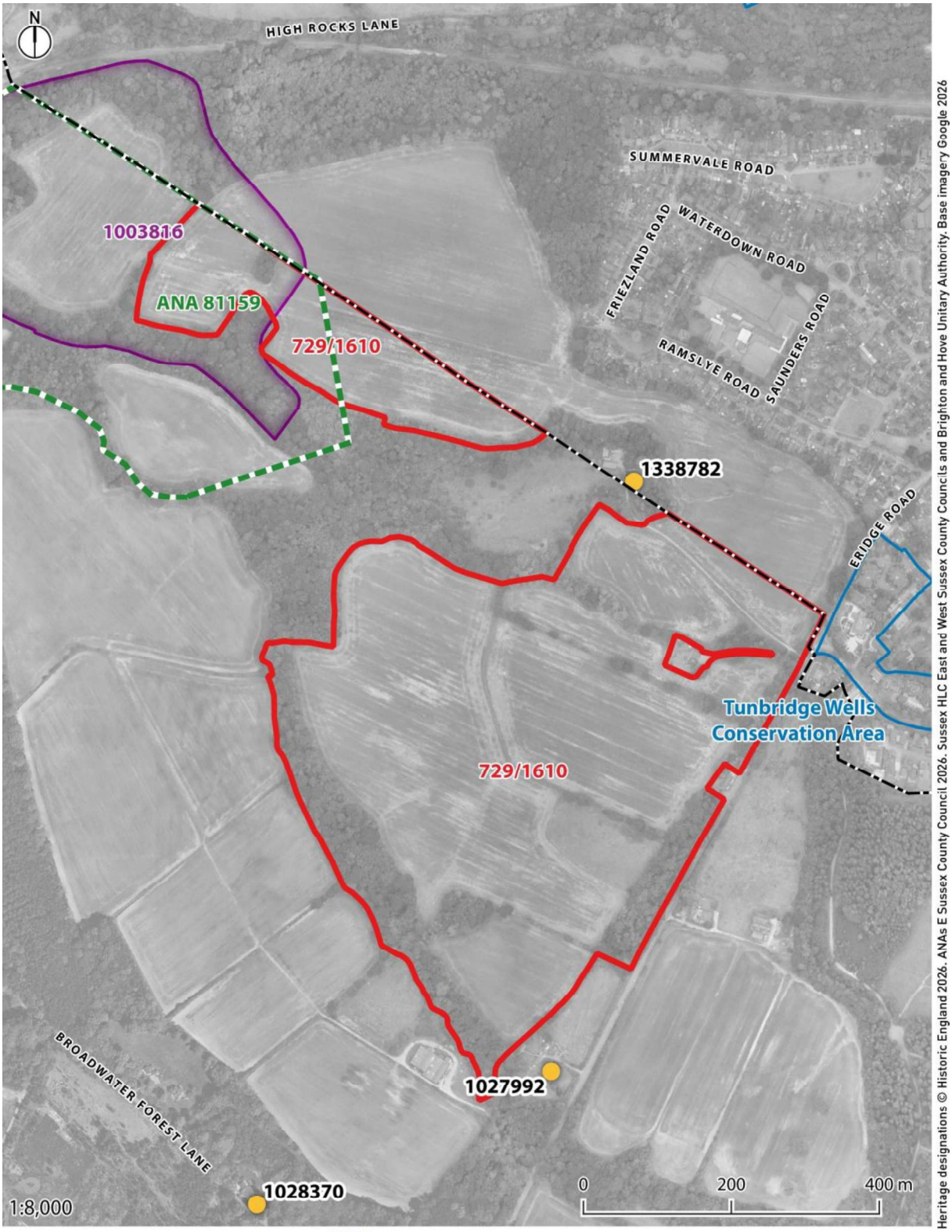
- As there are no public rights of way across the site, with appropriate design, new or more accessible views of the assets could be created from within the developed site.
- The opportunity to conduct an archaeological watching brief would increase the knowledge and understanding of the history of High Rocks Scheduled Monument

Avoiding, minimising and mitigating harm

- Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.
- Harm should be avoided by not developing within the area of the Scheduled Monument.
- Avoiding or minimising development within ANA 81159 to help to avoid or minimise disturbance and potential harm to buried archaeology
- Not locating development on the highest ground (along the Wealden border on the north-western section) would help mitigate the potential harm views from Stratsbrook Farmhouse
- The introduction of a belt of trees along the site's border with Ramslyle Old Farm House and Royal Tunbridge Wells Conservation Area could help retain the rural and agricultural character of the assets. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations

This site has high heritage sensitivity and development could cause an elevated degree of harm to the High Rocks Scheduled Monument and harm to the setting of this and other assets. It is recommended that the scheduled monument is removed from the land parcel, while mitigation measures could be found in concentrating development on the southern part of the site, as it avoids the scheduled monument, the setting of the scheduled monument and ANA 81159. Alongside this, mitigation could be found in design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and specific conditions and significance of the site. It is unlikely that these mitigation measures would remove all harm to heritage assets, but the degree of harm and influence of mitigation measures depends to a large extent on the quantity, scale, layout and design of new development on the site.



Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.9 SITE NAME: LAND NORTH OF PEELINGS LANE, WESTHAM

SHELAA REFERENCE: 732-3360

Site description

The site comprises of a single grass field located to the north of the built-up area of Westham and to the north of Peelings Lane. A public right of way crosses through the southwest corner of the site.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	N/A	
Scheduled Monuments	• Pevensey Castle: a Saxon Shore fort, Norman defences, a medieval enclosure castle, and later associated remains: 1013379 – adjacent to the site	
Conservation Areas	• Pevensey and Westham Conservation Area – adjacent to the site	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• None within the site boundary		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES31281 – Fieldscapes – informal fieldscapes (regular piece meal enclosure)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
Pevensey Castle: a Saxon Shore fort, Norman defences, a medieval enclosure castle, and later associated remains List entry number: 1013379	Pevensey Castle stands out as the best-preserved of the late Roman Saxon Shore forts, the last of its kind to be built in Britain and a rare example with substantial surviving walls. Its long strategic life is reflected in the layers of medieval, Tudor and World War II defences added within and against the Roman circuit, each illustrating how the site was repeatedly adapted to new military needs. The combination of exceptional Roman	The site makes a positive contribution to the exceptional rural setting of Pevensey Castle scheduled monument, forming part of the views across the surrounding low-lying fields.

	remains, later fortifications and rich documentary history makes Pevensey a nationally important monument spanning more than two millennia of English history.	
Pevensey and Westham Conservation Area	The conservation area's character comes from its remarkably intact medieval street patterns, flint and timber-framed vernacular buildings, and the dramatic presence of the Roman fort walls. Its open marshland setting, long views and rich archaeological layers make it one of the most significant historic townscapes in Sussex.	The site makes a positive contribution to the wider rural setting of the Conservation Area across the low-lying fields to the north-west.
Archaeological Notification Areas		
• None within the site boundary		
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Pevensey Castle: a Saxon Shore fort, Norman defences, a medieval enclosure castle, and later associated remains	Development on the site would harm this nationally important scheduled monument of exceptional significance, as it would negatively impact its well-preserved rural agricultural setting. This setting has already been harmed in the twentieth century through residential development in Westham. This development never grew north of Peelings Lane, which today forms a legible and historic border.	
Pevensey and Westham Conservation Area	Development on the site could lead to the erosion of the rural and agricultural setting of the central part of the conservation area, especially character areas A and C in which are significant due to their 'position in relation to the castle and the low-lying marshy Levels' and their 'open grazed flat land, tree lined ditches and areas of woodland along the river corridor'.	
Name of ANA	**Description of impact**	
• None within the site boundary		
Avoiding, minimising and mitigating harm, and maximising enhancement		
Maximising enhancement		
N/A		
Avoiding, minimising and mitigating harm		
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • The introduction of a border of trees along the site's eastern edges could help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting		

of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.
Conclusions and recommendations
There are heritage sensitivities with this site and development has the potential to cause an elevated degree of harm to the rural setting of Pevensey Castle scheduled monument and the Pevensey and Westham Conservation Area. This is because Pevensey Castle sits in a largely well-preserved rural setting and unlike other scheduled monuments, the Castle's setting makes a large contribution to its significance. This has already been harmed in the twentieth century, through residential development in Westham, although this stopped at Peelings Lane, which today forms a legible and historic border. Mitigation measures are of a very minor nature and include design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald.



Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.10 SITE NAME: LAND AT HOLLY FARM, STATION ROAD, BUXTED

SHELAA REFERENCE: 744-1840

Site description

The site comprises of agricultural fields located to the west of the urban edge of Buxted separated from the settlement by a railway line which currently represents a clear and defining edge to the village of Buxted.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• THE WHITE HART INN: 1293460, (Grade II) – beyond the site boundary • THE MILL HOUSE: 1191199, (Grade II) – beyond the site boundary • THE OLD MILL: 1028442, (Grade II) – beyond the site boundary • LINDEN HOUSE: 1028441, (Grade II) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	N/A	
Registered Parks and Gardens	• BUXTED PARK: 1000308, (Grade II*) – beyond the site boundary	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• None within the site boundary		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES35345 – Fieldscapes - informal fieldscapes (regular piece meal enclosure)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
THE WHITE HART INN (Grade II)	The White Hart Inn is an early modern house with an eighteenth-century frontage originally surrounded by agricultural land near the historic	As agricultural land, the site contributes to the setting of the White Hart Inn, as it preserves the open landscape within the

List entry number: 1293460	village of Buxted. The building is significant due to it being a good example of a historic inn, with surviving fixtures, such as its glazing bars and dentilled eaves cornice.	immediate setting of the listed building.
THE MILL HOUSE (Grade II) List entry number: 1191199	The Mill House is a likely seventeenth century two storey house, historically associated with the mill to the north. The building is significant due to it being a good example of a surviving seventeenth- or eighteenth-century brick house, with a prominent and ornamented chimney stack.	As agricultural land, the site contributes to the wider setting of The Mill House, as the listed building would have originally sat within a rural landscape. This contribution however has reduced in recent decades, due to modern development between the site and The Mill House.
THE OLD MILL (Grade II) List entry number: 1028442	The Old Mill is an early nineteenth-century building, converted into a dwelling in recent years. The building possesses significance as a surviving example of the Weald's agricultural heritage. This, however, has been harmed in recent years due to its residential conversion and the construction of modern houses immediately to its south.	As agricultural land, the site contributes to the wider setting of The Old Mill as the listed building would have originally sat within a rural landscape. This contribution however has reduced in recent decades, due to modern development between the site and The Old Mill.
LINDEN HOUSE (Grade II) List entry number: 1028441	Linden House is an eighteenth-century brick house at the edge of the historic village of Buxted, historically surrounded by agricultural land. It is significant do to it representing the early development of the village and its surviving historic fixtures and fittings.	As agricultural land, the site contributes to the wider setting of Linden House, as the listed building would have originally sat within a rural landscape. This contribution however has reduced in recent decades, due to modern development between the site and the asset.
BUXTED PARK (Grade II*) List entry number: 1000308	Buxted Park is a historic landscape valued for its long, layered development, combining seventeenth-century avenues, eighteenth-century parkland, and later formal and woodland gardens around a prominent hilltop house. Its lakes, vistas, and mature tree planting form a coherent design that reflects changing tastes over three centuries, giving the estate strong historic and landscape design interest.	As undeveloped land, the site contributes to the setting of the Grade II* Registered Park and Garden as the park would have originally sat within a rural landscape.
Archaeological Notification Areas		
• None within the site boundary		

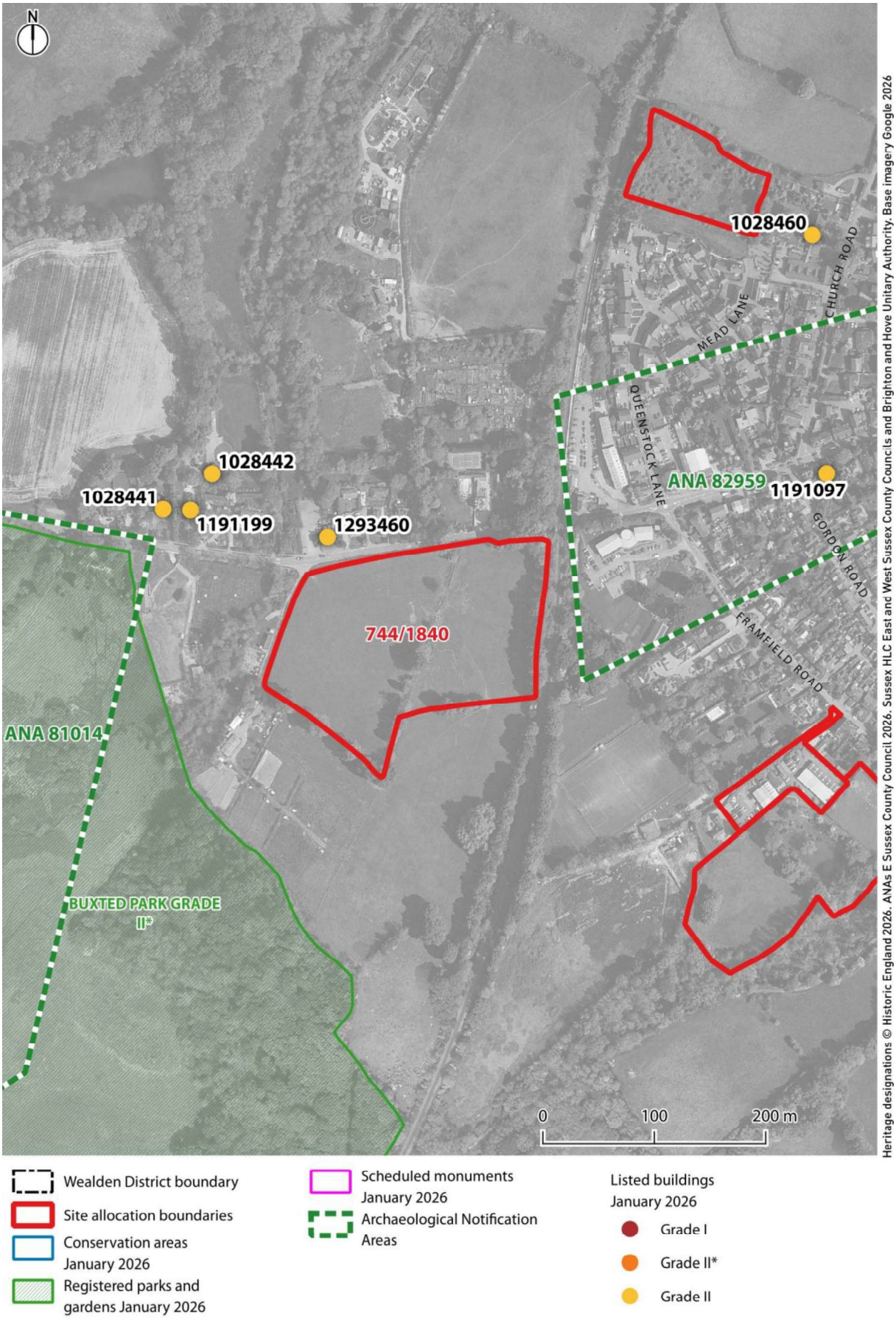
Potential impact of allocation on significance	
Name of asset	**Description of impact**
The White Hart Inn (Grade II)	Development on the site could lead to the erosion of the asset's rural agricultural setting and could affect views from the asset due to the site being on higher ground directly opposite the listed building.
The Old Mill (Grade II)	Development on the site could lead to the erosion of the asset's wider rural agricultural setting and may harm views from the asset due to the site being on land rising up to the south-east.
The Mill House (Grade II)	Development on the site could lead to the erosion of the asset's wider rural agricultural setting and may harm views from the asset due to the site being on land rising up to the south-east.
Linden House (Grade II)	Development on the site could lead to the erosion of the asset's wider rural agricultural setting and may harm views from the asset due to the site being on land rising up to the south-east.
Buxted Park (Grade II)	Development on the site could lead to some erosion of the asset's rural agricultural setting due to the encroachment of modern built form into the immediate setting of the registered parkland, which may be visible from within the park.
Name of ANA	**Description of impact**
• None within the site boundary	
Avoiding, minimising and mitigating harm, and maximising enhancement	
Maximising enhancement	
• As there are no public rights of way across the site, with appropriate design, new or more accessible views of some heritage assets could be created from within the developed site.	
Avoiding, minimising and mitigating harm	
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • The potential harm caused by the erosion of the agricultural setting of the four listed buildings could be reduced through the retention of hedgerows and bushes and the location of the site access road away from the assets (closer to the railway). • Not locating houses on the highest ground (at the southern tip of the site) could help mitigate the potential harm on the Grade II* Registered Park and Garden, Buxted Park, as it would preserve agricultural views from the eastern edge. Focussing development within	

the eastern field and away from the western field could mitigate the potential harm to a greater extent.

- Appropriately enhancing the hedgerows and belts of trees along the northern and western edges could help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations

There are heritage sensitivities with this site and development has the potential to cause harm to the setting of the five adjacent heritage assets. This could be mitigated through the retention and embellishment of planting and focussing development within the eastern field, which is on lower ground and closer to the existing built-up area. Alongside this, mitigation could be found in design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.


N
1028460
CHURCH ROAD
MEAD LANE
QUEENSTOCK LANE
ANA 82959
1191097
GORDON ROAD
FRAMFIELD ROAD
1028442
1028441
1191199
1293460
744/1840
ANA 81014
BUXTED PARK GRADE II*
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.11 SITE NAME: THE OLD HALF MOON, BURWASH ROAD, HEATHFIELD

SHELAA REFERENCE: 798-1210

Site description

The site comprises of a paddock adjacent to the A265 on the eastern edge of Heathfield.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• THE OLD HALF MOON: 1285752, (Grade II) – beyond the site boundary • NORTH DOWN: 1043213, (Grade II) – beyond the site boundary • THE GIBRALTAR TOWER, HEATHFIELD PARK: 1194199, (Grade II*) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	N/A	
Registered Parks and Gardens	• HEATHFIELD PARK: 1000203, (Grade II) – adjacent to the site	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• Archaeological Notification Area 83622		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES35184 – Fieldscapes – informal fieldscapes (regular piece meal enclosure)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
THE OLD HALF MOON (Grade II) List entry number: 1285752	The Old Half Moon is a seventeenth century building, in a historic landscape setting on the eastern edge of Heathfield. The timber-framed building is significant as a good example of a larger house or farmhouse built in the local vernacular.	As a semi-rural area on the edge of a managed historic parkland, the site contributes to the verdant, largely undeveloped setting of The Old Half Moon, as the listed building would have originally sat within a rural landscape.

NORTH DOWN (Grade II) List entry number: 1043213	North Down is an eighteenth-century house, in a historic agricultural setting on the edge of Heathfield. The building is significant as an example of a larger multi-phase house constructed in the local vernacular architecture.	The site contributes to the wider semi-rural setting of North Down, as the listed building would have originally sat within a rural landscape. This rural setting however has been diminished throughout the twentieth century due to the construction of buildings along the northern side of Burwash Road.
THE GIBRALTAR TOWER, HEATHFIELD PARK (Grade II*) List entry number: 1194199	Gibraltar Tower is an ornamental tower erected by Francis Newbery in 1792-3 to commemorate the successful defence of Gibraltar by General Lord Heathfield. It is significant due to its link to a historically celebrated national event and its architectural quality relating to its refined, picturesque design.	The site contributes to the wider setting of Gibraltar Tower as a continuation of the green and generally, wooded parkland landscape surrounding the asset.
HEATHFIELD PARK: Registered Park and Garden (Grade II) List entry number: 1000203	Heathfield Park is significant as a seventeenth-century landscape park later reshaped by leading designers, including Humphry Repton. The park's wooded valleys, lakes, and extensive boundary wall reflect centuries of estate development from a possible medieval deer park. Its historic associations with Lord Heathfield, owner during the Gibraltar era, also contributes to its historic interest.	The site contributes to the wider setting of Heathfield Park as a continuation of the green and generally, wooded landscape surrounding the asset.
Archaeological Notification Areas		
ANA 83622	ANA83622 is an area north of Heathfield Park, located on both sides of Burwash Road.	ANA83622 partially lies within the site, indicating the potential for archaeology relating to earlier phases of development on the site.
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
The Old Half Moon (Grade II)	Development on the site may lead to the erosion of The Old Half Moon's semi-rural setting, especially if development extends up to the asset's northern border.	
North Down (Grade II)	Development on the site could lead to the erosion of the asset's wider semi-rural setting by introducing additional modern built form into the immediate context of the listed building.	

The Gibraltar Tower, Heathfield Park	Development on the site could lead to the erosion of the asset's partially wooded setting and may harm views from the asset, looking north-east, especially elevated views from the tower which would have historically been characterised by a rural, managed landscape.
Heathfield Park	Development on the site could lead to the erosion of the green and wooded setting of the Registered Park and Garden, albeit in an isolated part of the park's wider setting.
Name of ANA	**Description of impact**
ANA 83622	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.

Avoiding, minimising and mitigating harm, and maximising enhancement

Maximising enhancement

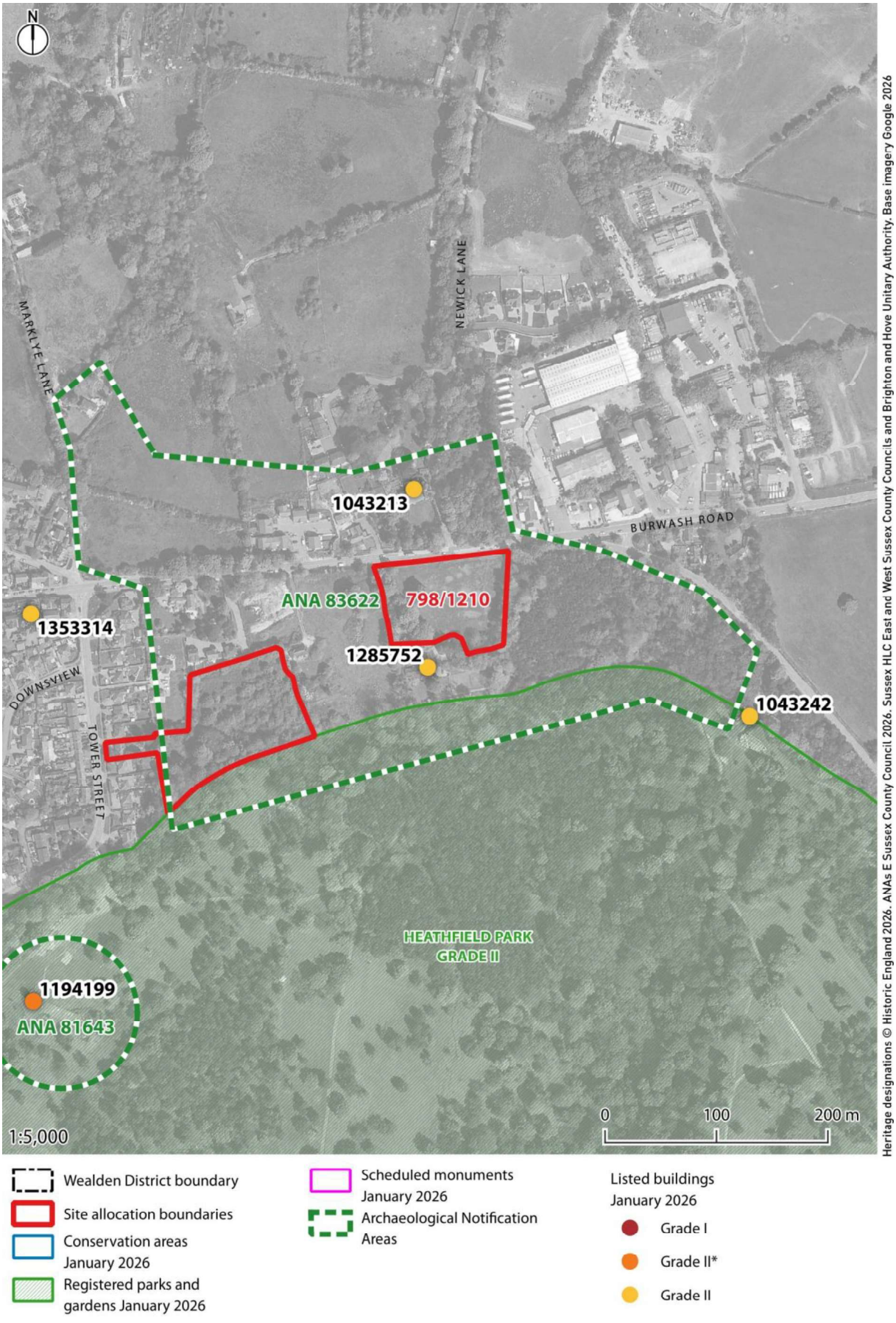
- As there are no public rights of way across the site, with appropriate design, new or more accessible views of The Old Half Moon and Gibraltar Tower could be created from within the developed site.
- The opportunity to conduct an archaeological watching brief would increase the knowledge and understanding ANA 83622.
- Development within the vicinity of the Gibraltar Tower could be accompanied by efforts to support the owner of the tower to remove it from the Heritage At Risk register.

Avoiding, minimising and mitigating harm

- Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.
- As the site is on slightly higher ground than the Grade II listed Heathfield Park, restricting the height of new development to two storeys could help mitigate the potential impact of views from Heathfield Park and Gibraltar Tower.
- The introduction of a border of trees along the site's southern and northern edges could help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations

There are heritage sensitivities with this site and development has the potential to cause harm to Heathfield Park and two adjacent heritage assets, and a slightly greater degree of harm to the setting of The Old Half Moon and North Down. This could be mitigated through restricting building height and introducing a border of trees along the southern border, both of which would help retain the rural, agricultural feel of the assets within their historic environment. It could also be mitigated to some degree through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald.


N
MARKLYE LANE
NEWICK LANE
BURWASH ROAD
DOWNSVIEW
TOWER STREET
1043213
ANA 83622
798/1210
1353314
1285752
1043242
HEATHFIELD PARK
GRADE II
1194199
ANA 81643
1:5,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.12 SITE NAME: LAND TO THE NORTH WEST OF HEMPSTEAD LAND, HAILSHAM

SHELAA REFERENCE: 825-1310

Site description

This is a large site situated to the west of Hailsham. It is severed from Hailsham by the A22, which only forms a small proportion of the site frontage, with the majority of the site situated towards the rural areas of Upper and Lower Dicker to the west. The site is mainly in agricultural use and is bisected by the Cuckmere River.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	• HATCHES FARMHOUSE: 1180691, (Grade II) – within the site • KNIGHTSACRE: 1043203, (Grade II) – beyond the site boundary • STANARSH FARM COTTAGE: 1180696, (Grade II) – beyond the site boundary • BOURNE FARMHOUSE: 1043204, (Grade II) – beyond the site boundary • UPPER DICKER POST OFFICE STORES: 1191728, (Grade II) – beyond the site boundary • MICHELHAM PRIORY: 1353289, (Grade I) – beyond the site boundary • THE BARNS TO THE SOUTH WEST OF MICHELHAM PRIORY: 1191640, (Grade II) – beyond the site boundary • PRIORY MILL: 1043323, (Grade II) – beyond the site boundary • THE STABLES OR PIGEON-HOUSE TO THE NORTH WEST OF MICHELHAM PRIORY: 1043322, (Grade II) – beyond the site boundary • BARBICAN TOWER AND BRIDGE OVER THE MOAT AT MICHELHAM PRIORY: 1191633, (Grade I) – beyond the site boundary • HEMPSTEAD: 1286994, (Grade II) – beyond the site boundary • BOSHIP FARM HOTEL: 1180372, (Grade II) – beyond the site boundary • BROOK HOUSE: 1353343, (Grade II) – beyond the site boundary
Scheduled Monuments	• Michelham Priory: 1017721 (Scheduled Monument)
Conservation Areas	N/A
Registered Parks and Gardens	N/A
Non-designated heritage assets	N/A
Identification of Archaeological Notification Area(s)	
• None within the site boundary	

Identification of Sussex Historic Landscape Characterisation Typologies
HES27041 – Fieldscapes - formal enclosure: planned/private (planned private enclosure)
HES27054 – Settlement - expansion: other (large farmstead)
HES27058 – Settlement - historic dispersed (common edge settlement)
HES27059 – Fieldscapes - formal enclosure: planned/private (planned private enclosure)
HES26993 – Fieldscapes - assarts (aggregate assart)
HES26994 – Fieldscapes - assarts (cohesive assart)
HES26995 – Settlement - expansion: other (small farmstead/cottage)
HES27013 – Fieldscapes - informal fieldscapes (regular piece meal enclosure)
HES26972 – Fieldscapes - informal fieldscapes (irregular piecemeal enclosure)
HES26977 – Fieldscapes - informal fieldscapes (irregular piecemeal enclosure)
HES26987 – Fieldscapes - assarts (aggregate assart)
HES26988 – Woodland - regenerated (regenerated: wood/extraction pits)
HES26992 – Woodland - ancient semi-natural (assart wood)
HES27034 – Water - ponds (modern ponds)
HES26973 – Fieldscapes - informal fieldscapes (regular piece meal enclosure)
HES27012 – Fieldscapes - informal fieldscapes (modern field amalgamation)
HES32516 – Fieldscapes - informal fieldscapes (regular piece meal enclosure/extraction pits)
HES32517 – Woodland - regenerated (regenerated: wood extraction pits/ponds)
HES32519 – Settlement – expansion: other (ribbon development)

Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
HATCHES FARMHOUSE (Grade II) List entry number: 1180691	Hatches Farmhouse dates from the eighteenth century and is significant as a representative example of a farmhouse constructed in the local vernacular of brick and tilehanging.	The asset forms part of the site. The surrounding land forms the immediate setting of the asset. As agricultural land, the site forms an intrinsic part of the significance of the farmhouse.
KNIGHTSACRE (Grade II)	Knightsacre is a rare survival of early timber-framed vernacular building of the seventeenth century or earlier, retaining its original	As agricultural land, the site contributes to the setting of the Knightsacre, as the listed building has always sat within a rural

List entry number: 1043203	structure, thatched roof and traditional casement openings.	landscape.
STANARSH FARM COTTAGE (Grade II) List entry number: 1180696	Stanarsh Farm Cottage is a seventeenth-century building. It is significant due to it being characteristic of the local vernacular being constructed in red stretchers and grey headers, reflecting seventeenth-century domestic craftsmanship.	As agricultural land, the site contributes to the setting of Stanarsh Farm Cottage, as the building would have historically sat within a largely rural setting.
BOURNE FARMHOUSE (Grade II) List entry number: 1043204	Bourne Farmhouse is a seventeenth-century building. It is significant due to it embodying local vernacular traditions, with its brick-built ground floor, tile-hung upper storey and intact hipped tiled roof.	As agricultural land, the site contributes to the setting of the farmhouse, as the building would have historically sat within a largely rural setting.
UPPER DICKER POST OFFICE STORES (Grade II) List entry number: 1191728	This eighteenth-century house is significant due to its simple painted-brick construction and well-preserved two-storey form.	As agricultural land, the site contributes to the setting of Upper Dicker Post Office Stores, as the building would have historically sat within a semi-rural setting.
MICHELHAM PRIORY (Grade I) List entry number: 1353289	This former Augustinian priory is of exceptional significance due to its historic interest as a rare surviving fragment of a major thirteenth-century monastic foundation with royal associations, including a documented stay by Edward I. Its T-shaped plan, medieval stone fabric and vaulted undercroft, together with later sixteenth-century adaptations, give it high architectural significance and illustrate centuries of continuous change.	As agricultural land, the site contributes to the wider rural setting of the priory, historically forming part of a network of moated manors all powered by the Cuckmere River.
THE BARNS TO THE SOUTH WEST OF MICHELHAM PRIORY (Grade II) List entry number: 1191640	The Barns to the South West of Michelham Priory are significant as they retain a well-preserved a seventeenth-century timber-framed structure, specifically seen in the roof, with tie-beams, arched braces and queen-posts. They possess group value with Michelham Priory and other historic buildings within the estate.	As agricultural land, the site contributes to the wider setting of the barns, as the building would have historically sat within a largely rural setting, although there is very limited intervisibility between these sites.

PRIORY MILL (Grade II) List entry number: 1043323	This mid-sixteenth-century watermill is historically significant as a documented part of the Michelham Priory estate. Architecturally, it preserves substantial early fabric including jowled posts, a wind-braced roof structure and the surviving sack-hoist mechanism. It possesses group value with Michelham Priory and other historic buildings within the estate.	As agricultural land, the site contributes to the wider setting of the mill, as the building would have historically sat within a largely rural setting, although there is very limited intervisibility between these sites.
THE STABLES OR PIGEON-HOUSE TO THE NORTH WEST OF MICHELHAM PRIORY (Grade II) List entry number: 1043322	This small structure is of historic interest as an eighteenth-century building incorporating earlier medieval stonework, reflecting long continuity of use on the site. It possesses group value with Michelham Priory and other historic buildings within the estate.	As agricultural land, the site contributes to the wider setting of the stables, as the building would have historically sat within a largely rural setting, although there is very limited intervisibility between these sites.
BARBICAN TOWER AND BRIDGE OVER THE MOAT AT MICHELHAM PRIORY (Grade I) List entry number: 1191633	This fifteenth-century barbican tower is of exceptional significance as the fortified gateway to the moated priory, combining defensive purpose with high-status architectural detailing. Its castellated parapet and surviving sixteenth century bridge together form an impressive and well-preserved example of late-medieval monastic precinct architecture. It possesses group value with Michelham Priory and other historic buildings within the estate.	As agricultural land, the site contributes to the wider rural setting of the Barbican Tower, historically forming part of a network of moated manors all powered by the Cuckmere River.
HEMPSTEAD (Grade II) List entry number: 1286994	Hempstead is a farmhouse constructed in the eighteenth century or earlier. It is significant due to it being characteristic of the local vernacular, reflecting eighteenth-century domestic craftsmanship, being distinguished by its alternating red-brick and grey-header masonry and partly tile-hung upper storey.	As agricultural land, the site contributes to the setting of the house, as the building would have historically sat within a largely rural setting.
BOSHIP FARM HOTEL (Grade II) List entry number: 1180372	Boship Farm Hotel is a mid-seventeenth century farmhouse. It possesses historic interest due to it being a timber-framed dwelling built by M. Fuller, still marked by its dated and initialled gable pendant.	Boship Farm Hotel today sits within a more urban setting, surrounded by car parks and postwar buildings. The site therefore only makes a minor contribution to its significance.

BROOK HOUSE (Grade II) List entry number: 1353343	Brook House was constructed in c.1830 and is significant due to its early-nineteenth century vernacular craftsmanship, including its half-H plan, tile-hung upper storey, and decorative scalloped bargeboards.	As agricultural land, the site makes a minor contribution to the wider setting of Brook House as the building would have historically sat within a largely rural setting, but this has changed due to modern development such as the significant road infrastructure nearby.
Michelham Priory (Scheduled Monument) List entry number: 1017721	Michelham Priory holds exceptional historic interest as a well-preserved Augustinian foundation, retaining its medieval moat, standing buildings and extensive archaeological potential. Its surviving fabric and buried remains together illustrate the scale, organisation and enduring significance of monastic life from the Middle Ages through the Dissolution.	As agricultural land, the site contributes to the wider rural setting of the priory, historically forming part of a network of wider priories all powered by the Cuckmere River.
Archaeological Notification Areas		
• None within the site boundary		
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Hatches Farmhouse (Grade II)	Development on the site has the potential to lead to fundamental changes to the asset's rural agricultural setting and could harm views to and from the asset in all directions.	
Knightsacre (Grade II)	Development on the site could lead to the erosion of the asset's rural agricultural setting and has the potential to affect views from the asset, looking east.	
Stanarsh Farm Cottage (Grade II)	Development on the site could lead to the erosion of the asset's rural agricultural setting and has the potential to affect views from the asset, looking east.	
Bourne Farmhouse (Grade II)	Development on the site could lead to the erosion of the asset's rural agricultural setting and has the potential to affect views from the asset, looking east.	
Upper Dicker Post Office Stores (Grade II)	Development on the site could lead to the erosion of the asset's rural agricultural setting and has the potential to affect views from the asset, looking east.	
Michelham Priory (Grade I)	Development on the site could cause harm to this nationally important asset of exceptional significance, as it could negatively impact its wider, well-preserved rural agricultural setting.	
The Barns to the South West of Michelham Priory (Grade II)	Development on the site could lead to the erosion of the asset's wider rural agricultural setting.	

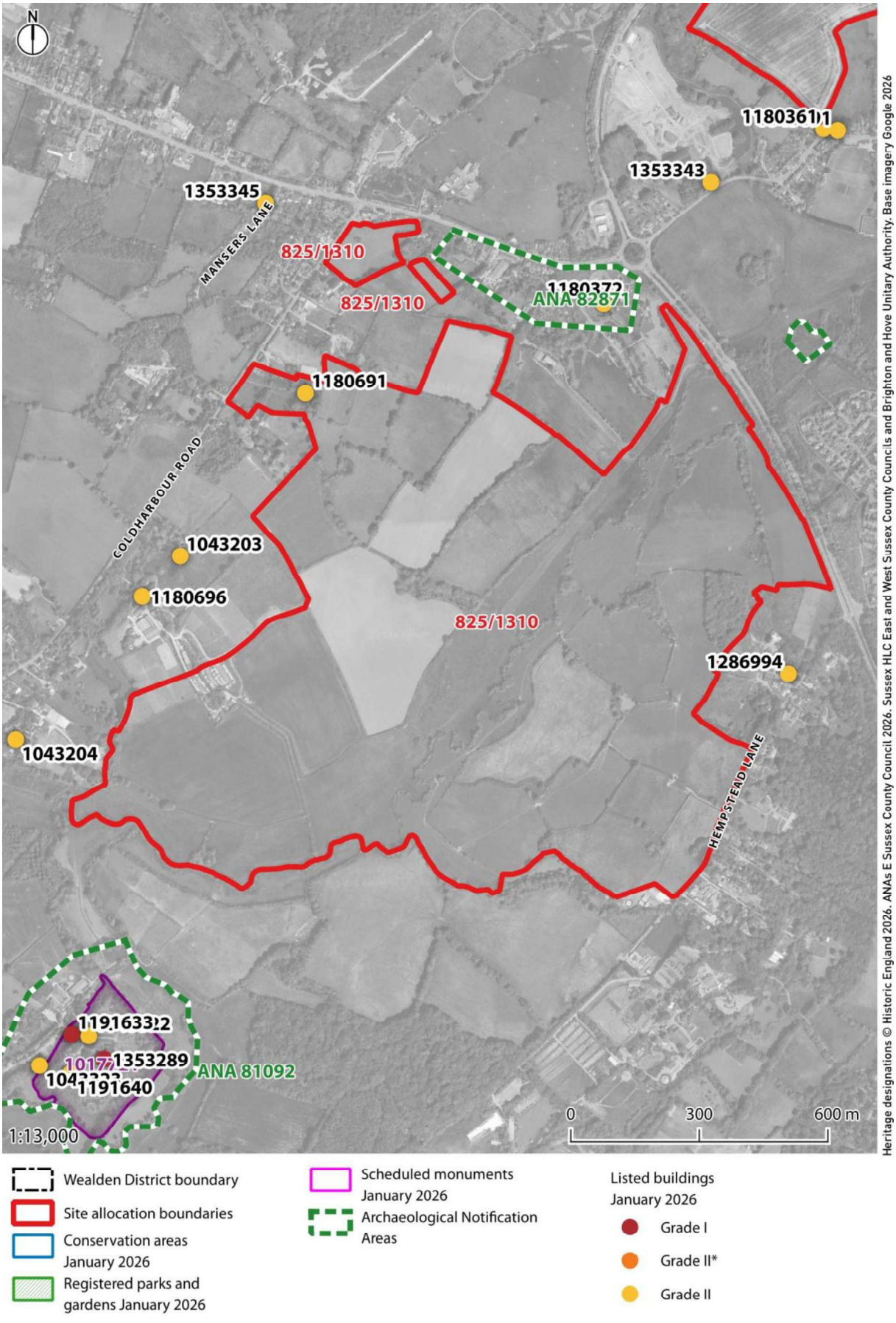
Priory Mill (Grade II)	Development on the site could lead to the erosion of the asset's wider rural agricultural setting.
The Stables or Pigeon-House to the North West of Michelham Priory (Grade II)	Development on the site could lead to the erosion of the asset's wider rural agricultural setting.
Barbican Tower and Bridge Over the Moat at Michelham Priory (Grade I)	Development on the site could cause harm to this nationally important asset of exceptional significance, as it could negatively impact its wider, well-preserved rural agricultural setting.
Hempstead (Grade II)	Development on the site could lead to the erosion of the asset's rural agricultural setting and could moderately harm views from the asset, looking west.
Boship Farm Hotel (Grade II)	As Boship Farm Hotel already sits within a partially urban environment, surrounded by car parks and modern buildings, the development of the site could only have a minor impact on the asset.
Brook House (Grade II)	Although there are generally open fields between the site and the asset, due to the distance and the topography, the development of the site could only have a minor impact on the asset.
Michelham Priory (Scheduled Monument)	Development on the site could cause harm to this nationally important asset of exceptional significance, as it could negatively impact its well-preserved rural agricultural setting.
Name of ANA	**Description of impact**
• None within the site boundary	
Avoiding, minimising and mitigating harm, and maximising enhancement	
Maximising enhancement	
• With appropriate design, new or more accessible views of the assets could be created from within the developed site, including improvements to the existing rights of way and new public routes. • New and improved pedestrian and cycle links could be created through the site to better connect Hailsham and Michelham Priory. • Grade II listed Hatches Farmhouse could be sensitively repaired and refurbished as part of this development.	
Avoiding, minimising and mitigating harm	
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to	

assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.

- Development that would be visible in views from Michelham Priory would likely cause harm to the setting and significance of the heritage asset. This harm could be of a high degree depending on the scale, placement and design of visible development
- Focussing the densest development on the area that borders the A22, closer to Hailsham, would significantly reduce harm to most heritage assets.
- The development site is of a substantial size and would likely require improvements and additions to surrounding infrastructure and facilities. Keeping changes such as those to a minimum and locating new access roads and facilities away from the immediate setting of heritage assets would result in a more limited degree of harm.
- Preserving the Cuckmere River's rural setting and natural route by neither culverting or channelling it would reduce the harm to the wider setting of the surrounding heritage assets.
- The introduction of a border of trees along the site's borders would help retain the rural and agricultural feel of these assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations

Due to the site's size and location adjacent to a number of designated assets, some of which are highly designated, there are many heritage sensitivities with this site and development has the potential to cause an elevated degree of harm to the setting of the Grade I listed and Scheduled Monument, Michelham Priory (as well as its ancillary Grade I and II listed assets), Hatches Farmhouse and to a lesser degree, the other adjacent assets. This is because all assets identified above (except Bourne Farmhouse and Brook House) sit within a well-preserved rural setting, with the character of most of the assets being the rural Cuckmere valley. Mitigation measures include reducing the scale of the site (away from Michelham Priory), preserving the rural character of the Cuckmere River and reducing the quantity and density of development within closer proximity to Michelham Priory and its associated buildings. Alongside this, harm could be further mitigated through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald. It is unlikely that these mitigation measures would remove all harm to heritage assets, but the degree of harm and influence of mitigation measures depends to a large extent on the quantity, scale, layout and design of new development on the site.


N
1180361
1353343
1353345
MANSERS LANE
825/1310
825/1310
1180372
ANA 82871
1180691
COLDHARBOUR ROAD
1043203
1180696
825/1310
1286994
1043204
HEMPSTEAD LANE
1191633
1353289
ANA 81092
1191640
1:13,000
0
300
600 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.13 SITE NAME: LAND AND ACCESS TRACK TO THE REAR OF 168 BATTLE ROAD, HAILSHAM

SHELAA REFERENCE: 0903-1310

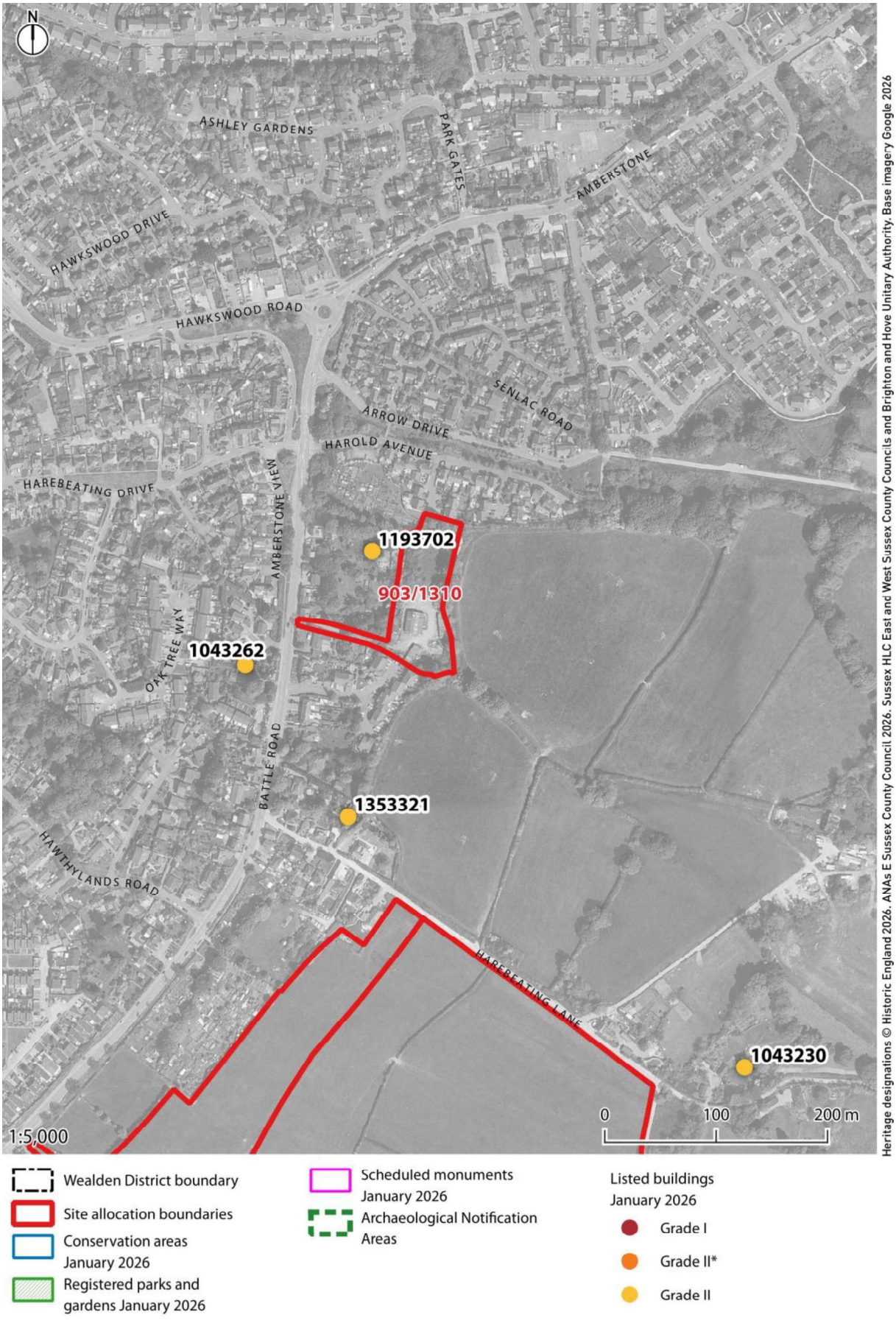
Site description

The site is located adjacent to the urban area of Hailsham, east of Battle Road. The site is formed of several buildings associated with a builder's yard and a small field.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	• WHITEOAKS: 1193702, (Grade II) – beyond the site boundary
Scheduled Monuments	N/A
Conservation Areas	N/A
Registered Parks and Gardens	N/A
Non-designated heritage assets	N/A
Identification of Archaeological Notification Area(s)	
• None within the site boundary	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES47475 – Settlement – expansion - other (infill) HES47476 – Fieldscapes – informal fieldscapes (regular piece meal enclosure) HES47478 – Settlement – expansion - other (small farmstead/cottage)	

Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
WHITEOAKS (Grade II)	Whiteoaks is a seventeenth century building historically surrounded by agricultural land on the edge of the	As semi-rural land on the edge of the town, the site contributes to the setting of Whiteoaks in being the final partially

List entry number: 1193702	town of Hailsham. The building is significant due to it being a surviving seventeenth-century, timber-framed house built in the local vernacular.	rural site that borders the asset. The overall rural setting of the house has been significantly diminished throughout the twentieth century due to surrounding development. It will be diminished further if the approved development to the east is constructed.
Archaeological Notification Areas		
• None within the site boundary		
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Whiteoaks (Grade II)	Development on the site could lead to the erosion of the asset's last semi-rural boundary, resulting in it having a completely urban setting. However, it should be noted that the field immediately east of 0903-1310 is approved for development, which if built, would significantly reduce the severity of this minor harm.	
Name of ANA	**Description of impact**	
• None within the site boundary		
Avoiding, minimising and mitigating harm, and maximising enhancement		
Maximising enhancement		
• With appropriate design, new or more accessible views of the asset could be created from within the developed site. This would have to be carefully considered to avoid adverse effects upon the amenity of the listed building's inhabitants.		
Avoiding, minimising and mitigating harm		
• The potential harm caused by the erosion of the semi-rural setting of the listed building could be reduced through placing any new buildings away from the border with the asset. • The introduction of a border of trees along the site's western edge could to a minor degree mitigate the erosion of the rural and agricultural elements of the setting of the listed building. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.		
Conclusions and recommendations		
There are minor heritage sensitivities with this site and development has the potential to cause a limited degree of harm to the setting of Whiteoaks, although if the site immediately east of 0903-1310 is developed, this limited harm would be significantly reduced due to the asset's changed setting. Any remaining harm could be mitigated through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.		


N
ASHLEY GARDENS
PARK GATES
AMBERSTONE
HAWKSWOOD DRIVE
HAWKSWOOD ROAD
SENLAC ROAD
ARROW DRIVE
HAROLD AVENUE
HAREBEATING DRIVE
AMBERSTONE VIEW
1193702
903/1310
OAK TREE WAY
1043262
BATTLE ROAD
1353321
HAWTHYLANDS ROAD
HAREBEATING LANE
1043230
0
100
200 m
1:5,000
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.14 SITE NAME: LAND SOUTH OF HANKHAM ROAD, STONE CROSS

SHELAA REFERENCE: 1025/3280

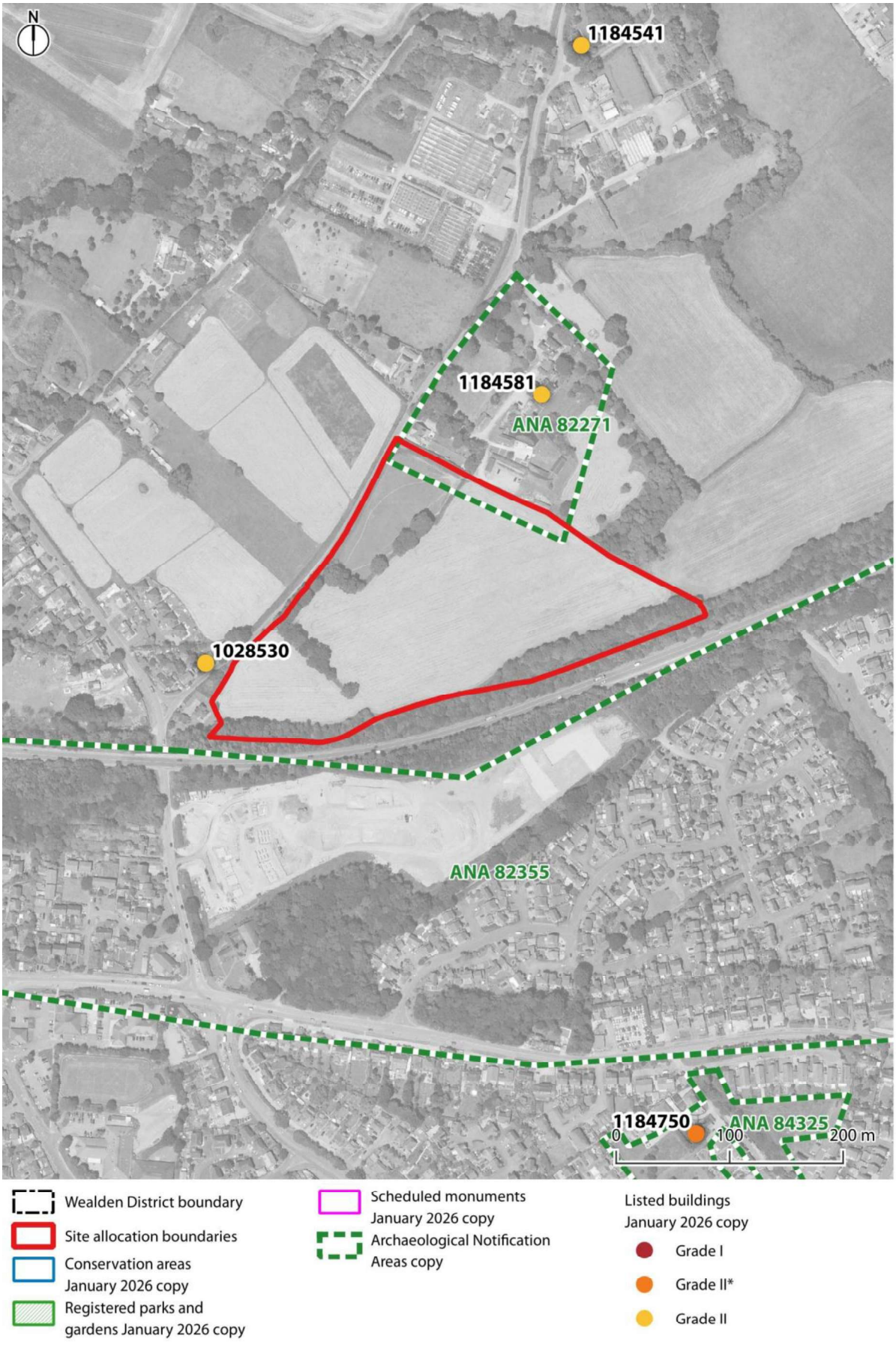
Site description

The site comprises agricultural land on the northern outskirts of Stone Cross and is bounded by Hankham Road to the north and the A27 to the south. A public right of way crosses east to west through the northern boundary of the site.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• THE WHITE HOUSE: 1028530, (Grade II) – beyond the site boundary • PEELINGS: 1184581 (Grade II) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	N/A	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• Archaeological Notification Area 82271 (partially within the site)		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES31343 – Fieldscapes - informal fieldscapes (regular piece meal enclosure)		
HES31346 – Designed landscapes – informal parkland (large landscaped gardens, isolated tree clumps, manor site)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
THE WHITE HOUSE,	The White House is an eighteenth-century house originally surrounded by agricultural land in the historic	As agricultural land, the site contributes to the setting of the White House as the listed building would have originally sat

(Grade II) List entry number: 1028530	hamlet of Blackness. Its significance has been eroded in recent years due to the construction of the Pevensey Bypass and houses to the north and south-east of the site.	within a rural landscape. This rural setting has been diminished throughout the twentieth century with development to the north-west and south of the A27.
PEELINGS (Grade II) List entry number: 1184581	Peelings is a sixteenth-century manor house, with the site having Anglo-Saxon origins, being mentioned in the Domesday Book. It possesses significance as an example of a medieval farmstead manor rebuilt during the early modern period and constructed with traditional local materials. The asset's setting comprises a series of ancillary buildings (mostly historic) including barns and oasthouses, and agricultural land, which strongly maintains its historic rural character and therefore makes a positive contribution to its significance.	Peelings and its ancillary buildings are generally surrounded by agricultural land. This contributes to its setting as a historic manor house, farm and oasthouse.
Archaeological Notification Areas		
ANA82271	ANA82271 covers the Peelings farmstead and a small section of the north-eastern area of the site. It has potential to contain buried archaeology pertaining to earlier phases of development within the Peelings farmstead.	The small section of the site lying within the ANA may contain archaeology pertaining to earlier phases of development within the adjacent farmstead.
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
The White House, (Grade II)	Development on the site could lead to the erosion of the asset's semi-rural agricultural setting and may harm views from the asset due to the site being on higher ground.	
Peelings (Grade II)	Development on the site could lead to the erosion of the manor's rural agricultural setting, due to the encroachment of modern, urban built form into an historic, rural context. Also, views from the asset could be affected in regard to development on the south-east corner of the site.	
Name of ANA	**Description of impact**	
ANA 82271	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.	

Avoiding, minimising and mitigating harm, and maximising enhancement
Maximising enhancement
• With appropriate design, new or more accessible views of the assets could be created from within the developed site. • The opportunity to conduct an archaeological watching brief would increase the knowledge and understanding of the history of Peelings.
Avoiding, minimising and mitigating harm
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • The potential harm caused by the erosion of the agricultural setting of both assets could be reduced through the retention of hedgerows and the location of the site access road away from the assets. • Not locating houses at the south-east of corner of the site (the part visible from Peelings) could help mitigate the potential harm on the Grade II listed Peelings, as it would preserve agricultural views south from the Manor House. • The introduction of a border of bushes, hedgerows and/or trees between the site and Peelings has the potential to help retain the rural and agricultural feel of the asset within its historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach. • Restricting development to the parts of the site outside Archaeological Notification Area 82271 would reduce the risk of adverse impacts upon buried archaeology.
Conclusions and recommendations
There are heritage sensitivities with this site and development has the potential to cause harm to the setting of the two adjacent heritage assets. This could be mitigated through not building in the southeast corner and away from ANA 82271. Alongside this, mitigation could be found in design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site on the border of the Low Weald and Pevensey Levels. It is unlikely that these mitigation measures would remove all harm to heritage assets, but the degree of harm and influence of mitigation measures depends to a large extent on the quantity, scale, layout and design of new development on the site.


N
1184541
1184581
ANA 82271
1028530
ANA 82355
1184750
ANA 84325
0
100
200 m
Heritage designations © Historic England 2026. This data was obtained in 2025. Contains Ordnance Survey data © Crown copyright and database right 2025. ANAs and HLC data Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026 copy
Registered parks and gardens January 2026 copy
Scheduled monuments January 2026 copy
Archaeological Notification Areas copy
Listed buildings January 2026 copy
Grade I
Grade II*
Grade II

2.15 SITE NAME: LAND AT OWLSBURY FARM, LEWES ROAD, UCKFIELD

SHELAA REFERENCE: 1061/1410

Site description

This site is comprised of both arable and pastoral farmland to the west of Uckfield, to the north of the A26 and to the west of the A22, known as Owlsbury Farm. The land is extensive and incorporates land to the east of the River Uck with a parcel of land extending towards Little Buckham Farm to the west. The site is largely undeveloped, with only sporadic agricultural buildings and residential homes aligned with Horsted Pond Lane that runs from southeast to northwest.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	• OWLSBURY FARMHOUSE: 1028254, (Grade II) – within the site • TYLEBARN HOUSE: 1192953 (Grade II) – beyond the site boundary • HORSTED PLACE: 1353586 (Grade II) – beyond the site boundary • THE PARISH CHURCH OF ST MICHAEL AND ALL ANGELS: 1028249 (Grade II) – beyond the site boundary • HORSE GIN BASE AT LOWER FARM: 1353717 (Grade II) – beyond the site boundary • TUDOR COTTAGE: 1028281 (Grade II) – beyond the site boundary • OLD RECTORY FARM: 1028280 (Grade II) – beyond the site boundary • BARN TO THE EAST OF NEW HOUSE FARMHOUSE: 1192832 (Grade II) – beyond the site boundary • NEW HOUSE FARMHOUSE: 1353562 (Grade II) – beyond the site boundary • BARN TO THE SOUTH EAST OF BUCKHAM HILL FARMHOUSE: 1028242 (Grade II) – beyond the site boundary • BUCKHAM HILL FARMHOUSE: 1028247 (Grade II) – beyond the site boundary • CROWSNEST COTTAGES: 1353585 (Grade II) – beyond the site boundary • DORANDER POND COTTAGE: 1028243 (Grade II) – beyond the site boundary • BUCKHAM HILL HOUSE: 1028246 (Grade II) – beyond the site boundary • PEAR TREE COTTAGE: 1028244 (Grade II) – beyond the site boundary • BEECHES FARMHOUSE: 1028245 (Grade II) – beyond the site boundary
Scheduled Monuments	• Medieval farmstead at Buckham Hill, immediately north and south east of Princes: 1016770 (Scheduled Monument)

Conservation Areas	N/A
Registered Parks and Gardens	• HORSTED PLACE: 1000202 (Grade II) – adjacent to the site
Non-designated heritage assets	N/A

Identification of Archaeological Notification Area(s)

- Archaeological Notification Area 82347 (partially within the site)
- Archaeological Notification Area 81008 (partially within the site)

Identification of Sussex Historic Landscape Characterisation Typologies

HES27649 – Fieldscapes - informal fieldscapes (modern field amalgamation)

HES27650 – Fieldscapes - assarts (cohesive assart/isolated tree clumps)

HES27645 – Woodland - ancient semi-natural (assart wood)

HES27634 – Fieldscapes - informal fieldscapes (irregular piecemeal enclosure)

HES27586 – Recreation - golf courses (isolated tree clumps)

HES27612 – Settlement - non-historic isolated (large farmstead)

HES27613 – Woodland - ancient semi-natural (assart wood)

HES27614 – Fieldscapes - informal fieldscapes (modern field amalgamation)

HES27615 – Fieldscapes - informal fieldscapes (modern field amalgamation)

HES27616 – Settlement - historic dispersed (small farmstead/cottage)

HES27635 – Settlement - historic dispersed (large farmstead)

HES27636 – Designed Landscapes - informal parkland (large landscaped garden)

HES27637 – Woodland - ancient semi-natural (assart wood)

HES27638 – Fieldscapes – assarts (aggregate assart)

HES27639 – Settlement - expansion: other (large farmstead)

HES27640 – Woodland - regenerated (regenerated: wood extraction pits/ponds)

HES27641 – Fieldscapes - informal fieldscapes (modern field amalgamation)

HES27643 – Settlement - historic dispersed (common edge settlement)

HES27644 – Settlement - historic dispersed (large farmstead)

HES27646 – Settlement - expansion: other (small farmstead/cottage)

HES47324 – Settlement - historic dispersed (large farmstead)

HES47325 – Settlement - expansion: other (large farmstead)

HES47338 – Fieldscapes - informal fieldscapes (regular piece meal enclosure)

HES47339 – Fieldscapes - informal fieldscapes (irregular piecemeal enclosure)

HES47340 – Woodland - ancient semi-natural (assart wood extraction pits/ponds)

HES47341 – Fieldscapes - informal fieldscapes (modern field amalgamation)

HES47342 – Fieldscapes - informal fieldscapes (modern field amalgamation)

HES47343 – Fieldscapes - assarts (aggregate assart)

HES47346 – Horticulture - orchard

HES4347 – Fieldscapes - informal fieldscapes (regular piece meal enclosure)

Site contribution to the significance of the asset(s)

Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
OWLSBURY FARMHOUSE, (Grade II) List entry number: 1028254	Owlsbury Farmhouse is an early eighteenth century red-brick building. It is significant as a surviving example of modest Georgian house, with a dormered tiled roof, grey-header brickwork and traditional casement windows.	The asset itself is within the site. As agricultural land that surrounds the asset, parts of the site near the Grade II listed building form an intrinsic part of the setting of the farmhouse.
TYLEBARN HOUSE (Grade II) List entry number: 1192953	Tylebarn House was built in c.1850, being attributed to Samuel Daukes. The building is of historic and architectural interest due to it reflecting the Tudor-Gothic idiom he used at Horsted Place. Its diaper-pattern brickwork, gabled projections and distinctive four-centred doorway give it strong architectural interest.	As predominantly agricultural land, the site positively contributes to the wider setting of the house, defining part of the rural landscape that characterised the asset's historic setting.
HORSTED PLACE (Grade II) List entry number: 1353586	Horsted Place was built in 1850–51 by Samuel Daukes, a pupil of A.W.N. Pugin. The building is of historic interest due to its direct connection to the Gothic Revival and for housing a staircase exhibited at the Great Exhibition of 1851. It is of architectural interest due	As predominantly agricultural land, the site positively contributes to the wider setting of the house, defining part of the rural landscape that characterised the asset's historic setting.

	to its Tudor-Gothic design, with diaper-pattern brickwork, gables, octagonal tower features and richly carved Pugin-style interiors.	
THE PARISH CHURCH OF ST MICHAEL AND ALL ANGELS (Grade II) List entry number: 1028249	This parish church is highly significant for its Norman chancel and fifteenth century west tower, illustrating centuries of continuous worship on the site. Its architectural interest lies in the blend of medieval fabric with Sir George Gilbert Scott's 1863 restoration.	As predominantly agricultural land, the site positively contributes to the wider setting of the church, defining part of the rural landscape that characterised the asset's historic setting. However, because it lies some distance away, it only makes a minor contribution to the asset's overall setting.
HORSE GIN BASE AT LOWER FARM (Grade II) List entry number: 1353717	This asset is a rare surviving eighteenth century horse-gin base. It is of historic interest as a reminder of pre-industrial animal-powered machinery, while it is of architectural interest due to its circular brickwork, central post-depression and contrasting tread pattern.	As predominantly agricultural land, the site positively contributes to the wider setting of the horse gin base, defining part of the rural landscape that characterised the asset's historic setting. However, this asset's setting only contributes to its significance to a modest degree as its significance is mostly imbued in its remaining physical fabric.
TUDOR COTTAGE (Grade II) List entry number: 1028281	Tudor Cottage is a late fifteenth to early sixteenth century timber-framed house. It is of significance due to it being a good (and early) example of a house built in the local vernacular.	As predominantly agricultural land, the site positively contributes to the wider setting of the cottage, defining part of the rural landscape that characterised the asset's historic setting, although the distance between the site and this asset mean that the contribution of the site to the asset's setting is only minor.
OLD RECTORY FARM (Grade II) List entry number: 1028280	Old Rectory Farm is a c.1835 former rectory, notable as a well-preserved early-Victorian clerical residence with its original plan form. It is of architectural interest due to its alternating red-and-grey brickwork, half-H south front and multiple gables.	As predominantly agricultural land, the site positively contributes to the former rectory's wider rural setting. However, because it lies some distance away, it only makes a minor contribution to the asset's overall setting.

BARN TO THE EAST OF NEW HOUSE FARMHOUSE (Grade II) List entry number: 1192832	This eighteenth century barn is of historic interest due to its forming part of the agricultural group at New House Farm, while it is architectural interest because of its simple weather-boarded exterior and hipped tiled roof.	As predominantly agricultural land, the site positively contributes to the barn's wider rural setting. However, because it lies some distance away, it only makes a minor contribution to the asset's overall setting.
NEW HOUSE FARMHOUSE (Grade II) List entry number: 1353562	New House Farmhouse is a seventeenth century building. It is of historical interest as a well-preserved example of post-medieval rural building with later adaptations, while it is of architectural interest due to its red brick exterior with sandstone dressings, hipped dormers and small-paned windows.	As predominantly agricultural land, the site positively contributes to the farmhouse's wider rural setting. However, because it lies some distance away, it only makes a minor contribution to the asset's overall setting.
BARN TO THE SOUTH EAST OF BUCKHAM HILL FARMHOUSE (Grade II) List entry number: 1028242	This eighteenth century structure has historical interest as a surviving fragment of traditional rural building, showing later adaptation with a rebuilt brick ground floor.	As predominantly agricultural land, the site contributes to the setting of the barn, as the asset would have always sat within a rural landscape.
BUCKHAM HILL FARMHOUSE (Grade II) List entry number: 1028247	Buckham Hill Farmhouse is a restored early-seventeenth century house. It has historical interest as a surviving timber-framed dwelling later adapted with brick and weather-boarding. While it is of architectural interest due to its half-hipped gable, attic within the front gable and traditional casement windows.	As predominantly agricultural land, the site contributes to the setting of the barn, as the asset would have always sat within a rural landscape.
CROWSNEST COTTAGES (Grade II) List entry number: 1353585	Crowsnest Cottages were constructed in the early-nineteenth century. They are of significance as rare surviving examples of the Gothic toll-house tradition. Their architectural interest lies in their ashlar construction, pointed-light	As predominantly agricultural land immediately to the east of the asset, the site contributes to the setting of the barn, as the asset would have always sat within a rural landscape.

	casements with diamond panes and broad hipped slate roof.	
DORANDER POND COTTAGE (Grade II) List entry number: 1028243	Dorander Pond Cottage, constructed in the eighteenth century, is of historic interest as a well-preserved example of a modest Georgian domestic building. Its architectural interest lies in its alternating red-and-grey brickwork, modillion eaves cornice and small stone cartouche.	As predominantly agricultural land immediately to the south of the asset, the site contributes to the setting of the cottage, as the asset would have always sat within a rural landscape.
BUCKHAM HILL HOUSE (Grade II) List entry number: 1028246	Buckham Hill House is a late medieval farmhouse, with much pre-1500 fabric. It is of historic interest due to its age and complex later development, combining a medieval rear range with a sixteenth century front pile and later alterations. It is of architectural interest due to its substantial timber framing, chamfered beams and early mullioned windows.	As predominantly agricultural land immediately to the south of the asset, the site contributes to the setting of the farmhouse, as it would have always sat within a rural landscape.
PEAR TREE COTTAGE (Grade II) List entry number: 1028244	This early-nineteenth century square Gothic cottage is of historic interest due to it being a toll-house-type dwelling. While it is of architectural interest due to its ashlar construction, pointed-light casements with diamond panes and broad hipped slate roof.	As predominantly agricultural land immediately to the south of the asset, the site contributes to the setting of the cottage, as the asset would have always sat within a rural landscape.

BEECHES FARMHOUSE (Grade II) List entry number: 1028245	Beeches Farmhouse is historically significant for its unusually early pre-1500 rear range combined with a sixteenth century front pile, preserving an evolved baffle-entry plan and substantial original framing.	As predominantly agricultural land, the site positively contributes to the farmhouse's wider rural setting. However, because it lies some distance away, it only makes a minor contribution to the asset's overall setting.
Medieval farmstead at Buckham Hill, immediately north and south east of Princes (Scheduled Monument) List entry number: 1016770	This medieval farmstead is historically significant as a well-preserved example of the dispersed settlement pattern characteristic of the Eastern Weald, retaining its relationship with surrounding fields and industrial features. Its undisturbed earthworks and environmental deposits give it strong archaeological interest for understanding rural life and land use over several centuries.	As predominantly agricultural land, the site positively contributes to the scheduled monument's wider rural setting.
HORSTED PLACE (Grade II Registered Park and Garden) List entry number: 1000202	This late-twentieth century garden is historically significant as a rare mature example of Sir Geoffrey Jellicoe's work, created for the Neville family within the surviving framework of a nineteenth century ornamental landscape. Its architectural and design interest lies in Jellicoe's carefully composed terraces, lawns, arbours and woodland walks, which integrate the Victorian setting with his characteristic modern spatial planning.	As agricultural land immediately to the south of the asset, the site contributes to the setting of the garden, as the asset would have always sat within a rural landscape.
Archaeological Notification Areas		
ANA81008	ANA81008 covers the medieval farmstead at Buckham Hill with the northern tip of the site meeting the southern tip of the ANA.	The small section of the site lying within the ANA may contain archaeology pertaining to earlier phases of development within the adjacent farmstead.

ANA82347	ANA82347 covers the London to Lewes Way Roman road, with a small section of the ANA sitting within the site.	The small section of the site lying within the ANA may contain archaeology pertaining to the history of the Roman road.
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Owlsbury Farmhouse, (Grade II)	Development on the site has considerable potential to erode the asset's rural agricultural setting and could harm from views to and from the asset in all directions. If development involves the conversion/change of use of this asset, this could also lead to harm through change of its historic use and loss of fabric relating to its historic function. If development however allows for a buffer around the farmhouse, although its setting would still be affected, the significance of the building itself would not be harmed.	
Tylebarn House (Grade II)	Development on the site has potential to erode this asset's rural agricultural setting with the introduction of modern, urban built form.	
Horstead Place (Grade II)	Development on the site has potential to erode this asset's rural agricultural setting with the introduction of modern, urban built form.	
The Parish Church of St Michael and All Angles (Grade II)	Development on the site has potential to erode this asset's rural agricultural setting to a minor extent through the introduction of modern, urban built form.	
Horse Gin Base at Lower Farm (Grade II)	Development on the site has potential to erode this asset's rural agricultural setting to a very minor extent through the introduction of modern, urban built form.	
Tudor Cottage (Grade II)	Development on the site has potential to erode this asset's rural agricultural setting to a minor extent through the introduction of modern, urban built form.	
Old Rectory Farm (Grade II)	Development on the site has potential to erode this asset's rural agricultural setting to a minor extent through the introduction of modern, urban built form.	
Barn to the east of New House Farmhouse (Grade II)	Development on the site has potential to erode this asset's rural agricultural setting to a minor extent through the introduction of modern, urban built form.	

New House Farmhouse (Grade II)	Development on the site has potential to erode this asset's rural agricultural setting to a minor extent through the introduction of modern, urban built form.
Barn to the south east of Buckham Hill Farmhouse (Grade II)	Development on the site has potential to erode this asset's rural agricultural setting with the introduction of modern, urban built form.
Buckham Hill Farmhouse (Grade II)	Development on the site has potential to erode this asset's rural agricultural setting with the introduction of modern, urban built form.
Crowsnest Cottages (Grade II)	Development on the site has potential to erode this asset's rural agricultural setting with the introduction of modern, urban built form.
Dorander Pond Cottage (Grade II)	Development on the site has potential to erode this asset's rural agricultural setting with the introduction of modern, urban built form.
Buckham Hill House (Grade II)	Development on the site has potential to erode this asset's rural agricultural setting with the introduction of modern, urban built form.
Pear Tree Cottage (Grade II)	Development on the site has potential to erode this asset's rural agricultural setting with the introduction of modern, urban built form.
Beeches Farmhouse (Grade II)	Development on the site has potential to erode this asset's rural agricultural setting to a minor extent through the introduction of modern, urban built form.
Medieval farmstead at Buckham Hill, immediately north and south east of Princes (Scheduled Monument)	Development on the site has potential to erode this asset's rural agricultural setting with the introduction of modern, urban built form.
Horstead Place – Registered Park and Garden (Grade II)	Development on the site has potential to erode this asset's rural agricultural setting with the introduction of modern, urban built form.

Name of ANA	Description of impact
ANA 81008	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.
ANA 82347	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.

Avoiding, minimising and mitigating harm, and maximising enhancement

Maximising enhancement

- With appropriate design, new or more accessible views of assets within and within the vicinity of the site could be created from within the developed site, including improvements to the existing rights of way and new public routes.
- The opportunity to conduct archaeological watching briefs would increase the knowledge and understanding of the history of Buckham Hill and the London to Lewes Way Roman road.
- Sensitive and appropriately-designed repair and refurbishment of Owlsbury Farmhouse as part of the site's development could better reveal this heritage asset's significance.

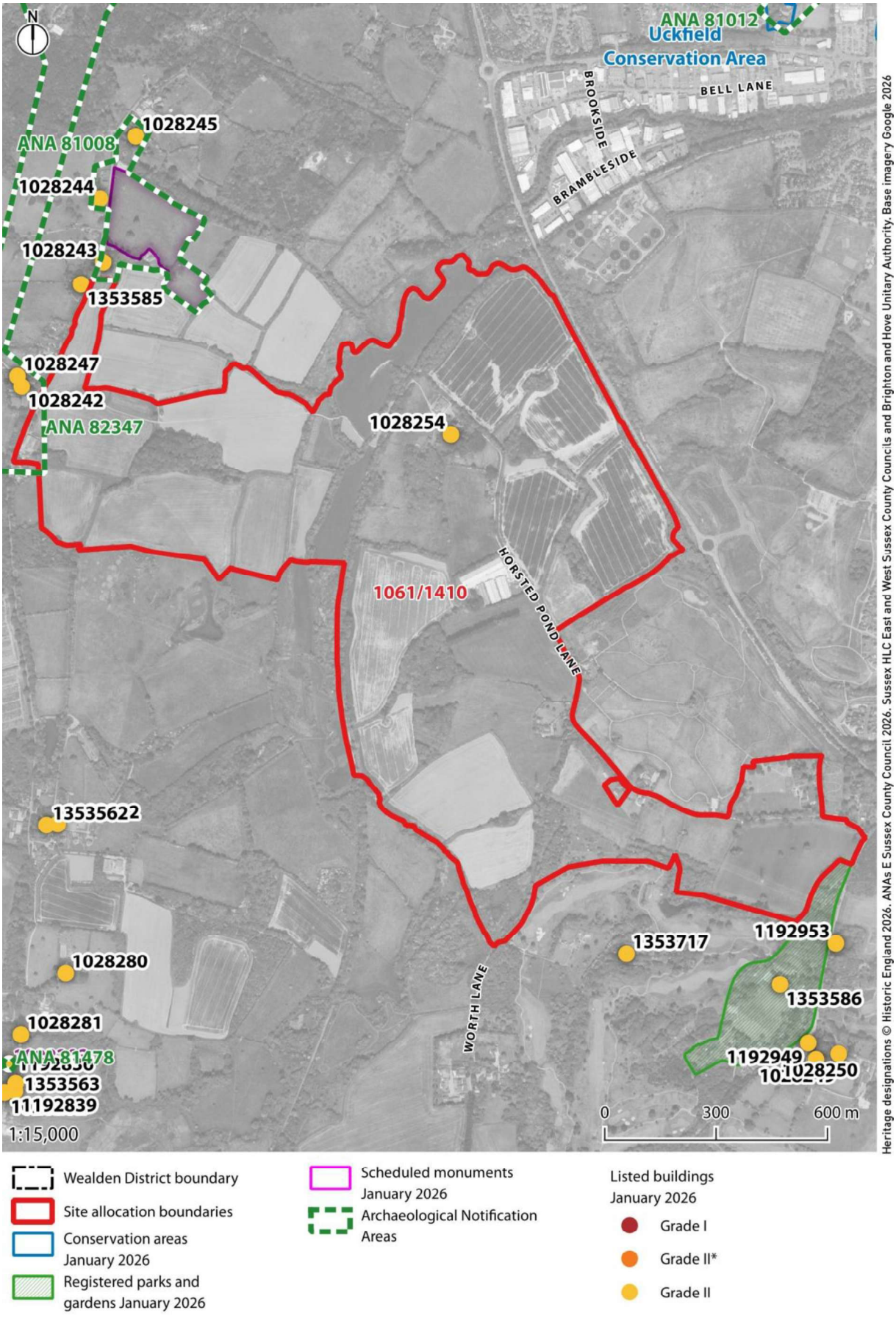
Avoiding, minimising and mitigating harm

- Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.
- Development involving Owlsbury Farmhouse and its immediate setting, and development close to other assets, including Horsted Place Park and Buckham Hill has the potential to cause a considerable degree of heritage harm. This could be mitigated by setting development back from these assets or providing a buffer zone, maintaining a sense of an open, rural (or semi-rural) landscape around the assets.
- Reducing the size of the site and concentrating most development to the area adjacent to the A22 (east of Horsted Pond Lane), close to the existing settlement of Uckfield, would reduce the impact on most heritage assets.
- The development is of a substantial size and would likely require improvements and additions to surrounding infrastructure and facilities. Keeping changes such as those to a minimum and avoiding implementation of these changes within the immediate setting of the designated heritage assets, could reduce the heritage harm associated with these essential measures.
- The retention of established hedgerows, trees and bushes across the site could mitigate heritage impacts to a minor degree, by preserving the historic field boundaries and other landscape features. Going further, the introduction of additional, site-appropriate bushes, hedgerows and/or trees between the site and Horsted Place Park, as well as the site and the assets along Buckham Hill has the potential to help retain the rural and agricultural feel of the asset within its historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

- Restricting development to the parts of the site outside Archaeological Notification Areas 81008 and 82347 would reduce the risk of adverse impacts upon buried archaeology.

Conclusions and recommendations

Due to its size and location (adjacent to several designated assets), there are many heritage sensitivities with this site and development has the potential to cause an elevated degree of harm Owsbury Farmhouse, the setting of the assets at Horsted Place Park, as well as those along Buckham Hill. This is because these buildings sit within a largely well-preserved rural setting, with most development in the immediate area being historic villages that have only grown slightly in size during the twentieth century. Mitigation measures are generally minor in nature due to the size of the site and are unlikely to fully remove heritage impacts, but notable mitigation could be achieved by reducing the scale of the site and concentrating most development adjacent to the A22 (east of Horsted Pond Lane) and the existing settlement of Uckfield. Alongside this, harm could be further mitigated through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald. It is unlikely that these mitigation measures would remove all harm to heritage assets, but the degree of harm and influence of mitigation measures depends to a large extent on the quantity, scale, layout and design of new development on the site.



Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.16 SITE NAME: POLGATE WEST

SHELAA REFERENCE: 1069/1510

Site description

The site is a large area of undulating land to the northwest of Polegate adjacent to the A27/A22 junction roundabout. It comprises a large group of fields around Cophall Farm and several belts of mature vegetation. The east side of the site is developed, with a highway service area including some commercial buildings, such as Premier Inn, Petrol Station and McDonald's. To the south and west beyond the site is an extensive area of farmland (mainly arable) which slopes down towards the south and includes Wootton Manor.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	• CENTRAL BUILDING OF WOOTTON MANOR: 1043258, (Grade II*). With associated structures GATEHOUSE COTTAGE WOOTTON FARMHOUSE WOOTTON MANOR GRANGE: 1193588 (Grade II), BARN ON WEST SIDE OF STABLE YARD AT WOOTTON MANOR: 1039942 (Grade II), STABLES AND STABLE YARD ARCHWAY AT WOOTTON MANOR: 1272830 (Grade II), GARDEN BUILDING ON NORTH SIDE OF FORECOURT AT WOOTTON MANOR: 1272828 (Grade II) All beyond the site boundary
Scheduled Monuments	N/A
Conservation Areas	N/A
Registered Parks and Gardens	• WOOTTON MANOR: 1001693, (Grade II) – adjacent to the site
Non-designated heritage assets	N/A
Identification of Archaeological Notification Area(s)	
• Archaeological Notification Area 82355 (partially within the site)	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES26717 – Settlement - expansion – other (ribbon development) HES26718 – Settlement - expansion – other (ribbon development) HES26720 – Settlement - expansion – other (ribbon development)	

HES26690 – Settlement - historic dispersed (small farmstead/cottage)

HES26691 – Settlement - non-historic isolated (large farmstead)

HES26692 – Woodland - regenerated (regenerated – wood)

HES26693 – Fieldscapes - assarts (cohesive assart)

HES26694 – Settlement - historic dispersed (large farmstead)

HES26695 – Settlement - expansion – other (large farmstead)

HES26697 – Fieldscapes - assarts (cohesive assart/ponds)

HES26539 – Fieldscapes - assarts (cohesive assart/ponds)

HES26698 – Fieldscapes - informal fieldscapes (regular piece meal enclosure)

HES26700 – Woodland - regenerated (regenerated – wood)

HES26701 – Settlement - non-historic isolated (large farmstead)

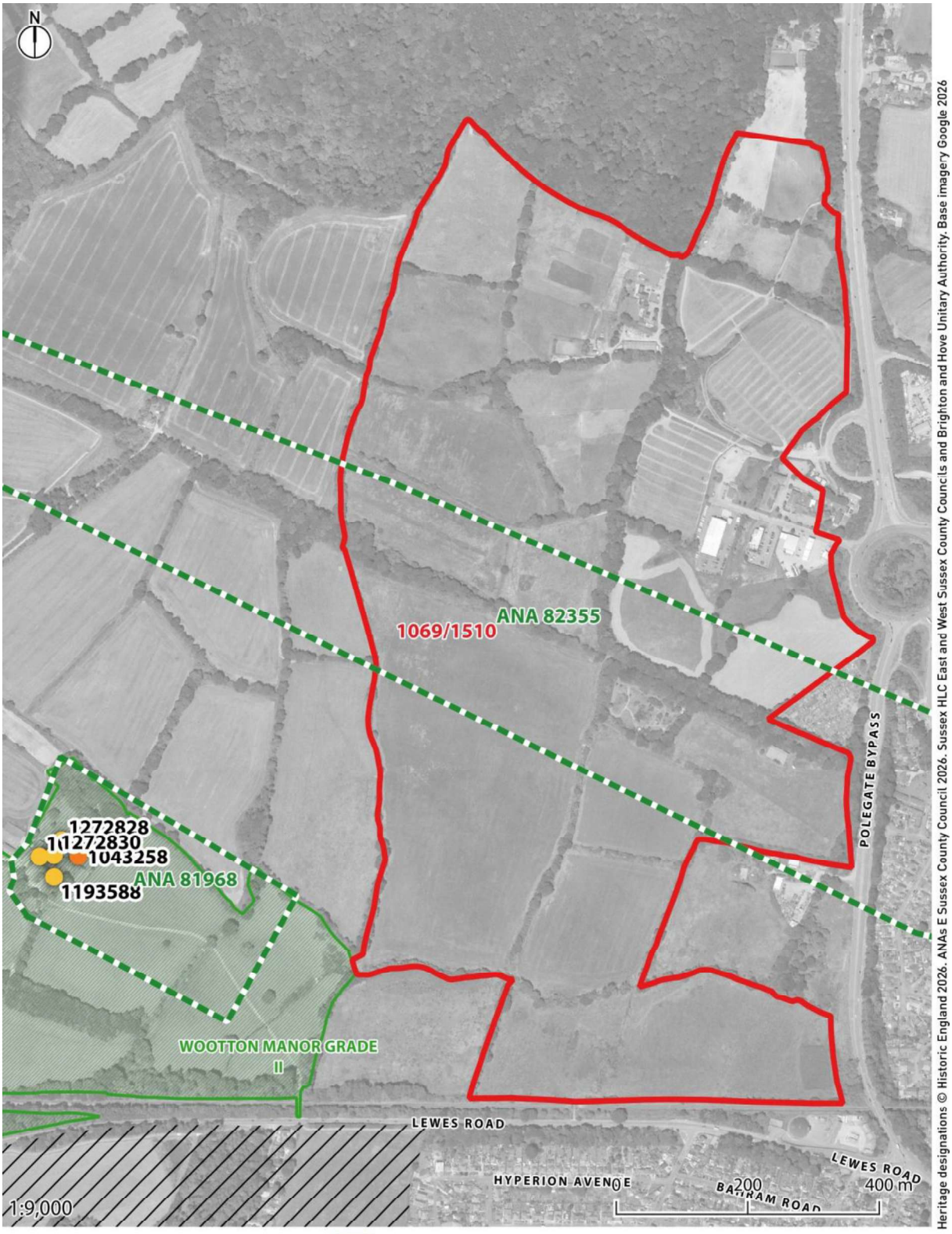
HES26703 – Woodland - regenerated (regenerated – scrub)

Site contribution to the significance of the asset(s)

Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
CENTRAL BUILDING OF WOOTTON MANOR: (Grade II*) List entry number: 1043258 *(And associated listed buildings)*	Wootton Manor is significant for its layered history, combining medieval fabric, a mid seventeenth-century farmhouse and Detmar Blow's scholarly early twentieth-century, Jacobean style, extensions. Architecturally it stands out for its rich brickwork, flint and ashlar details, and its well-preserved interiors, including imported early-eighteenth-century joinery and Blow's bespoke library. The associated listed buildings include a gatehouse, stable block and barns. As well as possessing significance in their own right, these buildings have significant group value due to their interrelationship and association with Wootton Manor, forming a well-preserved and coherent manor complex.	As agricultural land, the site contributes to the setting of Wootton Manor and its Grade II listed outbuildings, as the Manor would have originally sat within a rural landscape.

WOOTTON MANOR Registered Park and Garden (Grade II) List entry number: 1001693	Wootton Manor Registered Park and Garden is significant for its early twentieth-century Arts and Crafts design by Detmar Blow. Its historic interest lies in the continuity of the medieval and seventeenth-century manor landscape, the long association with the Gwynne family, and the survival of Blow's integrated house-and-garden vision, including elements such as the patterned brick paths, yew-hedged compartments, and water garden.	As agricultural land, the site contributes to the setting of Wootton Manor Registered Park and Garden as the Manor and associated grounds would have originally sat within a rural landscape.
Archaeological Notification Areas		
ANA82355	ANA82355 crosses the middle of the site, east to west, and follows the site of a former Roman road. It has potential to contain buried archaeology.	The middle of the site (east to west) forms part of the ANA and may contain archaeology pertaining to the Roman road and earlier phases of development within the adjacent farmstead.
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Wootton Manor, (Grade II*)	Development on the site could lead to the erosion of the asset's rural agricultural setting and could harm views from the asset, looking east.	
Wooton Manor Registered Park and Garden (Grade II)	Development on the site could lead to the erosion of the Registered Park and Garden's rural agricultural setting, with the site having a direct border with the asset. It could also be visible from many other parts of the garden.	
Name of ANA	**Description of impact**	
ANA 82355	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.	

Avoiding, minimising and mitigating harm, and maximising enhancement
Maximising enhancement
• As there are no public rights of way across the site, with appropriate design, new or more accessible views of the assets could be created from within the developed site. • The opportunity to conduct an archaeological watching brief would increase the knowledge and understanding of the former Roman road that passes through the site.
Avoiding, minimising and mitigating harm
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • Locating development in the southern half of the site could have a significant impact on the setting of the Grade II* listed Wootton Manor and the surrounding Registered Park and Garden. Therefore, restricting development to the north of the site, beyond the distinct line of trees running east-south-east to west-north-west, would mitigate that harm. • The potential harm caused by the erosion of the agricultural setting of both assets would be reduced through the retention of hedgerows and the location of the site access road away from the assets. This would preserve a sense of the distribution of historic field boundaries within the site. • The introduction of appropriately laid-out and locally-appropriate bushes, hedgerows and/or trees within the site, particularly between the site and Wootton Manor (and its surrounding gardens) has the potential to help retain the rural and agricultural feel of the asset within its historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach. • Restricting development to the parts of the site outside Archaeological Notification Area 82355 would reduce the risk of adverse impacts upon buried archaeology.
Conclusions and recommendations
There are heritage sensitivities with this site, notably on the southern half, where development has the potential to cause harm to the setting of the Grade II* listed Wootton Manor and its surrounding Registered Park and Garden. This could be mitigated to some extent through restricting development to the north of the site (specifically north of ANA 82355, and avoiding development within the ANA) and through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.



Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
South Downs National Park, excluded
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.17 SITE NAME: LAND AT BROAD FARM, SOUTH OF NEW STREET, LOWER HORSEBRIDGE

SHELAA REFERENCE: 1079-3100

Site description

The site comprises of a large agricultural field located to the north of Lower Horsebridge, to the southeast of the A267 and the west of Hellingly. It is increasingly within the setting of new development sites.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• LOBDENS, 1 AND 2, NORTH STREET: 1285412, (Grade II) – beyond the site boundary • HORSELUNGES MANOR: 1285385, (Grade I) – beyond the site boundary THE PARISH CHURCH OF ST PETER AND ST PAUL: 1043186, (Grade I) – beyond the site boundary • BUSBRIDGE HOUSE: 1180361, (Grade II) – beyond the site boundary • CROFT COTTAGE: 1043191, (Grade II) – beyond the site boundary • BROOK HOUSE: 1353343, (Grade II) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	• Hellingly Conservation Area – beyond the site boundary	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• None within the site boundary		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES32520 – Fieldscapes – informal fieldscapes - Modern field amalgamation		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
LOBDENS, 1 AND 2, NORTH STREET	Lobdens, 1 and 2, dates from the eighteenth century and is significant as an example of a larger house	As adjacent agricultural land, the site makes a contribution to the rural setting of Lobdens, which would

(Grade II) List entry number: 1285412	constructed in the local vernacular with red and grey bricks and tilehanging.	have always sat within agricultural landscape. The site encircles the rear of the designated asset, forming much of its immediate setting.
HORSELUNGES MANOR (Grade I) List entry number: 1285385	Horselunges Manor is a timber-framed moated house that is significant due to it being a remarkably complete example of a medieval manor in Sussex. It is distinctive architecturally for its early-fourteenth-century open hall and finely crafted crown-post roof, as well as its sixteenth-century cross-wing and intact internal structure.	As agricultural land, the site contributes to the wuider setting of the Horselunges Manor, as the listed building has always sat within a rural landscape. However, there is some distance between the site and this heritage asset, with modern built form between, reducing the contribution of this site to the asset's setting.
THE PARISH CHURCH OF ST PETER AND ST PAUL (Grade I) List entry number: 1043186	The Parish Church of St Peter and St Paul dates from the twelfth-century. It is significant as a surviving medieval church, with a Norman doorway, an early English chancel, and a Perpendicular tower. Its prominent village setting reinforces its long-standing role as Hellingly's historic focal point.	As agricultural land, the site makes a limited contribution to the wider setting of The Parish Church of St Peter and St Paul, as the church would have historically sat within a largely rural setting.
BUSBRIDGE HOUSE (Grade II) List entry number: 1180361	Busbridge House, dates from the eighteenth century and is significant as a representative house of this date, illustrating the changing building styles and materials during the early modern period in the area.	As agricultural land, the site contributes to the setting of Busbridge House, as the building would have historically sat within a largely rural setting.
CROFT COTTAGE (Grade II) List entry number: 1043191	Croft Cottage, dates from the eighteenth century and is significant due to its representation of changing building styles and materials during the early modern period in the area.	As agricultural land, the site contributes to the wider setting of Croft Cottage, as the building would have historically sat within a largely rural setting.
BROOK HOUSE (Grade II) List entry number: 1353343	Brook House was constructed in c.1830 and is significant due to its early-nineteenth century vernacular craftsmanship, including its half-H plan, tile-hung upper storey, and decorative scalloped bargeboards.	As agricultural land, the site contributes to the setting of Brook House as the building would have historically sat within a largely rural setting. This is currently in the process of changing due to new development between Brook House and the site, which will introduce modern built form in the setting of Brook House
Hellingly	Hellingly Conservation Area's special interest lies in its historic	The site, which sits within the wider setting of the conservation area,

Conservation Area	village core, centred on the medieval relationship between church, manor and green. Its character is shaped by vernacular cottages and farmhouses, traditional materials such as tile-hanging, weatherboarding, brick and flint, and a layout that has changed little over centuries. The open landscape setting, mature trees and long views across the Cuckmere valley preserve the area's strong sense of an early agricultural community.	features internal and external views, including those across the wider countryside (with the low-lying fields allowing views in and out of the conservation area), and those southwards and westwards towards the South Downs.
Archaeological Notification Areas		
• None within the site boundary		
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Lobdens, 1 and 2, North Street (Grade II)	Development on the site could lead to the erosion of the asset's rural agricultural setting, potentially resulting in modern built form completely encroaching the asset to the west and south.	
Horselunges Manor (Grade I)	Development on the site could lead to the erosion of the asset's rural agricultural setting and has the potential to affect views from the asset, looking west.	
The Parish Church of St Peter and St Paul (Grade I)	Development on the site could lead to the erosion of the asset's rural agricultural setting and may harm views from the asset, towards the South Downs.	
Busbridge House (Grade II)	Development on the site could lead to the erosion of the asset's semi-rural agricultural setting, moderately affecting views from the asset, looking north.	
Croft Cottage (Grade II)	Development on the site could lead to the erosion of the asset's semi-rural agricultural setting, moderately affecting views from the asset, looking north.	
Brook House (Grade II)	As there is already a plot of land under development between the site and Brook House, development on the site is unlikely to cause additional harm to the setting of this asset.	
Hellingly Conservation Area	Development on the site could lead to the erosion of the rural and agricultural character of the south-western part of the conservation area's setting.	
Name of ANA	**Description of impact**	
• None within the site boundary		

Avoiding, minimising and mitigating harm, and maximising enhancement
Maximising enhancement
• With appropriate design, new or more accessible views of heritage assets such as the Church of St Peter and St Paul could be created from within the developed site, including improvements to the existing rights of way and new public routes.
Avoiding, minimising and mitigating harm
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • The potential harm caused by the erosion of the agricultural setting of the listed buildings and the conservation area could be reduced through the retention and appropriate enhancement of established trees, hedgerows and bushes. • The introduction of a border of trees along the site's edges that face Hellingly, Lobdens and Lower Horsebridge could help mitigate harm by strengthening one aspect of the rural and agricultural feel of these assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.
Conclusions and recommendations
There are heritage sensitivities with this site and development has the potential to cause harm to the setting of the two Grade I listed buildings, Hellingly Conservation Area, Lobdens, 1 and 2 (which sits immediately adjacent to the site) and three Grade II listed buildings in Lower Horsebridge. Mitigation measures include introducing a green buffer between the sites and the assets (specifically Lobdens, 1 and 2 due to its proximity), and design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald.


N
NORTH STREET
Hellingly
Conservation Area
1285412
NORTH STREET
1079/3100
1180361
1043
1180363
1043192
1353344
1353343
1408222
1:5,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.18 SITE NAME: LAND AT PEELINGS LANE, WESTHAM

SHELAA REFERENCE: 1099-3360

Site description

The site is located to the northeast of Westham, with the eastern portion of the site close to the historic core and adjacent to existing residential development along Peelings Lane. A public right of way crosses the centre of the site from north to south. The site comprises of several open agricultural fields which are separated by trees and hedgerows of varying maturity. There are a number of agricultural buildings situated within the southeastern portion of the site at Castle Farm.

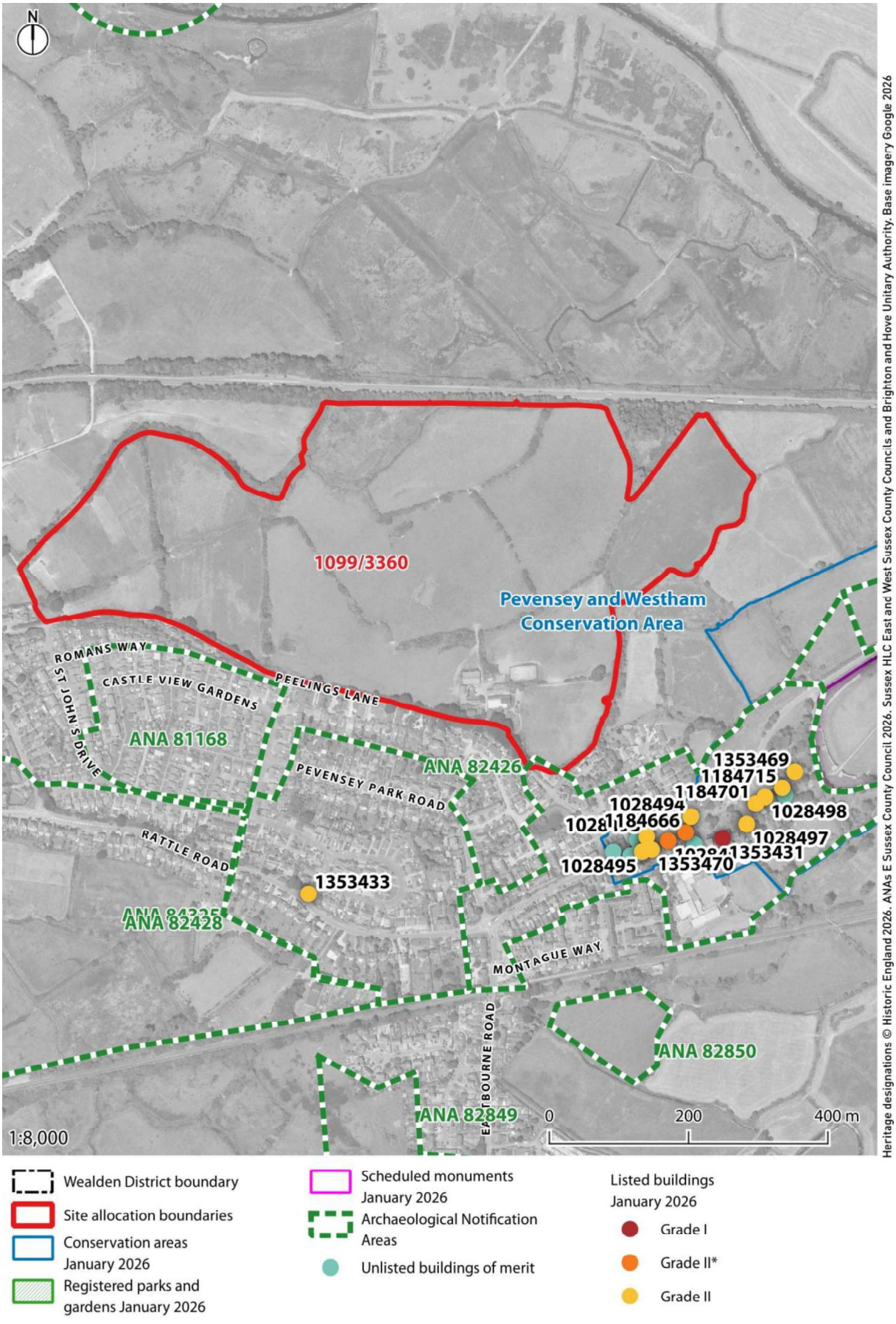
Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	• THE PARISH CHURCH OF ST MARY: 1353431, (Grade I) – beyond the site boundary • Collection of Grade II listed buildings/structures in Westham: THE OLD CORNER HOUSE (1353469), THE WESTERN GARDEN WALL AND GATE PIERS AT NO 96 (1184715), GRACE COTTAGE LAUREL COTTAGES (1028498), GLEADON COTTAGE THE CASTLE GALLERY (1184701), THE OLD VICARAGE (1028497), TUDOR COURT (1028494), MIDLAND BANK (1028493), OLD GEORGE HOUSE (1353470), PRESTON COTTAGE (1028495) – all beyond the site boundary • Two Grade II* listed buildings in Westham: OLD OAK HOUSE (1184666), THE DIAL HOUSE (1028496) – beyond the site boundary • THE GABLES AND GABLE END: 1043080, (Grade II) – beyond the site boundary
Scheduled Monuments	• Pevensey Castle: a Saxon Shore fort, Norman defences, a medieval enclosure castle, and later associated remains: 1013379 – adjacent to the site
Conservation Areas	• Pevensey and Westham Conservation Area – adjacent to the site
Registered Parks and Gardens	N/A
Non-designated heritage assets	• Ivymead and Everstone – adjacent to the site • 96 High Street, The Paddock – adjacent to the site
Identification of Archaeological Notification Area(s)	
• Archaeological Notification Area 82426	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES31399 – Fieldscapes – informal fieldscapes (regular piece meal enclosure) HES31417 – Settlement – expansion - other (large farmstead) HES31276 – Fieldscapes – informal fieldscapes (salt marsh innings)	

HES31281 – Fieldscapes – informal fieldscapes (regular piece meal enclosure)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
THE PARISH CHURCH OF ST MARY: (Grade I) List entry number: 1353431	St Mary's Church is significance as a substantial medieval building, likely linked to the former Hospital of St Cross outside Pevensey's west gate. Its early-fourteenth-century nave arcade, aisle, porch and tower feature distinctive chequered flint-and-stonework, with a fine timber roof and a fifteenth-century chancel.	As agricultural land visible from the churchyard, the site positively contributes to the setting of the church, preserving part of the building's wider historic landscape.
Collection of Grade II listed buildings/structures in Westham	The collection of Grade II listed buildings that line each side of the eastern end of the High Street in Westham, provide a historic village setting on the road leading up to the highly significant Pevensey Castle, with buildings from a range of dates and many built in the local vernacular.	Between the Church of St Mary and Pevensey Castle, there are no buildings on the north side of the High Street, providing a semi-rural setting the village core. Forming part of this agricultural landscape, the fields make a positive contribution to the setting of these buildings.
Two Grade II* listed buildings in Westham	Old Oak House and The Dial House are both Grade II* listed, fifteenth century, timber framed houses. They possess significance due to their decorative bracing, steep hipped roofs, surviving medieval joinery, and distinctive gate-piers with lion finials.	As the open landscape to the north of the High Street (east of the church) is only partially in site from these two assets, the site only makes a minor contribution to its setting.
THE GABLES AND GABLE END: (Grade II) List entry number: 1043080	This mid-nineteenth-century stuccoed house is significant due to its tile-hung central projection, carved bargeboards, and expressive stone-head corbels. The building's form and detailing reflect the vernacular revival style valued for its craftsmanship and visual richness.	As there are some twentieth century houses between the site and building, the site makes little to no contribution to the significance of this asset.
Pevensey Castle: a Saxon Shore fort, Norman defences, a medieval enclosure castle, and later associated remains	Pevensey Castle stands out as the best-preserved of the late Roman Saxon Shore forts, the last of its kind to be built in Britain and a rare example with substantial surviving walls. Its long strategic life is reflected in the layers of medieval,	The whole site contributes to the rural setting of Pevensey Castle, which has already been harmfully changed in the twentieth century due to modern, urban development in Westham.

List entry number: 1013379	Tudor and World War II defences added within and against the Roman circuit, each illustrating how the site was repeatedly adapted to new military needs. The combination of exceptional Roman remains, later fortifications and rich documentary history makes Pevensey a nationally important monument of exceptional significance spanning more than two millennia of English history. It also has a historic relationship with its surrounding landscape which remains generally well preserved in most directions.	The eastern half of the site makes a particularly strong contribution to the site as it provides almost unobstructed views across the low-lying fields towards the Pevensey Levels. It also contributes to views from the Levels towards the Castle, that sits on slightly higher ground. However, the western half of the site still makes a positive contribution to the setting of the scheduled monument, forming part of its wider landscape.
Pevensey and Westham Conservation Area	The conservation area's character comes from its remarkably intact medieval street patterns, flint and timber-framed vernacular buildings, and the dramatic presence of the Roman fort walls. Its open marshland setting, long views and rich archaeological layers make it one of the most significant historic townscapes in Sussex.	The eastern half of the site makes a strong contribution to the rural setting of the asset, providing views in the middle of the Conservation Area across the low-lying fields to the north, towards the Pevensey Levels. It also contributes to views into the Conservation Area.
Ivymead and Everstone Non-designated heritage asset	Ivymead and Everstone are a pair of nineteenth-century semi-detached villas north of the castle, fronted by a flint wall with metal gates between brick piers. Both have roughcast elevations with brick detailing and hipped clay-pantile roofs. Ivymead includes a later two-storey flat-roofed extension that is less sympathetic to the original design.	As agricultural land, the site contributes to the setting of Ivymead and Everstone, as these non-designated heritage assets have always sat within a rural landscape.
96 High Street, The Paddock Non-designated heritage asset	The Paddock is a 1936/7 Sussex-style house and former surgery built within the old walled yard of Nos. 92–94 High Street. Its diamond-lead casement windows and the garage incorporating the historic cart shed/stables help it sit comfortably within the listed boundary walls.	As there are some nineteenth and twentieth century houses between the site and The Paddock, the site makes little to no contribution to the significance of this asset.
Archaeological Notification Areas		
ANA 82426	ANA82426 is located across the towns of Westham and Pevensey.	A corner of ANA82426 lies within the site, indicating the potential for archaeology relating to earlier phases of development on the site.

Potential impact of allocation on significance	
Name of asset	**Description of impact**
The Parish Church of St Mary (Grade I)	Development on the site could lead to the erosion of the asset's rural agricultural setting and would harm views from the asset, looking north.
Collection of Grade II listed buildings/structures in Westham	Development on the site could lead to the erosion of some of these assets' rural agricultural setting and would harm views from them, looking north.
Two Grade II* listed buildings in Westham	Development on the site could have a minor impact on these assets' rural agricultural setting and would harm views from them, looking north.
The Gables and Gable End (Grade II)	Development on the site is unlikely to impact the significance or setting of this asset.
Pevensey Castle: a Saxon Shore fort, Norman defences, a medieval enclosure castle, and later associated remains	Development on the site would harm this nationally important asset of exceptional significance, as it would negatively impact its well-preserved rural agricultural setting.
Pevensey and Westham Conservation Area	Development on the site would lead to the erosion of the rural and agricultural setting of the central part of the conservation area, especially character areas A and C in which are significant due to their 'position in relation to the castle and the low-lying marshy Levels' and their 'open grazed flat land, tree lined ditches and areas of woodland along the river corridor'.
Ivymead and Everstone	Development on the site could have a minor impact on these assets' rural agricultural setting and may harm views from them, looking north.
96 High Street, The Paddock	Development on the site is unlikely to impact the significance or setting of this asset.
Name of ANA	**Description of impact**
ANA 82426	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.
Avoiding, minimising and mitigating harm, and maximising enhancement	
Maximising enhancement	
• With appropriate design, new or more accessible views of certain assets such as Pevensey Castle could be created from within the developed site, including improvements to the existing rights of way and new public routes further east. • The opportunity to conduct archaeological watching briefs would increase the knowledge and understanding ANA 82426	

Avoiding, minimising and mitigating harm
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • Development on the eastern half of the site has the potential to cause a high degree of harm to the exceptional landscape setting of the Pevensey Castle scheduled monument, as well as the several listed buildings and the conservation area. Development on the furthermost western part of the site would also cause harm to the wider rural setting of Pevensey Castle and adjacent heritage assets, although the greater distance from the site means this impact would be medium to high. • The introduction of a border of trees along the site's edges on the eastern half of the site could help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.
Conclusions and recommendations
There are many heritage sensitivities with this site and development has the potential to cause an elevated degree of harm to the rural setting of Pevensey Castle scheduled monument, the Pevensey and Westham Conservation Area and several Grade II and II* listed buildings. This is because Pevensey Castle sits in a largely well-preserved rural setting, with Peelings Lane forming a legible and historic border to development. Mitigation measures are very limited and include good design, placing buildings on the furthermost western part of the site (though this would still cause harm) and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald.


N
1099/3360
Pevensey and Westham
Conservation Area
ROMANS WAY
CASTLE VIEW GARDENS
ST JOHN'S DRIVE
PEELINGS LANE
ANA 81168
ANA 82426
PEVENSEY PARK ROAD
RATTLE ROAD
1353433
ANA 82428
1353469
1184715
1184701
1028494
1184666
1028498
1028497
1028495
1353470
1353431
MONTAGUE WAY
EASTBOURNE ROAD
ANA 82850
ANA 82849
1:8,000
0
200
400 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Unlisted buildings of merit
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.19 SITE NAME: SHARNFOLD FARM, HAILSHAM ROAD, STONE CROSS

SHELAA REFERENCE: 1132/3280

Site description

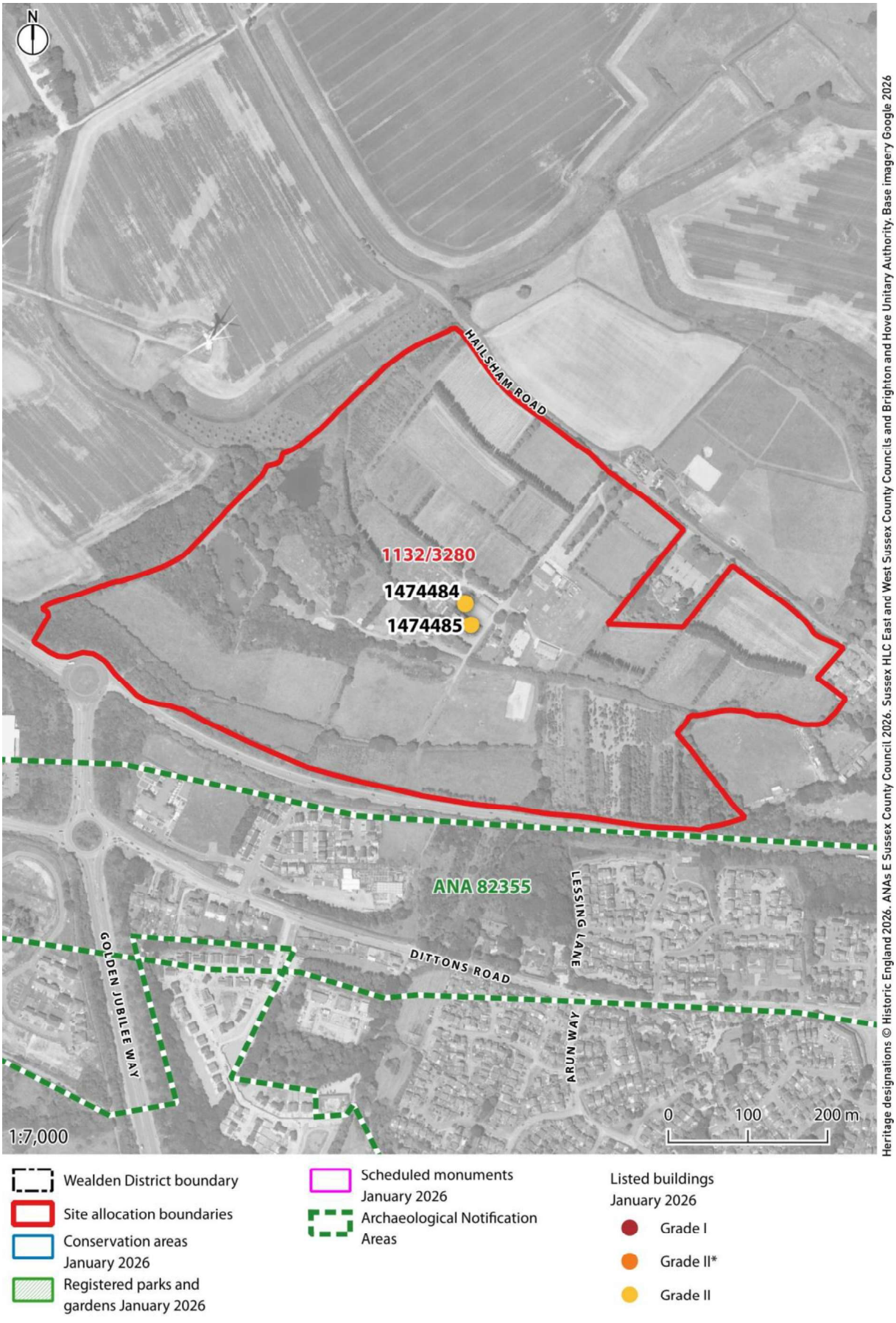
This site lies to the southwest of the Hailsham Road (B2104) to the north of Stone Cross and extends to the southwest to the A27 (Pevensey Bypass) and Golden Jubilee roundabout. The site incorporates Sharnfold Farm that is a visitor attraction (incorporating a farm shop and cafe) alongside both arable and livestock farming.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	• SHARNFOLD FARM: 1474485, (Grade II) – within the site • SHARNFOLD FARM BARN: 1474484, (Grade II) – within the site
Scheduled Monuments	N/A
Conservation Areas	N/A
Registered Parks and Gardens	N/A
Non-designated heritage assets	N/A
Identification of Archaeological Notification Area(s)	
• None within the site boundary	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES31349 – Settlement - expansion - other (large farmstead) HES31350 – Water - ponds (modern ponds) HES31347 – Horticulture - vineyards HES26743 – Fieldscapes - informal fieldscapes (modern field amalgamation) HES31352 – Fieldscapes - informal fieldscapes (regular piece meal enclosure)	

Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
SHARNFOLD FARM, (Grade II) List entry number: 1474485	Sharnfold Farm is a rare late-eighteenth to early-nineteenth century cartshed whose flint, brick and timber construction reflects regional farming traditions and survives with much of its original fabric intact. It also embodies the agricultural expansion of 1750–1880 and holds strong group value with the neighbouring listed threshing barn.	The site forms the immediate and wider setting of Sharnfold Farm and makes a positive contribution to its significance in retaining its historic rural character.
SHARNFOLD FARM BARN (Grade II) List entry number: 1474484	Sharnfold Farm Barn is a vernacular late-eighteenth to early-nineteenth century threshing barn with an intact timber frame and stone threshing floor. It also represents the major agricultural developments of 1750–1880 and holds strong group value with the adjacent listed cartshed.	The site forms the immediate and wider setting of Sharnfold Farm Barn and makes a positive contribution to its significance in retaining its historic rural character.
Archaeological Notification Areas		
• None within the site boundary		

Potential impact of allocation on significance	
Name of asset	**Description of impact**
Sharnfold Farm, (Grade II)	Development on the site could lead to the erosion of the asset's rural agricultural setting and could harm from views to and from the asset in all directions. If this listed building was converted to residential use, this would lead to further harm through loss of its historic use and potential removal of significant fabric relating to its historic use.
Sharnfold Farm Barn (Grade II)	Development on the site could lead to the erosion of the asset's rural agricultural setting and could harm from views to and from the asset in all directions. If this listed building was converted to residential use, this would lead to further harm through loss of its historic use and potential removal of significant fabric relating to its historic use.
Name of ANA	**Description of impact**
• None within the site boundary	

Avoiding, minimising and mitigating harm, and maximising enhancement
Maximising enhancement
• The opportunity to improve the accessibility and quality of the 1066 Country Walk, which passes directly through the site. • Carrying out works to sensitively repair and refurbish the two listed buildings represent an opportunity to enhance the historic environment at this site.
Avoiding, minimising and mitigating harm
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • Harm could be mitigated to some degree by avoiding development within the immediate setting of the two listed buildings, so that they can still be understood in terms of their historic rural setting. This would most successfully be achieved by not developing in any of the fields that bound the farmyard itself. • Maintaining the open space of the courtyard adjacent to the two listed buildings would preserve their group value and an understanding of their functional relationship, and therefore mitigate harm to an extent. • Not changing the use or developing the farmhouse and associated buildings themselves would mitigate harm. • The retention and appropriate enhancement of established trees, bushes and hedgerows within the site would mitigate harm to the assets' setting to a degree by preserving an understanding of the historic land subdivisions and landscape character of the area.
Conclusions and recommendations
There are heritage sensitivities with this site and development has the potential to cause an elevated degree of harm to the setting of both heritage assets. Mitigation measures are limited and include avoiding development within the immediate setting of the two listed buildings, not developing or changing the use of the listed buildings themselves and retaining the open space of the courtyard adjacent to them. Alongside this, harm could be mitigated through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site on the border of the Low Weald.


N
HAILSHAM ROAD
1132/3280
1474484
1474485
ANA 82355
LESSING LANE
DITTONS ROAD
GOLDEN JUBILEE WAY
ARUN WAY
1:7,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.20 SITE NAME: LAND NORTH OF EASTBOURNE ROAD

SHELAA REFERENCE: 1222-2020

Site description

The site comprises of agricultural land on the south-eastern fringe of Uckfield and to the north of Eastbourne Road. A public right of way crosses east to west through the centre of the site.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	• CYSLEYS FARMHOUSE: 1028355, (Grade II) – beyond the site boundary
Scheduled Monuments	N/A
Conservation Areas	N/A
Registered Parks and Gardens	N/A
Non-designated heritage assets	N/A
Identification of Archaeological Notification Area(s)	
• None within the site boundary	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES27851 – Fieldscapes – assarts (aggregate assart/ponds) HES27841 – Fieldscapes – assarts (cohesive assart) HES27842 – Fieldscapes – informal fieldscapes (irregular piecemeal enclosure)	

Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
CYSLEYS FARMHOUSE (Grade II)	Cysleys Farmhouse is a seventeenth-century building surrounded by agricultural land just outside Uckfield. The building is significant due to it	As agricultural land, the site contributes to the wider setting of Cysleys Farmhouse as the listed building would have originally sat within a rural setting,

List entry number: 1028355	being a surviving seventeenth-century farmhouse containing a timber-framed core and faced in red brick, representing an example of the local vernacular.	albeit the site lies some distance from the listed building and there is relatively limited intervisibility.

Archaeological Notification Areas

- None within the site boundary

Potential impact of allocation on significance

Name of asset	**Description of impact**
Cysleys Farmhouse (Grade II)	Development on the site could lead to the erosion of the asset's rural agricultural setting to a limited extent, with the potential to create additional modern, urban built form into views of and from the listed building to the north.

Name of ANA	**Description of impact**

- None within the site boundary

Avoiding, minimising and mitigating harm, and maximising enhancement

Maximising enhancement

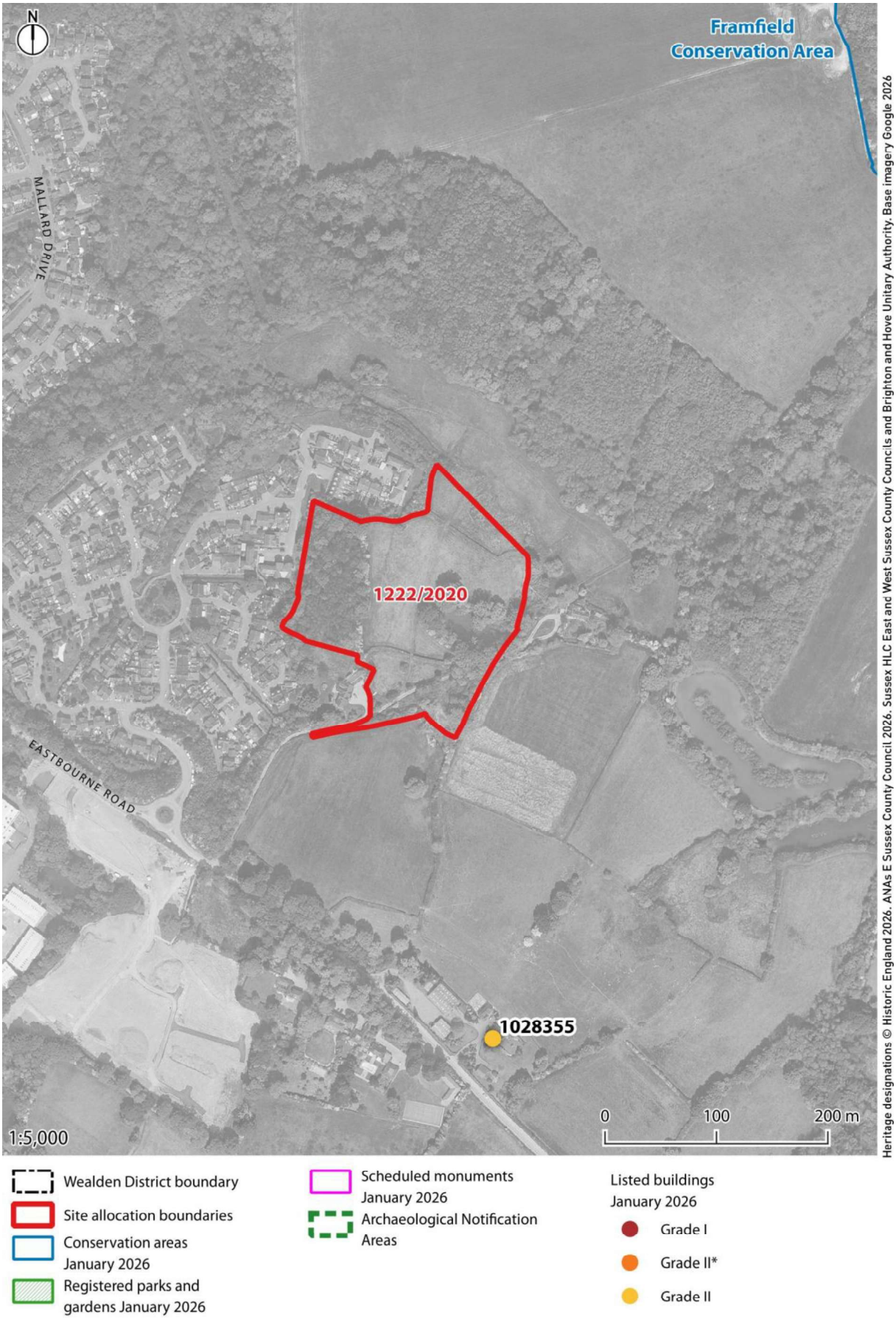
- With appropriate design, new or more accessible views of the asset could be created from within the developed site, including improvements to the existing right of way and views towards the asset.

Avoiding, minimising and mitigating harm

- The potential harm caused by the erosion of the agricultural setting of the listed building could be reduced through not developing the area south of the existing public right of way.
- The retention and, where appropriate, enhancement of the existing border of trees along the site's southern edge could help retain the rural character of Cysleys Farmhouse within its historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations

There are minor heritage sensitivities with this site and development has the potential to cause harm to the setting of Cysleys Farmhouse. This could be mitigated through not developing the area south of the existing public right of way, and to some degree through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.


N
Framfield
Conservation Area
MALLARD DRIVE
1222/2020
EASTBOURNE ROAD
1028355
1:5,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.21 SITE NAME: LAND AT HORSELUNGES MANOR, HELLINGLY

SHELAA REFERENCE: 1233-3000

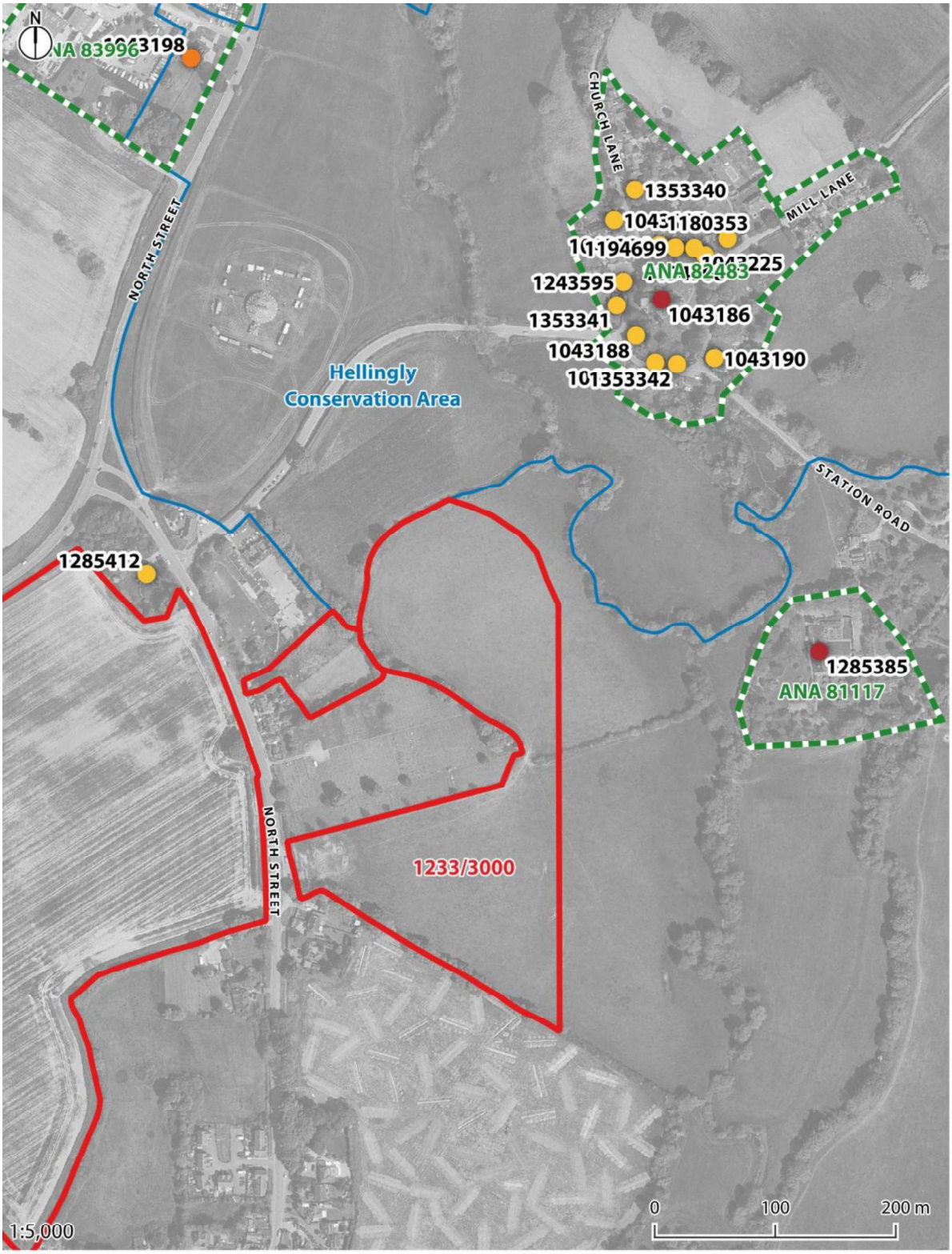
Site description

The site is comprised of an open agricultural field situated behind residential dwellings and Hellingly Cemetery, with direct access onto the B2104. It is situated in a largely rural open area, southeast of the A267/B2104 junction, approximately 200m to the west of Hellingly village. There is planning permission for 130 houses directly to the south and 55 houses southwest of the site, both of which will lead to a change of the site context. The Cuckmere River flows north to south on the eastern portion of the site and beyond this is the moated, Grade I listed Manor House, Horselunges Manor.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	• HORSELUNGES MANOR: 1285385, (Grade I) – beyond the site boundary • THE PARISH CHURCH OF ST PETER AND ST PAUL: 1043186, (Grade I) – beyond the site boundary • Collection of Grade II listed buildings/structures in Hellingly: OLD TILES (1353340), SCHOOL HOUSE, FLINT COTTAGE AND CLOISTERS (1043187), K6 TELEPHONE KIOSK OPPOSITE CHURCH OF ST PETER AND ST PAUL (1243595), SUNNYHOLME (1353341), THE PRIEST HOUSE (1043188), DEVEY'S COTTAGE (1043189), LITTLEGATES (1353342), THE VICARAGE (1043190), GLOBE PLACE (1180353), PRIORS GRANGE (1194708), PRIORS COTTAGE (1043225), NUMBER 4 AND NUMBER 5 (ROSEMARY COTTAGE) (1194699), 1, 2 AND 3, CHURCH PATH (1043224) – all beyond the site boundary
Scheduled Monuments	N/A
Conservation Areas	• Hellingly Conservation Area – beyond the site boundary
Registered Parks and Gardens	N/A
Non-designated heritage assets	N/A
Identification of Archaeological Notification Area(s)	
• None within the site boundary	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES32526 – Fieldscapes – informal fieldscapes (regular piece meal enclosure) HES32529 – Settlement – expansion - other (schools)	

Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
HORSELUNGES MANOR (Grade I) List entry number: 1285385	Horselunges Manor is a timber-framed moated house that is significant due to it being a remarkably complete example of a medieval manor in Sussex. It is distinctive architecturally for its early-fourteenth-century open hall and finely crafted crown-post roof, as well as its sixteenth-century cross-wing and intact internal structure.	As agricultural land, the site contributes to the setting of the Horselunges Manor, as the listed building has always sat within a rural landscape. Permission has been granted for a major residential development to the south of the site. This would result in Horselunges Manor being semi-rural in setting rather than rural.
THE PARISH CHURCH OF ST PETER AND ST PAUL (Grade I) List entry number: 1043186	The Parish Church of St Peter and St Paul dates from the twelfth-century. It is significant as a surviving medieval church, with a Norman doorway, an early English chancel, and a Perpendicular tower. Its prominent village setting reinforces its long-standing role as Hellingly's historic focal point.	As agricultural land, the site (specifically the northern part) contributes to the setting of The Parish Church of St Peter and St Paul, as the church would have historically sat within a largely rural setting.
Collection of Grade II listed buildings/structures in Hellingly	The collection of Grade II listed assets that surround The Parish Church of St Peter and St Paul make up most of the buildings of the village of Hellingly and sit on slightly elevated ground to the surrounding fields. Most were constructed in the seventeenth and eighteenth centuries and built in the local vernacular.	As agricultural land, the site contributes to the setting of the collection of Grade II listed buildings at Hellingly, as they would have historically sat within a largely rural setting.
Hellingly Conservation Area	Hellingly Conservation Area's special interest lies in its historic rural village core, centred on the medieval relationship between church, manor and green. Its character is shaped by vernacular cottages and farmhouses, traditional materials such as tile-hanging, weatherboarding, brick and flint, and a layout that has changed little over centuries. The open landscape setting, mature trees and long views across the Cuckmere valley preserve the area's strong sense of an early agricultural community.	The site, which sits within the immediate setting of the conservation area, features internal and external views, including those across the wider countryside (with the low-lying fields allowing views in and out of the conservation area), and those southwards and westwards towards the South Downs.

Archaeological Notification Areas	
• None within the site boundary	
Potential impact of allocation on significance	
Name of asset	**Description of impact**
Horselunges Manor (Grade I)	Development on the site has the potential to erode the asset's wider rural agricultural setting and has the potential to affect views from the asset, looking west.
The Parish Church of St Peter and St Paul (Grade I)	Development on the site has the potential to erode the asset's rural agricultural setting and may harm views from the asset, towards the South Downs.
Collection of Grade II listed buildings in Hellingly	Development on the site has the potential to erode the assets' wider rural agricultural setting and may harm views from some of the listed buildings
Hellingly Conservation Area	Development on the site could lead to the erosion of the rural and agricultural character of the southern part of the conservation area.
Name of ANA	**Description of impact**
• None within the site boundary	
Avoiding, minimising and mitigating harm, and maximising enhancement	
Maximising enhancement	
• As there are no public rights of way across the site, with appropriate design, new or more accessible views of the assets could be created from within the developed site, creating new aspects of the Church of St Peter and St Paul and Horselunges Manor.	
Avoiding, minimising and mitigating harm	
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • The potential harm caused by the erosion of the agricultural setting of the listed buildings and the conservation area could be reduced through the retention and embellishment of hedgerows and bushes. • Focussing development on the southern half of the site (within the southern field) could reduce the impact on the surrounding heritage assets, although impacts upon Horselunges Manor would only be mitigated to a minor degree.	
Conclusions and recommendations	
There are many heritage sensitivities with this site and development has the potential to cause an elevated degree of harm to the setting and views from the two Grade I listed buildings, Hellingly Conservation Area and the collection of Grade II listed buildings/structures at Hellingly. Mitigation measures are limited and include only developing the southern parcel of the site, retaining and embellishing planting, as well as design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald.	


N
ANA 83996
1043198
NORTH STREET
CHURCH LANE
MILL LANE
1353340
1043180353
1194699
ANA 82483
1043225
1243595
1353341
1043186
1043188
1043190
101353342
Hellingly
Conservation Area
STATION ROAD
1285412
1285385
ANA 81117
NORTH STREET
1233/3000
1:5,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.22 SITE NAME: LAND AT LAUGHTON PARK FARM, EAST HOATHLY WITH HALLAND

SHELAA REFERENCE: 1235-1950

Site description

This is an extensive site to the west of East Hoathly and to the southeast of Halland. In terms of the road network the site is located either side of the B2192 and to the southwest of the A22.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	• BARN AT PARK FARM TO THE SOUTH WEST OF THE FARMHOUSE: 1353375, (Grade II) – within the site • PARK FARMHOUSE: 1353374 (Grade II) – within the site • PARK FARM COTTAGES: 1043100 (Grade II) – within the site • BARN AT HALLAND PARK FARM TO SOUTH WEST OF THE FARMHOUSE: 1353376 (Grade II*) – beyond the site boundary • HALLAND PARK FARMHOUSE: 1043102 (Grade II) – beyond the site boundary • THE RUINS OF THE OLD HOUSE KNOWN AS HALLAND HOUSE IN THE GROUNDS OF HALLAND PARK HOUSE, LAUGHTON: 1193327 (Grade II) – beyond the site boundary • GODFREYS: 1043286 (Grade II) – beyond the site boundary • VINE COTTAGE: 1028363 (Grade II) – beyond the site boundary • BENTLEY WOOD: 1468363 (Grade II) – beyond the site boundary • PECKHAMS: 1028391 (Grade II) – beyond the site boundary
Scheduled Monuments	• Moated site in Moat Wood, 580m east of Halland Park Farm: 1020515 – adjacent to the site
Conservation Areas	N/A
Registered Parks and Gardens	N/A
Non-designated heritage assets	N/A
Identification of Archaeological Notification Area(s)	
• Archaeological Notification Area 82828	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES27332 – Fieldscapes - informal fieldscapes (modern field amalgamation) HES27333 – Fieldscapes - informal fieldscapes (modern field amalgamation) HES27337 – Fieldscapes - informal fieldscapes (modern field amalgamation) HES27338 – Water – ponds (modern ponds)	

HES27377 – Woodland - other woodland (wood pasture/isolated tree clumps)

HES27378 – Fieldscapes - assarts (cohesive assart)

HES27379 – Settlement - expansion: other (large farmstead)

HES27381 – Fieldscapes - formal enclosure: planned/private (planned private enclosure)

HES27138 – Fieldscapes - informal fieldscapes (modern field amalgamation)

HES27326 – Woodland - other woodland (shaw)

HES27327 – Fieldscapes - formal enclosure: planned/private (planned private enclosure)

HES27141 – Fieldscapes - formal enclosure: planned/private (planned private enclosure)

HES27154 – Settlement - non-historic isolated (large farmstead)

HES27155 – Woodland - plantations (plantation mixed)

HES27157 – Settlement - expansion – other (large farmstead)

HES27158 – Settlement - expansion: other (large farmstead)

HES27159 – Woodland - ancient semi-natural (assart wood)

HES27161 – Fieldscapes - formal enclosure: planned/private (planned private enclosure)

HES27162 – Fieldscapes - formal enclosure: planned/private (planned private enclosure)

HES27163 – Fieldscapes - informal fieldscapes (modern field amalgamation)

HES27164 – Fieldscapes - informal fieldscapes (modern field amalgamation)

HES27167 – Woodland – regenerated (regenerated – wood)

HES27169 – Fieldscapes - formal enclosure: planned/private (parliamentary enclosure)

HES27171 – Fieldscapes - assarts (cohesive assart)

HES27373 – Woodland - ancient semi-natural (assart wood)

Site contribution to the significance of the asset(s)

Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
BARN AT PARK FARM TO THE SOUTH WEST OF THE FARMHOUSE: (Grade II) List entry number: 1353375	Barn at Park Farm to the South West of the Farmhouse is a small eighteenth century (or earlier) building. It is historically notable for its early use of finely made red vitreous brickwork and has architectural interest as a vernacular structure, with its half-hipped tiled roof and long-and-short stone quoins.	As agricultural land that surrounds (and forms part of) the asset, the site forms an intrinsic part of the setting and significance of the barn.

PARK FARMHOUSE (Grade II) List entry number: 1353374	Park Farmhouse is an early nineteenth-century building. It has historic interest as a modest yet well-preserved example of its period and architectural interest due to its hipped slate roof, refined round-headed windows and intact panelled door.	As agricultural land that surrounds (and forms part of) the asset, the site forms an intrinsic part of the setting and significance of the barn.
PARK FARM COTTAGES (Grade II) List entry number: 1043100	Park Farm Cottages is an eighteenth century building that is historically notable for its paired parallel ranges and intact vernacular form.	As agricultural land that surrounds (and forms part of) the asset, the site forms an intrinsic part of the setting and significance of the barn.
BARN AT HALLAND PARK FARM TO SOUTH WEST OF THE FARMHOUSE: (Grade II*) List entry number: 1353376	This tall seventeenth-century former coach house has historic interest as a surviving service building of Halland House, retaining its five-bay form.	As agricultural land, the site contributes to the setting of the barn, as the asset would have always sat within a rural landscape.
HALLAND PARK FARMHOUSE (Grade II) List entry number: 1043102	Halland Park Farmhouse is a late-eighteenth century building that incorporates substantial fabric from the demolished sixteenth-century Halland House, built by St Thomas Pelham. This gives it strong historic interest as a remnant of the Pelham family's former mansion.	As agricultural land, the site contributes to the setting of the farmhouse, as the asset would have always sat within a rural landscape.
THE RUINS OF THE OLD HOUSE KNOWN AS HALLAND HOUSE IN THE GROUNDS OF HALLAND PARK HOUSE, LAUGHTON (Grade II) List entry number: 1193327	These 1595 brick remains possess significance as the surviving fragments of Sir Thomas Pelham's courtyard mansion, Halland House, which was dismantled in the eighteenth century.	As agricultural land, the site contributes to the setting of the ruins, as the asset would have always sat within a rural landscape.
GODFREYS (Grade II) List entry number: 1043286	Godfrey's is a seventeenth century (or earlier) timber-framed building. It possesses significance due to its age, design and materiality which are characteristic of the local building vernacular.	As agricultural land, the site contributes to the setting of the house, as the asset would have always sat within a rural landscape.

VINE COTTAGE (Grade II) List entry number: 1028363	Vine Cottage is a seventeenth century timber-framed building. It is of historic interest as a former pair of dwellings later unified, retaining its traditional vernacular form and architectural interest due to its brick-and-tile-hung elevations and hipped slate roof.	As agricultural land, the site contributes to the setting of the cottage, as the assets would have always sat within a rural landscape.
BENTLEY WOOD (Grade II) List entry number: 1468363	Bentley Wood is an early twentieth century house. It is of architectural interest due to it being a landmark of late-1930s English modernism, celebrated for its rigorously composed timber architecture and fluid spatial planning. It is of historic interest due to it being designed by Serge Chermayeff (for his own use), becoming an influential exemplar of his personal style.	Bently Wood was designed to have a sensitive relationship with its surrounding rural landscape. The asset's agricultural surroundings (including the site) therefore make a strong contribution to its significance.
PECKHAMS (Grade II) List entry number: 1028391	Peckhams is a well-preserved sixteenth century timber-framed house. It possesses significance due to it embodying the vernacular building traditions of the Wealden region, with its exposed structure, tile-hung upper storey and gabled form.	As agricultural land, the site contributes to the setting of the house, as the asset would have always sat within a rural landscape.
Moated site in Moat Wood, 580m east of Halland Park Farm (Scheduled Monument) List entry number: 1020515	The Moat Wood site is significant as a surviving example of a medieval moat whose archaeology can reveal evidence of its occupation, status and eventual abandonment.	As agricultural land, the site contributes to the setting of the scheduled monument, as the asset would have always sat within a rural landscape.
Archaeological Notification Areas		
ANA 82828	ANA82828 covers the historic boundaries of Halland House and farm.	A sliver of ANA82828 sits within the site, indicating the potential for archaeology relating to earlier phases of development on the site.
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Barn at Park Farm to the South West of the Farmhouse (Grade II)	Development on the parts of the site within a few hundred metres of the asset could lead to the erosion of its rural agricultural setting and could harm from views to and from the asset in all directions. If development involved the conversion/change of use of this asset, this could also lead to harm through change of its historic use and loss of fabric relating to its historic function.	

Park Farmhouse (Grade II)	Development on the parts of the site within a few hundred metres of the asset could lead to the erosion of its rural agricultural setting and could harm from views to and from the asset in all directions. If development involved the conversion/change of use of this asset, this could also lead to harm through change of its historic use and loss of fabric relating to its historic function.
Park Farm Cottages (Grade II)	Development on the parts of the site within a few hundred metres of the asset could lead to the erosion of its rural agricultural setting and would harm from views to and from the asset in all directions. If development involved the conversion/change of use of this asset, this could also lead to harm through change of its historic use and loss of fabric relating to its historic function.
Barn at Halland Park Farm to Sout West of the Farmhouse (Grade II*)	Development on the parts of the site close to this asset could lead to the erosion of its rural agricultural setting with the introduction of modern, urban built form. Development might also harm the group value that the building has with the other two Halland Park assets.
Halland Park Farmhouse (Grade II)	Development on the parts of the site close to this asset could lead to the erosion of its rural agricultural setting with the introduction of modern, urban built form. Development might also harm the group value that the building has with the other two Halland Park assets.
The Ruins of the Old House Known as Halland House in the Grounds of Halland Park House, Laughton (Grade II)	Development on the parts of the site close to this asset could lead to the erosion of rural agricultural setting with the introduction of modern, urban built form. Development might also harm the group value that the building has with the other two Halland Park assets.
Godfreys (Grade II)	Development on the parts of the site close to this asset could lead to the erosion of its rural agricultural setting with the introduction of modern, urban built form.
Vine Cottage (Grade II)	Development on the parts of the site close to this asset could lead to the erosion of its rural agricultural setting with the introduction of modern, urban built form.
Bentley Wood (Grade II)	Development on the parts of the site close to this asset could lead to the erosion of this its rural agricultural setting with the introduction of modern, urban built form.
Peckhams (Grade II)	Development on the parts of the site close to this asset could lead to the erosion of its rural agricultural setting with the introduction of modern, urban built form.
Moated site in Moat Wood, 580m east of Halland Park Farm (Scheduled Monument)	Development on the parts of the site close to this asset could lead to the erosion of its rural agricultural setting with the introduction of modern, urban built form.

Name of ANA	Description of impact
ANA 82828	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.

Avoiding, minimising and mitigating harm, and maximising enhancement

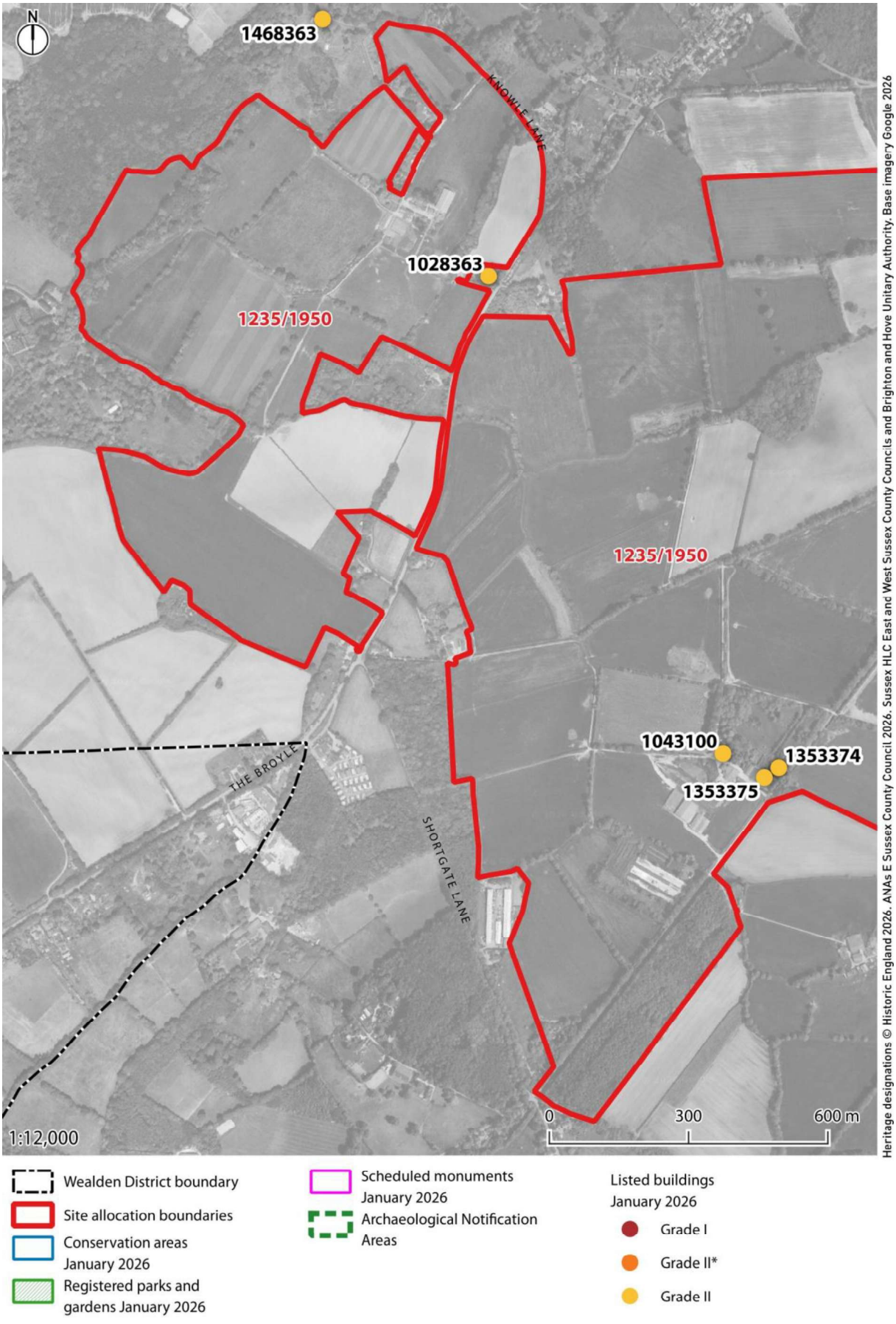
Maximising enhancement

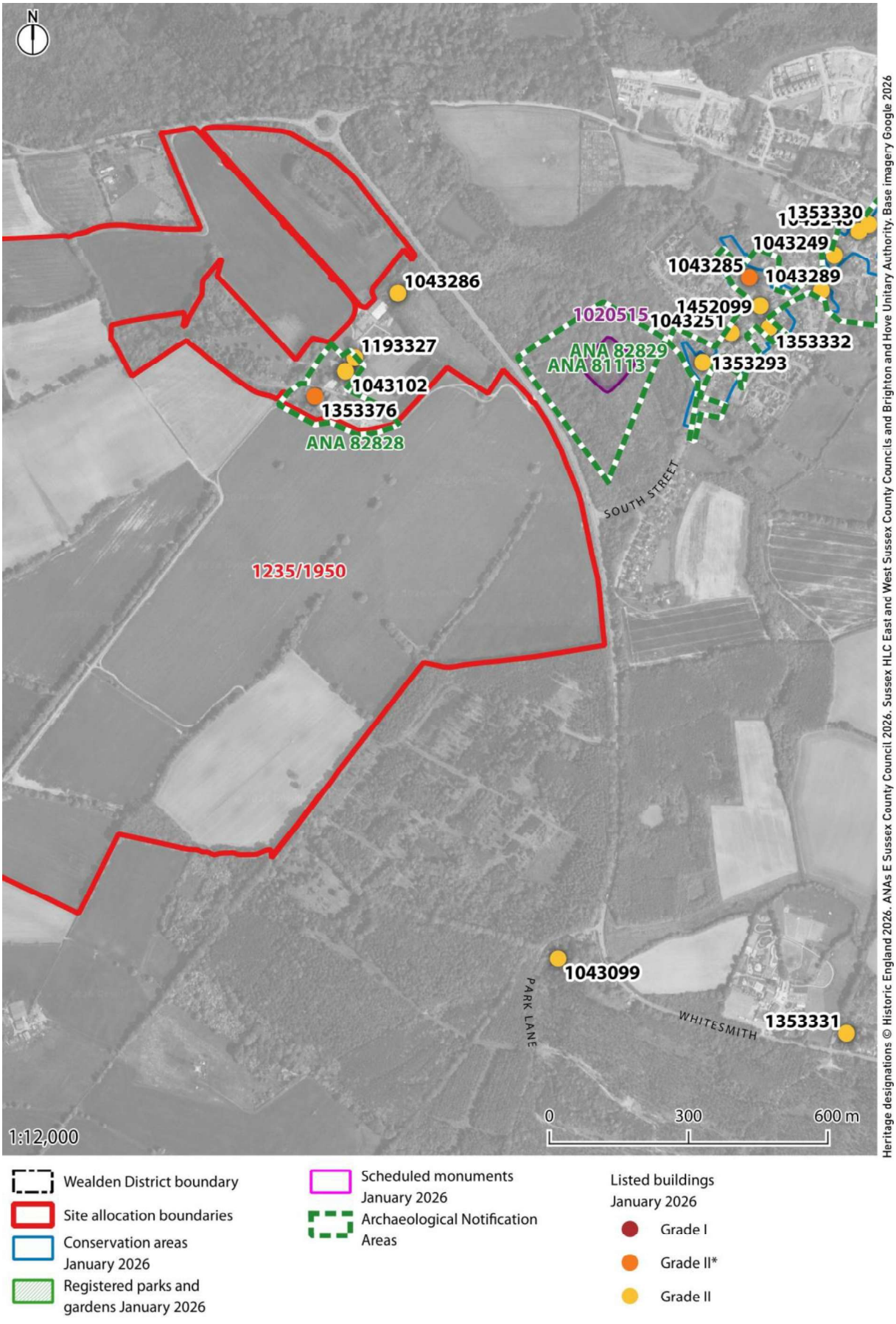
- With appropriate design, new or more accessible views of assets within and within the vicinity of the site could be created from within the developed site, including improvements to the existing rights of way and new public routes.
- The opportunity to conduct archaeological watching briefs would increase the knowledge and understanding of ANA 82828.
- Sensitive refurbishment and repair of the three listed buildings within the site, and preservation of the open spaces between them, could enhance these assets and preserve key elements of their setting.

Avoiding, minimising and mitigating harm

- Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.
- Development on Park Farm's three listed assets and development immediately adjacent to other assets, including Halland Park and Vine Cottage has the potential to cause a high degree of harm. This could be mitigated by setting development back from these assets, maintaining a sense of an open, rural (or semi-rural) landscape around the assets.
- Concentrating development on the area adjacent to the A22, close to the existing settlements of East Hoathly and Halland, would reduce the potential harm caused to the setting of several assets in the area. Another part of the site – west of Lewes Road – is only within the setting of two assets, so may also be appropriate for more intense development.
- The development is of a substantial size (appearing to be similar in total area to that of neighbouring Uckfield) and would likely require improvements and additions to surrounding infrastructure and facilities. Keeping changes such as those to a minimum and avoiding implementation of these changes within the immediate setting of the designated heritage assets, could reduce the heritage harm associated with these essential measures.
- The retention of established trees, bushes and hedgerows within the site could mitigate harm to an extent by preserving a sense of the historic layout of field boundaries and the area's rural character. Going further, enhancing these boundaries in places, particularly along site's borders, could help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations
Due to its size and location (adjacent to several designated assets), there are many heritage sensitivities with this site and development has the potential to cause an elevated degree of harm to the three assets at Park Farm, the setting of the assets at Halland Park, Vine Cottage, and to a lesser degree, the other assets identified herein. This is because these buildings sit within a largely well-preserved rural setting, with most development in the immediate area being historic villages that have only grown slightly in size during the twentieth century. Mitigation measures are generally minor in nature due to the size of the site, but notably include reducing the scale of the site and concentrating development in areas of less sensitivity, such as adjacent to the A22 and the existing settlements of East Hoathly and Halland, and west of Lewes Road. Alongside this, harm could be mitigated through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald.


N
1468363
KNOWLE LANE
1028363
1235/1950
1235/1950
1043100
1353374
1353375
THE BROYLE
SHORTGATE LANE
1:12,000
0
300
600 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II



Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.23 SITE NAME: MUSHROOM FARM, SALTMARSH LANE, DOWNASH, HAILSHAM

SHELAA REFERENCE: 1259-1310

Site description

The site comprises of agricultural and residential dwellings to the south of Hailsham. It is adjacent to the built-up area south of the significant residential development west of Station Road.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Building	• Downash Manor Farm: 1043265 – beyond the site boundary
Scheduled Monument	• Medieval farmstead at Downash, 300m north east of Freshfield Farm: 1016771 – within the site
Conservation Area	N/A
Registered Parks and Gardens	N/A
Non-designated heritage asset	N/A
Identification of Archaeological Notification Area(s)	
• Archaeological Notification Area 81101	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES47689 – Settlement – expansion: other (small farmstead/cottage) HES31840 – Horticulture – nursery(s) with greenhouse(s) HES31841 – Fieldscapes – formal enclosure (planned/private) (planned private enclosure)	

Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
Medieval farmstead at Downash, 300m north east of	The medieval farmstead at Downash is significant because it preserves a rare, well-defined example of the dispersed rural settlement typical of the eastern Low Weald, with its	The scheduled monument falls within the site. The wider site forms much of the immediate setting of the scheduled monument. As agricultural land, the site contributes to the setting of the

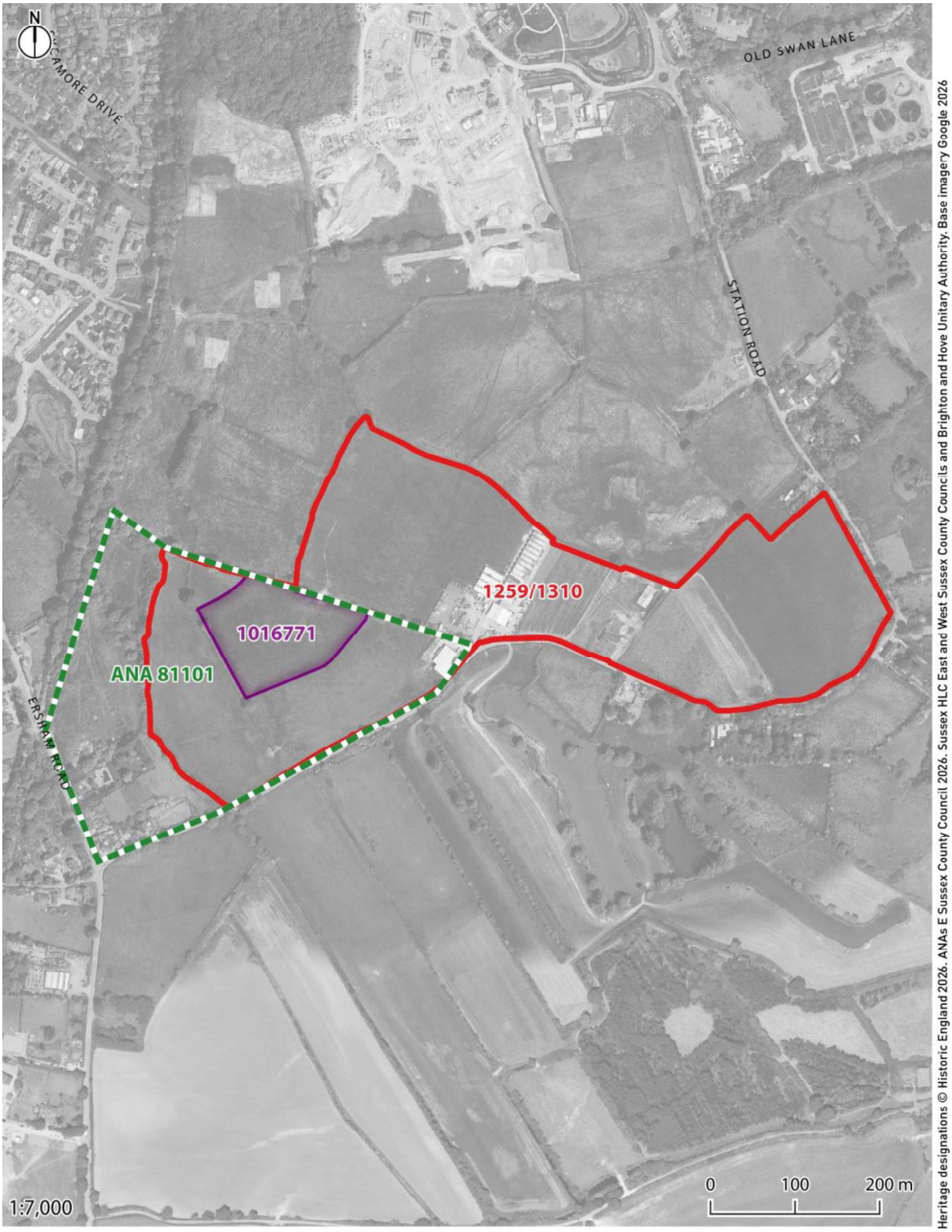
Freshfield Farm List entry number: 1016771	terraced building platform, boundary banks, and pottery scatter surviving largely undisturbed. These earthworks and buried deposits offer valuable evidence for how small, isolated farmsteads were organised, how land was used, and how everyday agricultural life unfolded in the Middle Ages.	Downash farmstead Scheduled Monument which would have originally sat within a rural setting. Moreover, being undeveloped, the site in its present state does not pose a threat to the condition of the below-ground archaeology.
Downash Manor Farm List entry number: 1043265	Downash Manor Farm is an eighteenth-century, double-pike farmhouse built in red and grey brick with tilehanging. It is significant as a representative example of an isolated farmhouse surrounded by the marshland landscape on the edge of the Pevensey Levels.	The site makes a minor contribution to the asset's wider setting as part of the wider rural landscape around the asset.
Archaeological Notification Areas		
ANA 81101	ANA81101 surrounds the Downash farmstead Scheduled Monument, covering a larger area to the west, south and east. It has potential to contain buried archaeology pertaining to the Scheduled Monument.	The section of the site lying within the ANA may contain archaeology pertaining to the Downash farmstead Scheduled Monument.
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Medieval farmstead at Downash, 300m north east of Freshfield Farm	Development is likely to have a major negative impact upon the scheduled monument itself and upon the monument's immediate rural setting.	
Downash Manor Farm	Development within the site has the potential to have a minor impact upon the listed building's rural setting.	
Name of ANA	**Description of impact**	
ANA 81101	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.	
Avoiding, minimising and mitigating harm, and maximising enhancement		
Maximising enhancement		
• With appropriate design, better access to the Scheduled Monument could be created, as well as history/interpretation boards. • The opportunity to conduct an archaeological watching brief would increase the knowledge and understanding of the history of the Medieval farmstead		

Avoiding, minimising and mitigating harm

- Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.
- The potential harm caused by both the erosion of the agricultural setting and the effects on the below-ground archaeology on the Downash farmstead Scheduled Monument could be reduced through not building on the part of the site that sits within the asset or its immediate setting. Confining development to the eastern portion of the site, around and east of the existing dwellings within the site, would avoid direct impacts upon the scheduled monument and reduce the impact upon the immediate rural setting of the heritage asset.
- The potential harm to below-ground archaeology on the ANA 81101 could be reduced through not building on the part of the site that sits within the ANA.
- The embellishment of the existing border of trees along Station Road and Saltmarsh Lane could help retain the rural and agricultural feel of the settlement along Rickney Lane within its historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations

There are heritage sensitivities with this site and development has the potential to cause an elevated degree of harm to the Downash farmstead Scheduled Monument. This could be mitigated to a considerable degree through not building within the boundaries of the Scheduled Monument or its immediate setting, including ANA 81101, concentrating development to the eastern portion of the site (east of Falkenvil), and through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.


N
SYCAMORE DRIVE
OLD SWAN LANE
STATION ROAD
1259/1310
1016771
ANA 81101
ERSHAM ROAD
1:7,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.24 SITE NAMES (2 sites): LAND EAST OF BATTLE ROAD, HAREBEATING LANE, HAILSHAM and LAND TO THE EAST OF BATTLE ROAD, HAILSHAM

SHELAA REFERENCES: 197-1310 and 521-1310

Site description

197-1310: This is a substantial site comprising of several fields used for agricultural purposes. The topography is undulating but slopes towards the Pevensey Levels. The site is located to the east of the existing built-up area of Hailsham in a rural area and is surrounded to the north and east by extensive pasture, beyond which is the Pevensey Levels.

521-1310: The site comprises of a series of agricultural fields and an existing residential dwelling and garden located adjacent to the urban edge of Hailsham, to the east of Battle Road and is close to the Town Centre.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	• HAREBEATING FARMHOUSE: 1043229, (Grade II) – beyond the site boundary • LONGLEYS FARMHOUSE: 1043230, (Grade II) – beyond the site boundary • HAREBEATING WINDMILL: 1353321, (Grade II) – beyond the site boundary • YEW TREE COTTAGE: 1193689, (Grade II) – beyond the site boundary
Scheduled Monuments	N/A
Conservation Areas	N/A
Registered Parks and Gardens	N/A
Non-designated heritage assets	N/A
Identification of Archaeological Notification Area(s)	
• None within the site boundary	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES31857 – Fieldscapes - formal enclosure (planned/private) (possible) HES31860 – Settlement - historic dispersed (small farmstead/cottage) HES31866 – Fieldscapes - informal fieldscapes (modern field amalgamation) HES31870 – Fieldscapes - informal fieldscapes (regular piece meal enclosure/ponds)	

HES47489 – Settlement - expansion: other (ribbon development)

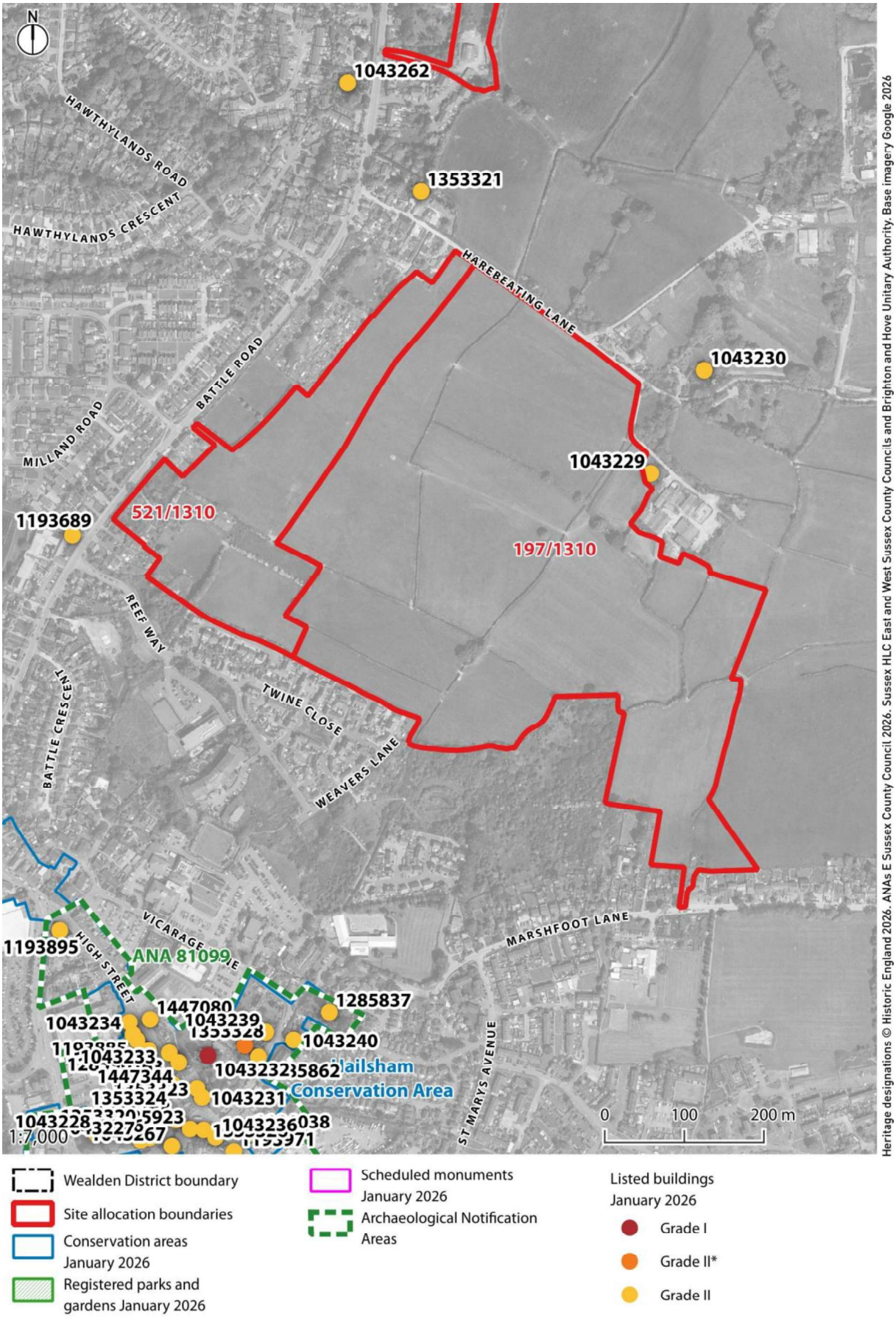
HES31867 – Fieldscapes - formal enclosure (planned/private) (consolidated strip fields)

HES47491 – Settlement - expansion – other (infill)

Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
HAREBEATING FARMHOUSE (Grade II) List entry number: 1043229	Harebeating Farmhouse is an eighteenth-century two-storey cottage. It is significant due to it being characteristic of the local vernacular architecture, with a red-brick ground floor, tile-hung upper walls and a traditional tiled roof.	As agricultural land, the sites strongly contribute to the immediate and wider setting of the Harebeating Farmhouse as the listed building would have originally sat within a rural landscape.
LONGLEYS FARMHOUSE (Grade II) List entry number: 1043230	Longleys Farmhouse is an eighteenth-century, two-storey, cottage. It is significant due to it being characteristic of the local vernacular, with tile-hung elevations, a tiled roof and intact vertical-bar casement windows.	As agricultural land, the sites contribute to the setting of the Longleys Farmhouse as the listed building would have originally sat within a rural landscape.
HAREBEATING WINDMILL (Grade II) List entry number: 1353321	Harebeating Windmill is a nineteenth-century red-brick roundhouse. Its significant as it preserves the lower structure of a former windmill, including the surviving timber post and cross-piece.	As agricultural land, the sites contribute to the setting of the Harebeating Windmill as the listed building would have originally sat within a rural landscape, which has been diminished somewhat as a result of twentieth century development.
YEW TREE COTTAGE (Grade II) List entry number: 1193689	Yew Tree Cottage is an eighteenth-century, two-storey, building. It is significant because it is characteristic of the local vernacular, with its stuccoed ground floor, weather-boarded upper walls, tiled roof and intact glazing-bar windows.	There is no intervisibility between this listed building and the sites. The listed building's setting is entirely defined by modern built form and therefore the sites do not contribute to its setting.
Archaeological Notification Areas		
• None within the site boundary		

Potential impact of allocation on significance	
Name of asset	**Description of impact**
Harebeating Farmhouse (Grade II)	Development on the sites could lead to the erosion of the asset's agricultural setting and could harm views from the asset, looking south and west, with modern built form spreading into the immediate setting of this listed building.
Longleys Farmhouse (Grade II)	Development on the sites could lead to the erosion of the asset's agricultural setting and could harm views from the asset, looking south and west, with modern built form spreading into the immediate setting of this listed building.
Harebeating Windmill (Grade II)	Development on the sites could lead to the erosion of the asset's semi-rural agricultural setting and could harm views from the asset, looking south.
Yew Tree Cottage (Grade II)	Development on the sites could not affect the setting of this asset as it already sits within an urban environment.
Name of ANA	**Description of impact**
• None within the site boundary	
Avoiding, minimising and mitigating harm, and maximising enhancement	
Maximising enhancement	
• With appropriate design, new or more accessible views of the assets could be created from within the developed sites, including improvements to the existing right of ways and views towards the assets.	
Avoiding, minimising and mitigating harm	
• Given heritage sensitivities, the design and layout of both sites should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • The potential harm caused by the erosion of the rural setting of the assets could be reduced through the retention and embellishment of established trees, bushes and hedgerows to maintain an understanding of the historic subdivision of fields within the site. • There is greater potential for harm associated with developing site 197/1310 than site 521/1310, due to its proximity to the assets that have the best-preserved agricultural settings. Focussing developing on site 521/1310 and the part of 197/1310 west of the north-south hedgerow (that diagonally cuts across the site) could mitigate potential harm caused to the setting of Harebeating Farmhouse and Longleys Farm. Although this would include a narrow sliver of 197/1310, this border would sit on a more naturally on separations of land ownership and hedgerows. Also, focussing development to the	

southernmost field (with access to Marshfoot Lane) would also mitigate the harm associated with 197/1310.
Conclusions and recommendations
There are heritage sensitivities with this site and development has the potential to cause harm to the setting and views from the grade II listed buildings: Harebeating Farmhouse, Longleys Farm and Harebeating Windmill. Harebeating Farmhouse would potentially experience the greatest impact as the development site comprises much of the listed building's immediate setting. Mitigation measures include restricting development to the west and southernmost parts of the sites (as discussed above) and design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald and the Pevensey Levels.


N
1043262
1353321
HAWTHYLANDS ROAD
HAWTHYLANDS CRESCENT
HAREBEATING LANE
1043230
BATTLE ROAD
MILLAND ROAD
1043229
1193689
521/1310
197/1310
REEF WAY
TWINE CLOSE
BATTLE CRESCENT
WEAVERS LANE
VICARAGE LANE
MARSHFOOT LANE
1193895
HIGH STREET
ANA 81099
1285837
1447080
1043234
1043239
1043240
1043233
1043232
35862
Conservation Area
1447344
1353324
1043231
1043228
1043236
038
ST MARYS AVENUE
1:7,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.25 SITE NAMES (3 sites): CASTLE END, HURTIS HILL, CROWBOROUGH and HURTIS HILL HOUSE, HURTIS HILL, CROWBOROUGH and CAXTON HOUSE, HURTIS HILL, CROWBOROUGH

SHELAA REFERENCES: 572-1110, 573-1110 and 272-1110

Site description

The sites comprise of a dwelling and garden located on the southern fringe of Crowborough, with an access drive and gardens to the south of Hurtis Hil.

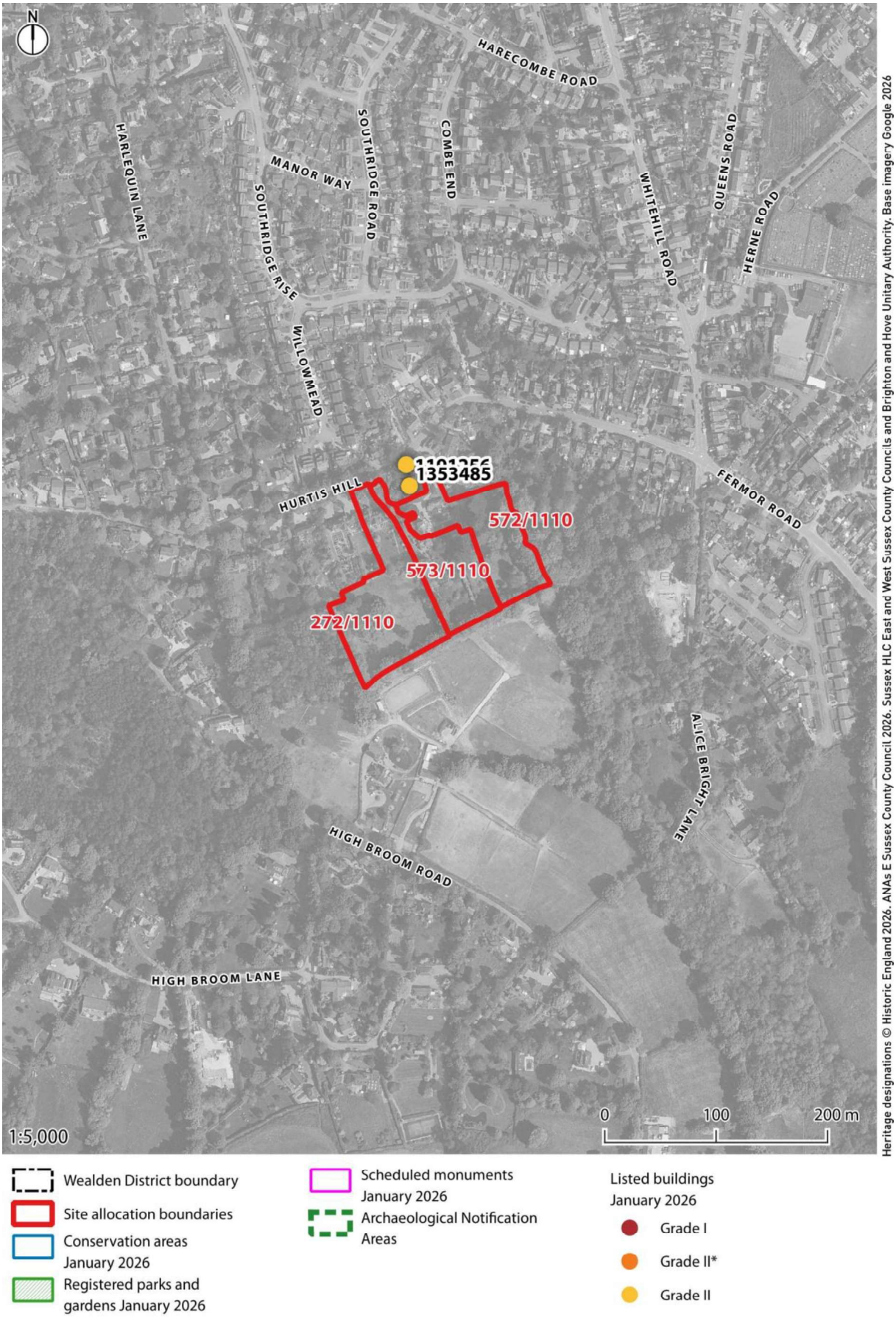
Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• ENTRANCE GATES, GATEPIERS AND FLANKING WALL TO NORTH OF OLD SMUGGLERS COTTAGE: 1191256, (Grade II) – beyond the site boundary • OLD SMUGGLERS COTTAGE: 1353485, (Grade II) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	N/A	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• None within the site boundary		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES31199 – Settlement - historic dispersed (large farmstead) HES31207 – Designed Landscapes - informal parkland (large landscaped garden/isolated tree clumps)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
ENTRANCE GATES, GATEPIERS AND FLANKING WALL	These early-nineteenth-century ornamental iron gates are set between stone piers and curved	The sites do not make a contribution to the setting of the asset due to the lack of intervisibility and as the sites are imperceptible from the gate

TO NORTH OF OLD SMUGGLERS COTTAGE (Grade II) List entry number: 1191256	walls with cast-iron railings. They are of architectural interest as they form a well-preserved entrance ensemble which contributes to the historic character of Old Smugglers Cottage.	piers.
OLD SMUGGLERS COTTAGE (Grade II) List entry number: 1353485	Old Smugglers Cottage is an eighteenth-century two-storey house. It is significant due to it being characteristic of the local vernacular, with tile-hung upper walls and a traditional tiled roof. Its surviving historic fabric and form give it architectural interest despite later alterations.	As adjacent residential and undeveloped land, the sites make a contribution to the semi-rural setting of Old Smugglers Cottage.
Archaeological Notification Areas		
• None within the site boundary		
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Entrance Gates, Gatepiers and Flanking Wall to North of Old Smugglers Cottage (Grade II)	Development on the site would not affect the setting of the asset.	
Old Smugglers Cottage (Grade II)	Development on the site could lead to the erosion of the asset's semi-rural agricultural setting and may harm views from the asset, looking south.	
Name of ANA	**Description of impact**	
• None within the site boundary		
Avoiding, minimising and mitigating harm, and maximising enhancement		
Maximising enhancement		
• N/A		
Avoiding, minimising and mitigating harm		
• Given heritage sensitivities, the design and layout of both sites should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.		

- The potential harm caused by the erosion of the semi-rural setting of Old Smugglers Cottage could be reduced through the retention and embellishment of existing bushes and trees.
- There would be more harm in developing site 572/1110 than sites 573/1110 and 272/1110 due to its proximity to the assets. Not delivering on the northern half of this plot could mitigate harm associated with delivering these sites.

Conclusions and recommendations

There are minor heritage sensitivities with these sites and development has the potential to cause harm to the setting and views from the grade II listed Old Smugglers Cottage. Mitigation measures primarily involve leaving a buffer between the asset and new development. The most effective way to do this would be not developing the northern half of 572/1110. Alongside this, mitigation measures could be found through landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald.


N
HARECOMBE ROAD
HARLEQUIN LANE
SOUTHRIDGE ROAD
MANOR WAY
SOUTHRIDGE RISE
COMBE END
WHITEHILL ROAD
QUEENS ROAD
HERNE ROAD
WILLOWMEAD
HURTIS HILL
1353485
572/1110
573/1110
272/1110
FERMOR ROAD
ALICE BRIGHT LANE
HIGH BROOM ROAD
HIGH BROOM LANE
1:5,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.26 SITE NAME: LAND EAST OF COOPERS GREEN ROAD, RINGLES CROSS

SHELAA REFERENCE: 001-3225

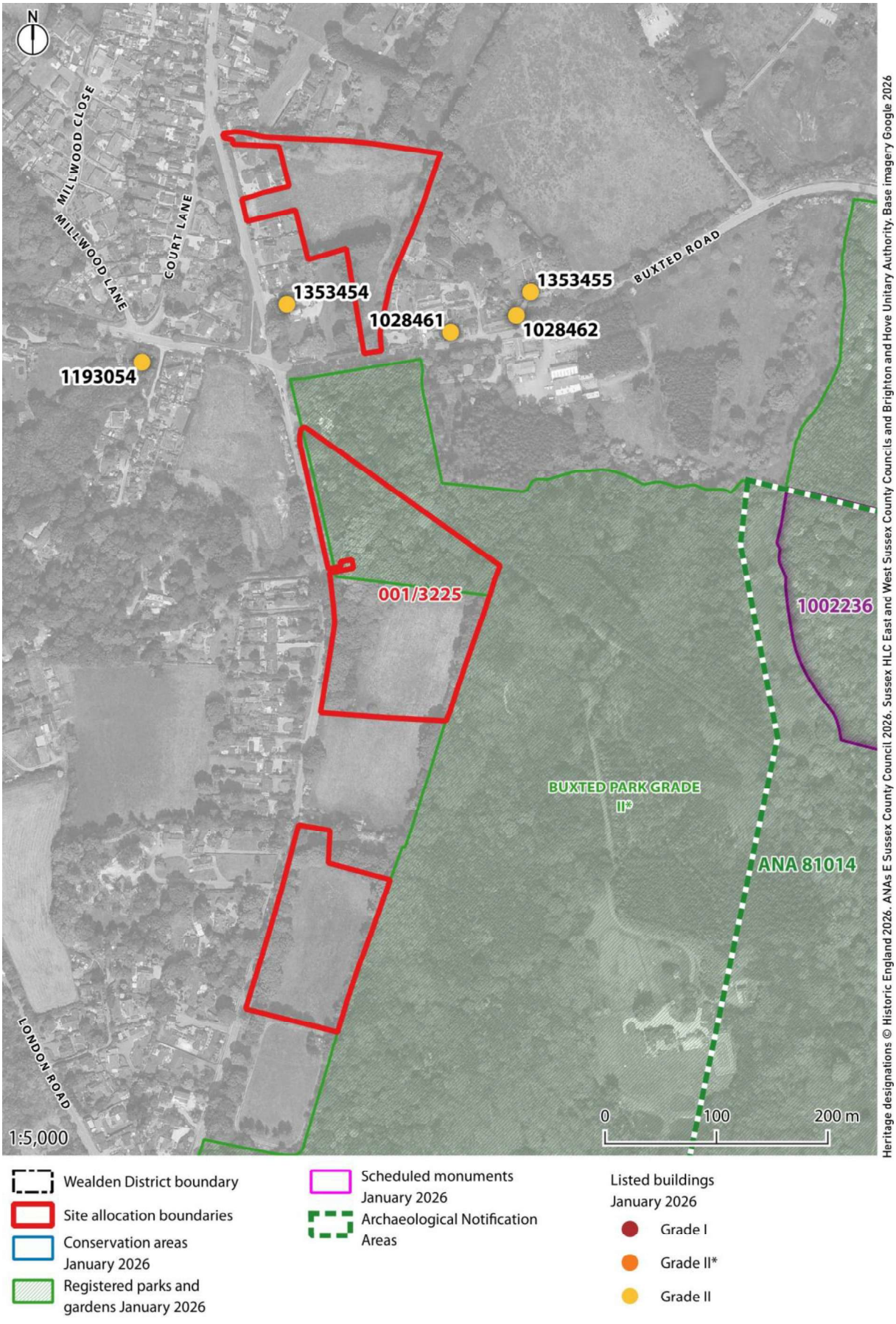
Site description

The site comprises of a single grass field and woodland located to the south of Five Ash Down.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• COOPERS CROSS HOUSE: 1353454, (Grade II) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	N/A	
Registered Parks and Gardens	• BUXTED PARK: 1000308, (Grade II*) – partially within the site	
Non-designated heritage assets	• Durrant House – beyond the site boundary	
Identification of Archaeological Notification Area(s)		
• None within the site boundary		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES32486 – Fieldscapes - assarts (cohesive assart) HES32490 – Fieldscapes - formal enclosure: planned/private (planned private enclosure)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
COOPERS CROSS HOUSE: (Grade II) List entry number:	Coopers Cross House is an eighteenth-century house of local historic interest, reflecting the rural development of Buxted. It is of architectural interest due to its red-brick façade, intact glazing bars, dormered attic, and	As parkland, the site makes a minor contribution to the setting of the Coopers Cross House, as it reflects the original rural setting of the house which is today generally semi-rural in character.

1353454	stone-based construction.	
BUXTED PARK (Grade II*) List entry number: 1000308	Buxted Park is a historic landscape valued for its long, layered development, combining seventeenth-century avenues, eighteenth-century parkland, and later formal and woodland gardens around a prominent hilltop house. Its lakes, vistas, and mature tree planting form a coherent design that reflects changing tastes over three centuries, giving the estate strong historic and landscape design interest.	Forming part of the Grade II* Registered Park and Garden and its immediate setting, as partially wooded parkland, the site makes a major contribution to the asset's significance and setting.
Durrant House (Non-designated heritage asset)	Durrant House is an eighteenth-century house. Its architectural interest lies chiefly in its well-crafted sandstone walls that relate to its former quarry setting. Its historic interest stems from its use during the Second World War by a Canadian garrison.	Forming part of the wider semi-rural setting of the wider area, the site makes a minor contribution to the asset's setting.
Archaeological Notification Areas		
• None within the site boundary		
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Coopers Cross House (Grade II)	Development on the site could continue the erosion of the asset's semi-rural and open setting. This has been steadily eroded as a result of residential development throughout the twentieth century.	
Buxted Park (Grade II)	If the development proposed includes the parts of the site within the Registered Park and Garden, this would result in severe harm to the asset through loss of undeveloped, wooded parkland. There would be no instance where development of this kind would be considered appropriate. If development is concentrated in the areas outside of the Registered Park and Garden this would harm the setting of the asset due to the contribution that the site currently makes as partially wooded parkland.	
Durrant House (non-designated heritage asset)	Development on the site could continue the erosion of the asset's semi-rural and open setting. This has been steadily eroded as a result of residential development throughout the twentieth century.	
Name of ANA	**Description of impact**	
• None within the site boundary		

Avoiding, minimising and mitigating harm, and maximising enhancement
Maximising enhancement
N/A
Avoiding, minimising and mitigating harm
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • Any development on Buxted Park would cause considerable harm to the asset and would not be considered appropriate. This harm could be minimised by not developing on the part of the site within the Registered Park and Garden. However, there would still be a considerable impact on the setting of the asset as its agricultural setting would be eroded. • The placing of development in the south-west corner the site and an introduction of a thick line of trees between that development and the border Buxted Park would help retain the rural and agricultural feel of the asset within its historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.
Conclusions and recommendations
There are heritage sensitivities with this site and potential impacts vary in scale depending on where development is concentrated. If structures or landscaping are proposed within Buxted Park Registered Park and Garden, it would cause an elevated degree of harm to the asset and would not be considered appropriate by the local authority. If development however is only proposed in the areas outside of the Registered Park and Garden, harm would be reduced but not fully avoided, as it would still impact the asset's rural and agricultural setting which would no longer have a woodland character. The harm of developing this site could be further reduced through restricting development to the area outside Buxted Park, specifically in the south-west corner of the site, and retaining and adding to planting on the border between the site and the Registered Park and Garden. Alongside this, mitigation measures could be found in design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.


N
MILLWOOD CLOSE
MILLWOOD LANE
COURT LANE
BUXTED ROAD
1353454
1353455
1028461
1028462
1193054
001/3225
1002236
BUXTED PARK GRADE II*
ANA 81014
LONDON ROAD
1:5,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.27 SITE NAME: KINGSWOOD, LUXFORD LANE, CROWBOROUGH

SHELAA REFERENCE: 038-1110

Site description

The site comprises of a large residential property surrounded by trees, some of which are mature and covered by TPOs. This site is located within the urban boundary of Crowborough to the south of Luxford Lane and to the west of Luxford Road.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• LUXFORD HOUSE: 1028448, (Grade II) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	N/A	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• None within the site boundary		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES30988 – Settlement – expansion: other (small farmstead/cottage)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
LUXFORD HOUSE: (Grade II)	Luxford House is a restored sixteenth-century timber-framed building. It is of historic and architectural interest as it reflects the craftsmanship of its period with plaster infill and diagonal bracing. It is	The current site is already in residential use, with a twentieth century detached house surrounded by a garden. However, it should be noted that this property, along with those to the immediate north and east reflect a looser

List entry number: 1028448	also of group value due to its relation to a former farmstead, gentrified in the early twentieth century, with related alterations and improvements including extensive gardens.	grain of larger single dwellings than those to the south and west (further away from Luxford House). Therefore, despite the site making a neutral contribution to the significance of the asset, redevelopment on it with something denser or taller may still have an impact.

Archaeological Notification Areas

- None within the site boundary

Potential impact of allocation on significance

Name of asset	Description of impact
Luxford House (Grade II)	Although this setting has already been detrimentally affected through twentieth century residential development, more intense development on the site may contribute to the erosion of the asset's semi-rural agricultural setting.

Name of ANA	Description of impact

- None within the site boundary

Avoiding, minimising and mitigating harm, and maximising enhancement

Maximising enhancement

N/A

Avoiding, minimising and mitigating harm

- Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.
- The potential harm caused by the erosion of the agricultural setting of Luxford House could be reduced through the retention of hedgerows and bushes within the site and a reproduction of a similar loose grain of development that both reflects the current layout and the buildings to the immediate north and east.
- As the site is on higher ground, keeping building height at a maximum of two storeys and making sure the roof forms are read cumulatively and are of the same material pallet would help minimise some degree of harm to the setting of the Grade II listed Luxford House.
- The introduction of a border of trees along the site's eastern edge would help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations
There are heritage sensitivities with this site and development has the potential to cause a degree of harm to the setting of Luxford House, increasing the density of development on this site immediate adjacent to the heritage asset. This could be minimised through keeping building height at two storeys and retaining and adding to the planting between the site and the Grade II listed building. Alongside this, mitigation measures could be found through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald.


N
BLACKNESS ROAD
BLACKNESS ROAD
ROCKINGTON WAY
COPPICE END
ALAMEIN CLOSE
BLACKNESS ROAD
SAFFRON GROVE
LUXFORD LANE
LUXFORD DRIVE
LUXFORD ROAD
LINCOLN WAY
FERMOR WAY
038/1110
1028448
ROTHERHILL ROAD
ST RICHARDS ROAD
SEEDLINGS DRIVE
SEEDLINGS DRIVE
FERMOR ROAD
WALSHES ROAD
BURTON LANE
SKYLARK STREET
STONE CROSS ROAD
KINGFISHER DRIVE
1:5,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.28 SITE NAME: LAND AT COLDRUMS AND REAR OF TYRE DEPOT, CROWBOROUGH

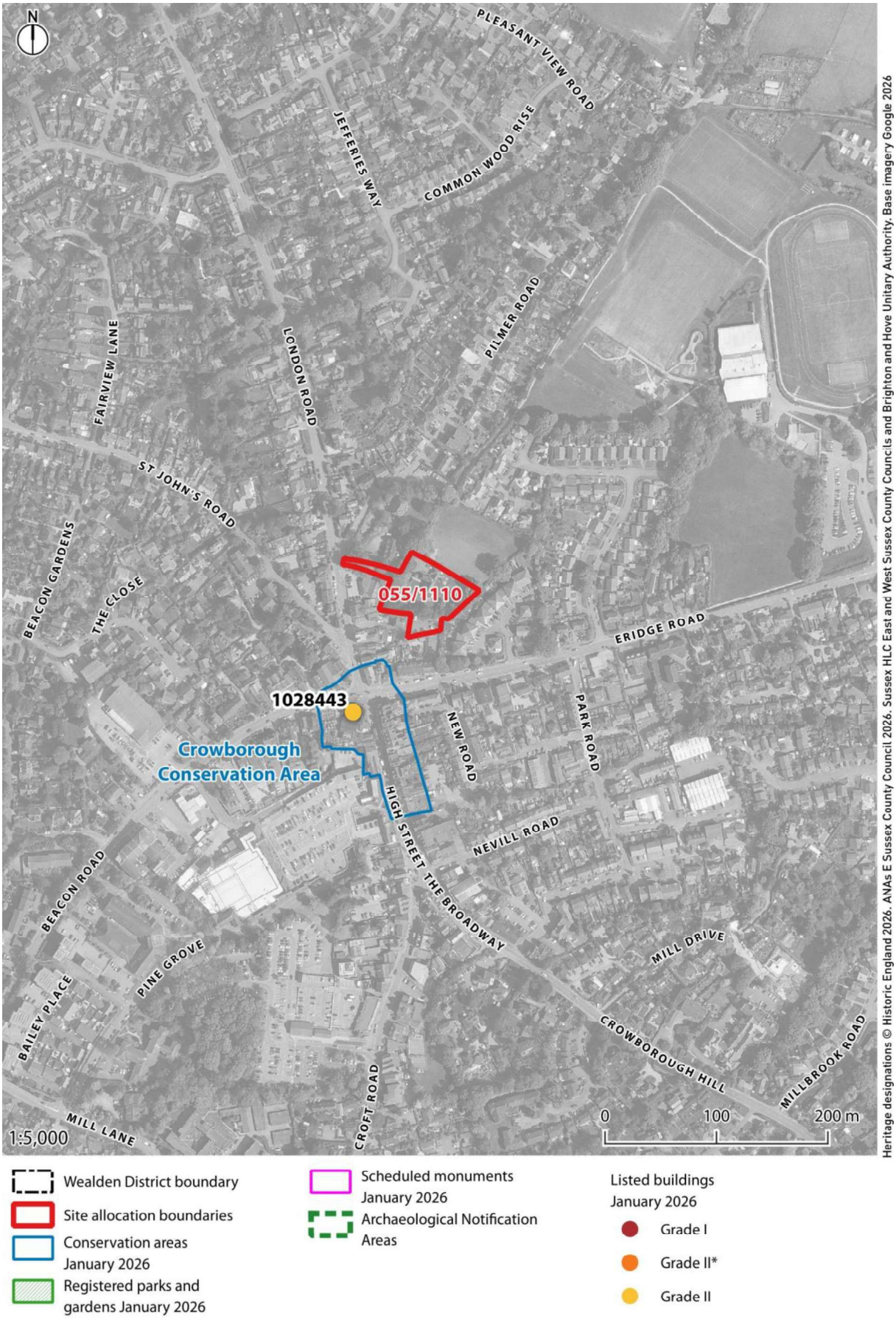
SHELAA REFERENCE: 055-1110

Site description

The site comprises of a large residential property surrounded by trees, some of which are mature and covered by TPOs. This site is located within the urban boundary of Crowborough to the south of Luxford Lane and to the west of Luxford Road.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• THE CROSS HOTEL: 1028443, (Grade II) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	• Crowborough Conservation Area – beyond the site boundary	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• None within the site boundary		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES31145 – Settlement - expansion: other (hamlet) HES31148 – Fieldscapes - formal enclosure: planned/private (planned private enclosure) HES31149 - Designed landscapes - informal parkland (large landscaped garden)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
THE CROSS HOTEL: (Grade II) List entry number: 1028443	The Cross Hotel is a late-eighteenth- century to early-nineteenth-century inn. It is of historic interest as it reflects its era with painted brickwork and traditional glazing-bar windows. It is of architectural interest due to its tiled roof, dormers, and bracketed hooded	The current site is already in residential use, with a twentieth century detached house surrounded by a garden. It therefore makes a neutral contribution to the significance of the asset, as it has sat within an urban setting since the time of its designation, just after the Second

	doorway.	World War
Crowborough Conservation Area	The Crowborough Conservation Area is of historic interest due to its historic hilltop setting, early settlement pattern, and surviving Victorian and Edwardian townscape shaped by the town's growth as a health resort. Its architectural interest lies in the cohesive mix of period villas, landmark public buildings, mature landscape features, and key views that collectively define its distinctive character.	The current site is already in residential use, with a twentieth century detached house surrounded by a garden. It therefore makes a neutral contribution to the significance of the conservation area, which has had an urban character since before its designation in 2001, with the area being built up from the beginning of the twentieth century.
Archaeological Notification Areas		
• None within the site boundary		
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
The Cross Hotel (Grade II)	The development of the site is not likely to harmfully impact the setting of the asset, as it has sat within an urban area since the time of its designation. Alongside this, it would not be visible from the site, unless developed to a height that is incongruous with its immediate townscape setting.	
Crowborough Conservation Area	The development of the site is not likely to harmfully impact the setting of the asset, as it has characterised an urban area since well before its designation. Development on the site is unlikely to be visible from the site, unless developed to a height that is incongruous with its immediate townscape setting. If this were the case, there is potential for some harm to be caused.	
Name of ANA	**Description of impact**	
• None within the site boundary		
Avoiding, minimising and mitigating harm, and maximising enhancement		
Maximising enhancement		
• N/A		
Avoiding, minimising and mitigating harm		
• Keeping new buildings at a maximum of two storeys would ensure that they are no taller than those in the adjacent Crowborough Conservation Area.		
Conclusions and recommendations		
There are minor heritage sensitivities with this site and development has the potential to cause a degree of harm to the setting of Crowborough Conservation Area and The Cross Hotel. This could be minimised by keeping buildings at a maximum of three storeys in height, reducing the loss of trees and ensuring that they keep with this part of the town's (and in turn the adjacent conservation area's) prevailing height.		


N
PLEASANT VIEW ROAD
JEFFERIES WAY
COMMON WOOD RISE
PILMER ROAD
FAIRVIEW LANE
LONDON ROAD
ST JOHN'S ROAD
BEACON GARDENS
THE CLOSE
055/1110
ERIDGE ROAD
1028443
Crowborough
Conservation Area
NEW ROAD
PARK ROAD
HIGH STREET
THE BROADWAY
NEVILL ROAD
BEACON ROAD
PINE GROVE
MILL DRIVE
BAILEY PLACE
CROWBOROUGH HILL
MILLBROOK ROAD
CROFT ROAD
MILL LANE
1:5,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.29 SITE NAME: LAND AT THE WALLED GARDEN, FIVE ASH DOWN

SHELAA REFERENCE: 058-1990

Site description

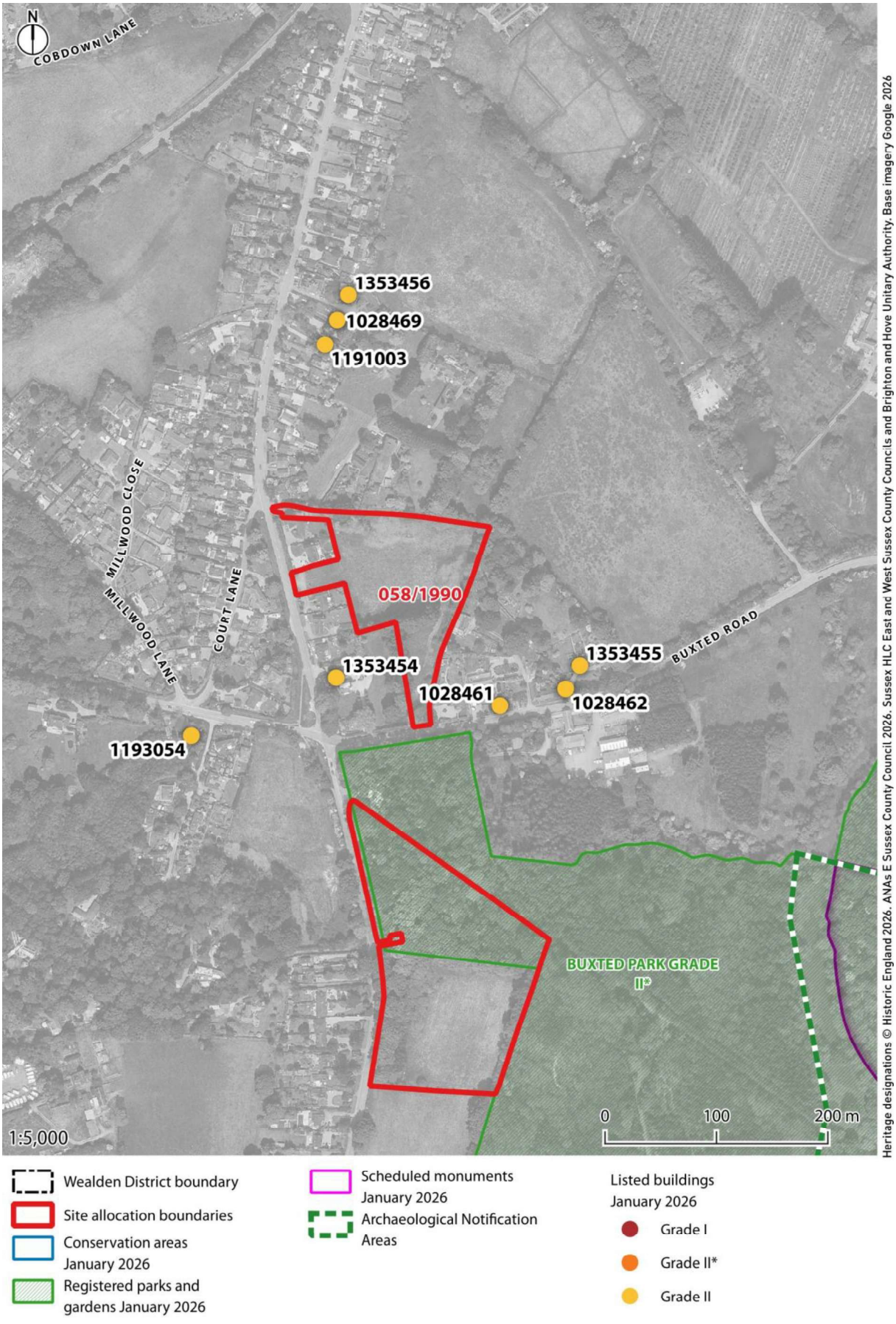
This site comprises of smaller pastoral and scrub fields that is located to the east of Five Ash Down (road) with part of the site north of A272, known as the walled garden. The site slopes gently from northeast to southwest and overhead cables run north/south through the eastern part of the site.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• COOPERS CROSS HOUSE: 1353454, (Grade II) – beyond the site boundary • TRELEAVEN: 1028461, (Grade II) – beyond the site boundary • POTTERY TO THE SOUTH WEST OF COOPERS GREEN HOUSE: 1028462, (Grade II) – beyond the site boundary • COOPERS GREEN HOUSE: 1353455 (Grade II) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	N/A	
Registered Parks and Gardens	• BUXTED PARK: 1000308, (Grade II*) – beyond the site boundary	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• None within the site boundary		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES27361 – Fieldscapes – assarts (cohesive assart)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
COOPERS CROSS HOUSE: (Grade II)	Coopers Cross House is an eighteenth-century house of local historic interest, reflecting the rural	As undeveloped green space, the southern half of the site makes a positive contribution to the setting of the asset, due to its historical

List entry number: 1353454	development of Cooper's Green. It is of architectural interest due to its red-brick façade, intact glazing bars, dormered attic, and stone-based construction.	association with Coopers Cross House and how it complements the asset's historic rural character. The northern half however makes a lesser contribution as it has since been surrounded by late-twentieth century development.
TRELEAVEN: (Grade II) List entry number: 1028461	Treleaven is an eighteenth-century (or earlier) dwelling that reflects the historic settlement pattern of Cooper's Green. It is of architectural interest due to it being characteristic of traditional Sussex vernacular architecture.	As undeveloped green space, the site makes a minor contribution to the setting of Treleaven, as it reflects the original rural setting of the house which is today generally semi-rural in character.
POTTERY TO THE SOUTH WEST OF COOPERS GREEN HOUSE (Grade II) List entry number: 1028462	This mid-seventeenth-century malthouse dates from 1652, reflecting the early agricultural and industrial history of Cooper's Green. It is of architectural interest due to its red-brick walls on a stone base, tiled roof with wooden cowl, and distinctive shuttered openings.	As undeveloped green space, the site makes a minor contribution to the setting of the pottery, as it reflects the original rural setting of the house which is today generally semi-rural in character.
COOPERS GREEN HOUSE (Grade II) List entry number: 1353455	Coopers Green House is an older building with an eighteenth-century front. This is of historic interest as it illustrated the layered development a dwelling in Coopers Green. It is of architectural interest due to its red-brick and grey-header façade, tiled roof, casement windows, and pilastered doorway.	As undeveloped green space, the site makes a minor contribution to the setting of Coopers Green House, as it reflects the original rural setting of the house which is today generally semi-rural in character.
BUXTED PARK (Grade II*) List entry number: 1000308	Buxted Park is a historic landscape valued for its long, layered development, combining seventeenth-century avenues, eighteenth-century parkland, and later formal and woodland gardens around a prominent hilltop house. Its lakes, vistas, and mature tree planting form a coherent design that reflects changing tastes over three centuries, giving the estate strong historic and landscape design interest.	As undeveloped green space, the site makes a minor contribution to the setting of the Grade II* Registered Park and Garden as the area north of the A272 near this part of the asset is already characterised by development, with structures from the eighteenth century onwards.
Archaeological Notification Areas		
• None within the site boundary		

Potential impact of allocation on significance	
Name of asset	**Description of impact**
Coopers Cross House (Grade II)	Although this has already been reduced throughout the twentieth century due to residential development, development on the site would likely continue the erosion of the asset's semi-rural setting.
Treleaven (Grade II)	Although this has already been reduced throughout the twentieth century due to residential development, development on the site could continue the erosion of the asset's semi-rural setting.
Pottery to the south west of Coopers Green House (Grade II)	Although this has already been reduced throughout the twentieth century due to residential development, development on the site could continue the erosion of the asset's semi-rural setting.
Coopers Green House (Grade II)	Although this has already been reduced throughout the twentieth century due to residential development, development on the site could continue the erosion of the asset's semi-rural setting.
Buxted Park (Grade II)	Due to modern housing being located between the Registered Park and Garden and the site and the minor contribution of this land to the asset's setting, development on the site is unlikely to harm the significance of the asset.
Name of ANA	**Description of impact**
• None within the site boundary	
Avoiding, minimising and mitigating harm, and maximising enhancement	
Maximising enhancement	
N/A	
Avoiding, minimising and mitigating harm	
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • Although they would still be within the historic walled garden of Coopers Cross House, the placing of buildings away from the rear of the property and their concentration in the northern half of the site, would help minimise harm to both Coopers Cross House and Treleaven to some degree. • The retention and introduction of a border of trees along the borders of the southern half of the site could help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.	

Conclusions and recommendations
There are heritage sensitivities with this site and development has the potential to cause a degree of harm to the setting of the four adjacent heritage assets. This could be minimised to some degree through concentrating development on the northern half of the site (away from Coopers Cross House), and mitigated through planting, design, landscaping and planting that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald.


N
COBDOWN LANE
1353456
1028469
1191003
MILLWOOD CLOSE
MILLWOOD LANE
COURT LANE
058/1990
1353454
1028461
1353455
BUXTED ROAD
1028462
1193054
BUXTED PARK GRADE II*
1:5,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.30 SITE NAME: HOLLY GAP FARM, STATION ROAD, ISFIELD

SHELAA REFERENCE: 413-3040

Site description

This is a large site comprising of agricultural fields and a farm shop to the north of Isfield and to the east of Station Road.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	• SMUGGLERS COTTAGE: 1028240 (Grade II) – beyond the site boundary • ELMS COTTAGES, 1 AND 2: 1028283 (Grade II) – beyond the site boundary
Scheduled Monuments	N/A
Conservation Areas	N/A
Registered Parks and Gardens	N/A
Non-designated heritage assets	N/A
Identification of Archaeological Notification Area(s)	
• None within the site boundary	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES47383 – Fieldscapes - informal fieldscapes (regular piece meal enclosure)	

Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
SMUGGLERS COTTAGE (Grade II) List entry number: 1028240	Smugglers Cottage is a sixteenth-century timber-framed building. It has historic interest for its early fabric, still visible in the exposed framing and plaster infill despite later refronting. It has architectural interest due to its mix of brick, tile-hanging, a tiled roof and simple casement openings with hooded doorways.	As semi-rural land in the near distance, the site contributes to the wider landscape character of the asset, as it has always sat within a rural setting.

ELMS COTTAGES, 1 AND 2 (Grade II) List entry number: 1028283	Elms Cottages, 1 and 2 is an eighteenth-century building. It has historic interest due to its simple vernacular structure that retains its original two-storey form and materials. It has architectural interest due to its red-brick ground floor, weather-boarded upper storey, tiled roof and modest casement openings with hooded doorways.	As semi-rural land in the near distance, the site contributes to the wider landscape character of the asset, as it has always sat within a rural setting.
Archaeological Notification Areas		
• None within the site boundary		
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Smugglers Cottage (Grade II)	Development on the site is likely to impact on the wider semi-rural landscape setting of the asset, potentially being visible in views of and from the asset to the east. This impact could be of a minor to moderate nature due to the existing semi-rural character of the asset's setting.	
Elms Cottages, 1 and 2 (Grade II)	Development on the site is likely to impact on the wider semi-rural landscape setting of the asset, potentially being visible in views of and from the asset to the south-east. This impact could be of a minor to moderate nature due to the existing semi-rural character of the asset's setting.	
Name of ANA	**Description of impact**	
• None within the site boundary		
Avoiding, minimising and mitigating harm, and maximising enhancement		
Maximising enhancement		
• As there are no public rights of way across the site, with appropriate design, new or more accessible views of the assets could be created from within the developed site.		
Avoiding, minimising and mitigating harm		
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • Potential harm could be minimised to some degree by positioning development away from the assets' immediate context, i.e. away from the north-westernmost corner of the site. • The introduction and retention of a border of trees along the site's northern and western edges could help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.		

Conclusions and recommendations
There are heritage sensitivities with this site and development has the potential to cause a degree of harm to the setting of the two adjacent heritage assets. This could be minimised to some degree by positioning development away from the assets' immediate context and mitigated through planting, design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.


N
TILE BARN CLOSE
1028283
1028240
413/3040
STATION ROAD
STATION ROAD
HORSTED LANE
1:3,000
0
70
140 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.31 SITE NAME: ELMS FARM, STATION ROAD, ISFIELD

SHELAA REFERENCE: 420-3040

Site description

The site is located at the northwestern edge of Isfield. This site comprises of agricultural land, located close to the centre of the village to the south of Station Road. A public right of way crosses the site north to south along the site's eastern boundary.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• FAULKNERS: 1192857 (Grade II) – beyond the site boundary • BARN TO THE SOUTH EAST OF THE OLD FARMHOUSE: 1353564 (Grade II) – beyond the site boundary • THE OLD FARMHOUSE: 1286413 (Grade II) – beyond the site boundary • SMUGGLERS COTTAGE: 1028240 (Grade II) – beyond the site boundary • THE PARISH CHURCH OF ST MARGARET: 1353561 (Grade I) – beyond the site boundary • ISFIELD PLACE: 1192811 (Grade II*) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	N/A	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• Archaeological Notification Area 82671 (within the site)		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES47374 – Fieldscapes - informal fieldscapes (regular piece meal enclosure)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		

FAULKNERS (Grade II) List entry number: 1192857	Faulkners is a seventeenth-century building. It is of historic interest as a modest vernacular house that retains its original two-storey form despite later alterations. It is of architectural interest due to its red-brick ground floor, weather-boarded upper storey, tiled roof and simple casement windows.	As rural open land opposite the asset, the site makes a positive contribution to the rural setting of the listed building. This however has been diminished somewhat throughout the twentieth century due to residential development to the immediate south.
BARN TO THE SOUTH EAST OF THE OLD FARMHOUSE (Grade II) List entry number: 1353564	This eighteenth-century barn is of historic interest as a surviving agricultural structure that reflects the functional building traditions of its period. It is of architectural interest due to its simple weather-boarded exterior and hipped tiled roof.	As rural open land immediately adjacent to the asset, the site makes a strong contribution to the rural setting of the listed building. This however has already been reduced throughout the twentieth century due to nearby residential development.
THE OLD FARMHOUSE (Grade II) List entry number: 1286413	The Old Farmhouse late-seventeenth-century building. It is of historic interest as a well-preserved vernacular dwelling that retains its original two-storey form and materials. It is of architectural interest due to its red-brick ground floor, tile-hung upper storey, tiled roof and simple casement windows.	As rural open land immediately adjacent to the asset, the site makes a strong contribution to the rural setting of the listed building. This however has already been reduced throughout the twentieth century due to nearby residential development.
SMUGGLERS COTTAGE (Grade II) List entry number: 1028240	Smugglers Cottage is a sixteenth-century timber-framed building. It has historic interest for its early fabric, still visible in the exposed framing and plaster infill despite later refronting. It has architectural interest due to its mix of brick, tile-hanging, a tiled roof and simple casement openings with hooded doorways.	As semi-rural land in the near distance, the site makes a very minor contribution to the wider landscape setting of the asset as the asset would have historically sat within a rural setting. This however has already been reduced throughout the twentieth century due to nearby residential development.
THE PARISH CHURCH OF ST MARGARET (Grade I) List entry number: 1353561	The Parish Church of St Margaret is a thirteenth to fourteenth century church, with a twelfth century west tower. The church is of historic interest due to its age and its role in serving as a parish church for local communities for almost a thousand years. It is architectural interest as it forms a rare, well-preserved sequence of early medieval parish architecture, enriched by the Shurley Chapel, which adds a distinguished 1631 monument to Sir John Shurley.	As rural land in the far distance, the site makes a very minor contribution to views from the asset, which would have historically sat within a rural setting.
ISFIELD PLACE (Grade II*)	Isfield Place is a seventeenth century, large, country house. It is of historic interest due to it being the home of the Shurley family for	As rural land in the far distance, the site makes a very minor contribution to views from the asset, which would have

List entry number: 1192811	several generations. It is of architectural interest as it preserves substantial sixteenth century fabric, which is overlaid by Sir John Shurley's early seventeenth century red-brick building, along with a later nineteenth century wing.	historically sat within a rural setting.
Archaeological Notification Areas		
ANA 82671	ANA 82671 covers the historic core of the village of Isfield.	A small part of the site lies within this ANA. There is some archaeological potential associated with this area pertaining to the historic core of Isfield.
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Faulkners (Grade II)	Development on the site could further erode the semi-rural setting of this heritage asset.	
Barn to the south east of the Old Farmhouse (Grade II)	Development on the site could erode the largely rural setting of this asset which currently has strong historic links to the surrounding agricultural land.	
The Old Farmhouse (Grade II)	Development on the site could erode the largely rural setting of this asset which currently has strong historic links to the surrounding agricultural land.	
Smugglers Cottage (Grade II)	Development on the site is very unlikely to impact the setting of the asset. This is because there is already late-twentieth century residential development on the land between the asset and the site.	
The Parish Church of St Margaret (Grade I)	Development on the site could erode the largely rural views from this asset, looking south. However, this would only be from the church tower.	
Isfield Place (Grade II*)	Development on the site could erode the largely rural views from this asset, looking south. However, this would only be from the upper floors of the house.	
Name of ANA	**Description of impact**	
ANA 82671	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.	
Avoiding, minimising and mitigating harm, and maximising enhancement		
Maximising enhancement		
• Development would provide a good opportunity to improve the public right of way that crosses the site. As a result, through appropriate design, new or more accessible views of the assets could be created from within the developed site.		

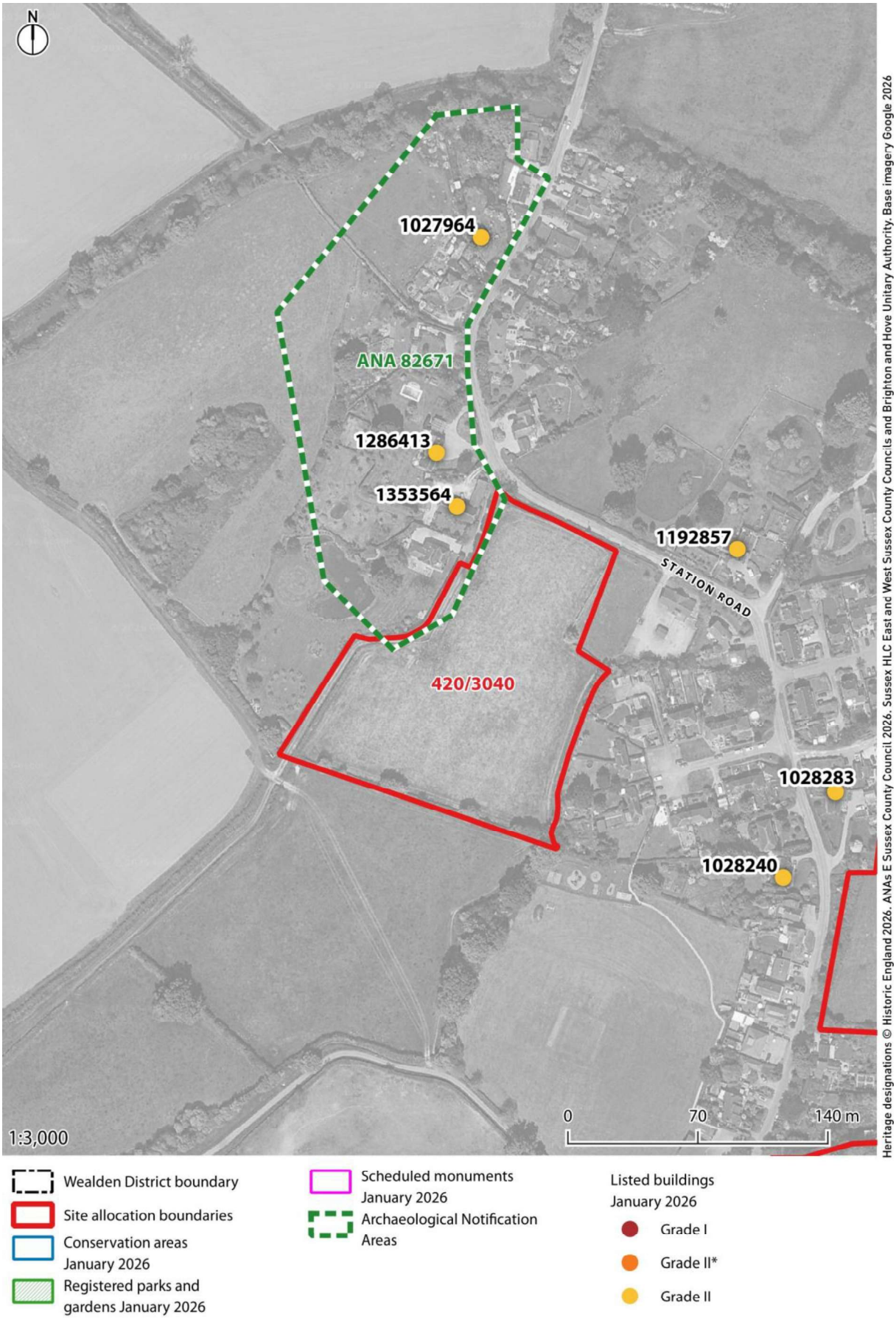
- The opportunity to conduct archaeological watching briefs would increase the knowledge and understanding ANA 82671.

Avoiding, minimising and mitigating harm

- Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.
- Retaining an area of open space in the north-western corner of the site could help retain the impression of the original borders of the historic village of Isfield, preserving the semi-rural setting of the surrounding assets. This however would be dependent on the form and scale of the proposals that come forward.
- Harm could be minimised to some degree by keeping development closer to Station Road. This is because it would help maintain the form of the village as a linear development.
- The introduction and retention of a border of trees along the borders of the northern half of the site could help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations

There are heritage sensitivities with this site and development has the potential to cause a degree of harm to the setting of the adjacent heritage assets outlined above. This could be minimised to some degree through retaining an area of open space in the north-western corner and keeping development close to Station Road to maintain the form of the village as a linear development. This could be mitigated by planting, design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.


N
1027964
ANA 82671
1286413
1353564
1192857
STATION ROAD
420/3040
1028283
1028240
1:3,000
0
70
140 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.32 SITE NAME: BROOMY LODGE FIELD, LONDON ROAD, EAST HOATHLY

SHELAA REFERENCE: 466-1950

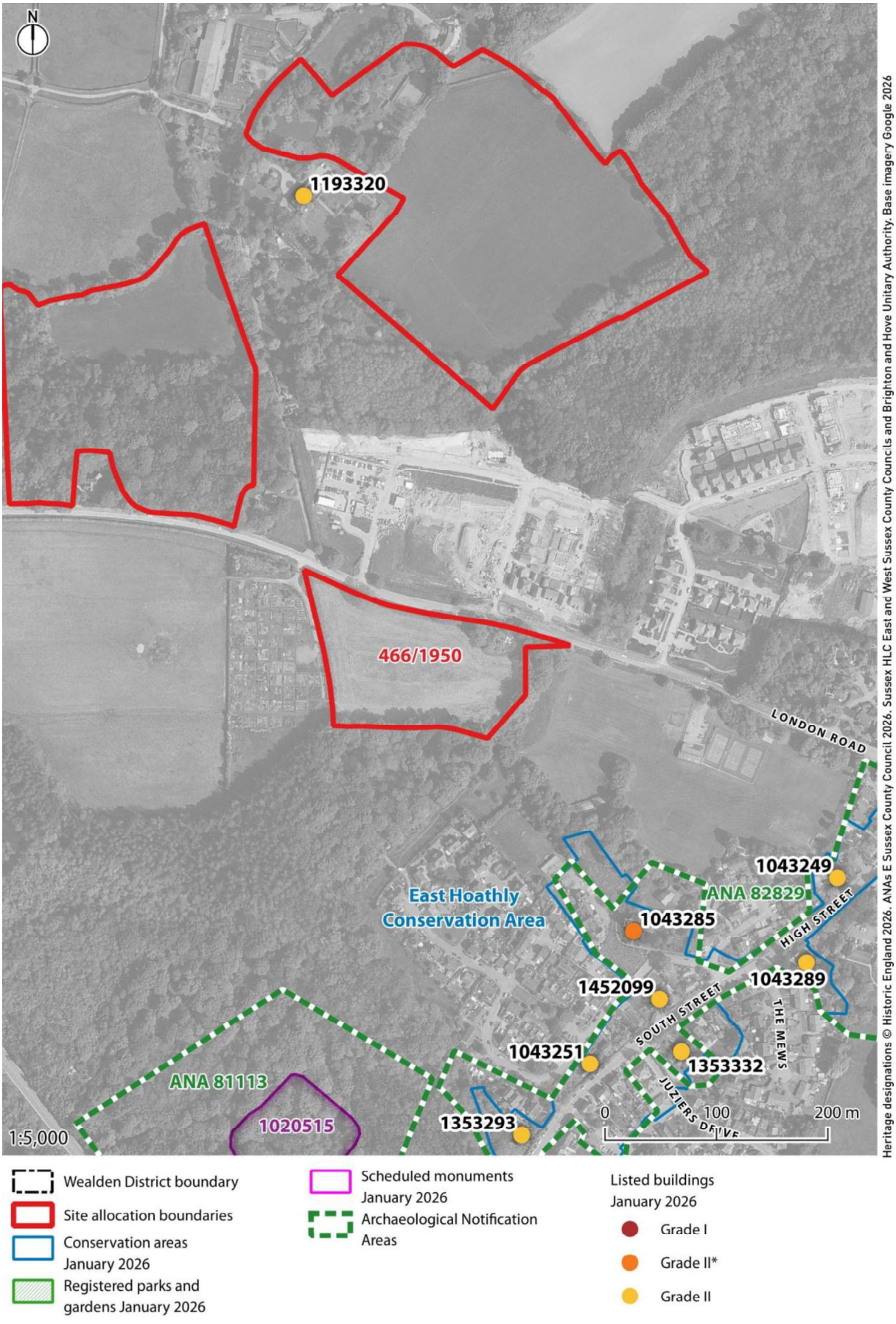
Site description

The site comprises a single agricultural field and a small agricultural barn, located on the western edge of East Hoathly some 600m to local services and facilities. The site is located opposite a scheme for residential development of 205 (net) dwellings at Hesmonds Stud that has received detailed planning permission and is under construction.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• THE PARISH CHURCH: 1043285 (Grade II*) – beyond the site boundary • FORESTERS ARMS: 1452099 (Grade II) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	• East Hoathly Conservation Area – beyond the site boundary	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• None within the site boundary		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES27361 – Fieldscape – assarts (cohesive assart)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
THE PARISH CHURCH (Grade II*)	The Parish Church at East Hoathly is a primarily rebuilt nineteenth century church retaining a fifteenth-century west tower. This gives it a layered architectural timeline, with its standout	As green space, the site contributes to the wider setting of the church, as it reflects its original rural setting which is today generally semi-urban in character. It is connected to the church via the

List entry number: 1043285	feature being a rare Norman pillar piscina with zig-zag carving, signalling early medieval origins.	Public Rights of Way (PRoW) network.
FORESTERS ARMS (Grade II) List entry number: 1452099	The Foresters Arms is a well-preserved late-eighteenth-century building. It is of historic interest due to it offering a rare, clearly legible example of cottages adapted into a beerhouse after the 1830 Beer Act, illustrating the evolution of a rural pub over time. It is of architectural interest because it is characteristic of the local building vernacular building retaining its original plan, fabric and notable eighteenth and nineteenth century fixtures and fittings.	As green space, the site makes a minor contribution to the wider setting of Foresters Arms, as it reflects its original rural setting which is today generally semi-urban in character. The distance and intervening vegetation between the site and this asset mean that the contribution to setting is of a minor nature.
East Hoathly Conservation Area	East Hoathly Conservation Area represents a linear Wealden village with a well-preserved historic core of fifteenth to nineteenth-century buildings. The buildings are generally built with traditional materials, have a strong vernacular character and are set within an ancient, wooded rural landscape. Its significance lies in the survival of historic street patterns, landmark buildings, mature trees, key views and open spaces, all of which create a distinctive sense of place rooted in centuries of settlement and landscape evolution.	Forming part of the surrounding rural area, the site makes a contribution to the setting of this side of the conservation area. However, this setting has been severely eroded through recent development north of London Road. It is connected to the Conservation Area via the PRoW network.
Archaeological Notification Areas		
• None within the site boundary		
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
The Parish Church (Grade II*)	Development on the site could continue the erosion of the asset's semi-rural setting which has already recently been harmed through development north of London Road.	
Foresters Arms (Grade II)	Development on the site could have a minor impact of views from the asset, looking west which has already recently been harmed through development north of London Road.	
East Hoathly Conservation Area	Development on the site could have a minor impact of views from the asset, looking west which has already recently been harmed through development north of London Road.	

Name of ANA	Description of impact
• None within the site boundary	
Avoiding, minimising and mitigating harm, and maximising enhancement	
Maximising enhancement	
• N/A	
Avoiding, minimising and mitigating harm	
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • The introduction and retention of a border of trees along the site's northern and western edges could help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.	
Conclusions and recommendations	
There are heritage sensitivities with this site and development has the potential to cause a degree of harm to the setting of the three adjacent heritage assets, where views may be affected. This could be mitigated through design, landscaping and planting that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.	


N
1193320
466/1950
LONDON ROAD
East Hoathly
Conservation Area
ANA 82829
1043249
1043285
HIGH STREET
1043289
1452099
SOUTH STREET
THE MEWS
1043251
1353332
ANA 81113
1020515
1353293
JUZIERS DRIVE
0
100
200 m
1:5,000
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.33 SITE NAME: LAND AT HORAM MANOR ESTSTE, A267, HORAM

SHELAA REFERENCE: 499-3030

Site description

The site lies close to the centre of Horam, set back from the A267 that lies to the north and east, behind an area of modern light industrial units, which have recently been demolished and replaced with a new housing scheme that aligns with the A267 to the east. The site comprises a historic farmstead and associated farm buildings, temporary buildings, a sand school, tracks, yards and some commercial premises.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	• HORAM MANOR FARMHOUSE AND STABLES: 1353366 (Grade II) – beyond the site boundary • HOOK'S FARMHOUSE: 1043119 (Grade II) – beyond the site boundary
Scheduled Monuments	N/A
Conservation Areas	N/A
Registered Parks and Gardens	N/A
Non-designated heritage assets	N/A
Identification of Archaeological Notification Area(s)	
• None within the site boundary	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES37678 – Settlement – expansion: other (large farmstead, manor site)	

Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
HORAM MANOR FARMHOUSE AND STABLES (Grade II)	Horam Manor Farmhouse and Stables is a late-sixteenth or early-seventeenth-century house. It is of historic interest for its age, its surviving stone-mullioned windows and its later eighteenth-century stable wing, which together show the building's long development. It is of	As rural land adjacent to the asset containing a range of rural outbuildings, the site makes a strong contribution to its setting as it would have always sat within a rural landscape and continues to sit within a semi-rural setting.

List entry number: 1353366	architectural interest due to its mix of ashlar, brick, tile-hanging and a tiled roof, along with its characteristic casement windows and dripstones.	
HOOK'S FARMHOUSE (Grade II) List entry number: 1043119	Hook's Farmhouse is a seventeenth-century L-shaped building. It is of historic interest as a modest yet characteristic example of its period, retaining its original two-storey form. It is of architectural interest for its red-brick ground floor, tile-hung upper storey, hipped tiled roof and simple casement windows.	As rural land in the near distance, the site makes a minor contribution to the wider landscape setting of the asset as the asset would have always sat within a rural setting. This semi-rural setting has already been degraded due to twentieth and twenty-first century residential development.

Archaeological Notification Areas

- None within the site boundary

Potential impact of allocation on significance

Name of asset	**Description of impact**
Horam Manor Farmhouse and Stables (Grade II)	Development on the site would have a considerable impact on the immediate setting of the asset as it would go from being located at the edge of the settlement of Horam to being wholly within an urban area. It could also lead to the removal of outbuildings including some which are or were historically associated with the listed farmhouse.
Hook's Farmhouse (Grade II)	Development on the site could erode the wider landscape setting of the asset, although the considerable distance between the site and this asset mean that any impact would be minor.
Name of ANA	**Description of impact**

- None within the site boundary

Avoiding, minimising and mitigating harm, and maximising enhancement

Maximising enhancement

- As there are no public rights of way across the site, with appropriate design, new or more accessible views of the assets could be created from within the developed site.
- Further investigation should be carried out to understand if any of the outbuildings currently on the site are of heritage significance and would merit retention and conversion into residential or other community uses. This could provide an opportunity for enhancement.

Avoiding, minimising and mitigating harm

- Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.

- The introduction and retention of a border of trees along the site's eastern and western edges would help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations

There are heritage sensitivities with this site and development has the potential to cause considerable harm to the setting of the immediately adjacent heritage asset as outlined above. This could be mitigated through reusing the barns around the farmhouse, planting, design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald.



Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.34 SITE NAME: THE GLEBE LAND, CHURCH LANE, FRANT

SHELAA REFERENCE: 581-2030

Site description

The site comprises of an irregular shaped vacant scrubland situated in a central village location between the primary school and Frant Grange.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• THE PARISH CHURCH OF ST ALBAN: 1353515 (Grade II) – beyond the site boundary • 33, 35 AND 37, HIGH STREET: 1353535 (Grade II) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	• Frant Conservation Area – beyond the site boundary	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	• Frant Grange – beyond the site boundary • Whitehill House – beyond the site boundary • Nos. 1-5 Church Lane – beyond the site boundary • School House – beyond the site boundary	
Identification of Archaeological Notification Area(s)		
• Archaeological Notification Area 84246 (within the site)		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES37395 – Fieldscapes - informal fieldscapes (regular piece meal enclosure)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
THE PARISH CHURCH OF ST ALBAN (Grade II)	The Parish Church of St Alban is a substantial nineteenth-century parish church, designed by John Montier. It is significant due to its use of a fifteenth century Gothic idiom, with its form, stylistic ambition and phased development illustrating the revival of	As green space close to the historic heart of the village, the site contributes to the semi-rural setting of the church. The Parish Church of St Alban has group value with the other Church of England and school buildings in the

List entry number: 1192129	Gothic church building in the post-Georgian period and the evolution of the parish's ecclesiastical needs.	immediately vicinity.
33, 35 AND 37, HIGH STREET (Grade II) List entry number: 1353535	33, 35 and 37, High Street were constructed in the seventeenth century but have a mixed early-nineteenth century street-front range of painted brick, weatherboarding and a slate roof. There is significance in these buildings, both in their nineteenth century frontage and the earlier seventeenth century timber-framed sections, as they illustrate the layered development of a small commercial property over a long period of time.	As green space near the historic heart of the village, the site makes a minor contribution to the semi-rural setting of these high street buildings.
Frant Conservation Area	Frant Conservation Area is significant as a long-established Wealden village centred on its medieval green, with buildings that reflect centuries of rural, social, and ecclesiastical development. There is architectural interest in its cohesive mix of vernacular Sussex building materials, and its setting, within a landscape that preserves its traditional village character.	As green space bordering the pre-twentieth century edge of the village, the site makes a strong contribution to the rural setting of the conservation area. This setting however has changed in recent years due to the construction of Frant Church of England Primary School at the beginning of the twenty-first century.
Frant Grange (Non-designated heritage asset)	Frant Grange is a substantial nineteenth-century rectory. It is of historic interest due to its role in the history of the village church, reflecting the growing status and domestic needs of the Victorian clergy, evidenced by its significant mid-century expansion. While it is of architectural interest due to its late Georgian style of rendered walls and a hipped slate roof.	As green space in the immediate setting of the non-designated heritage asset, the site makes a strong contribution to the semi-rural setting of the site. This setting however has changed in recent years due to the construction of Frant Church of England Primary School at the beginning of the twenty-first century. Frant Grange has group value with the other Church of England and school buildings in the immediately vicinity.
Whitehill House (Non-designated heritage asset)	Whitehill House is a substantial late-nineteenth-century detached house. It is of historic interest due to its scale and semi-rural status of Victorian villa. While it is of architectural interest due to its domestic style, built in pale cream Fletton brick with a tiled roof, set within a generous, mature garden.	As green space to the north of the NDHA, the site makes a minor contribution to its semi-rural setting. This setting however has changed in recent years due to the construction of Frant Church of England Primary School at the beginning of the twenty-first century.
School House (Non-designated heritage asset)	The School House is a distinctive building from the second half of the nineteenth century. It is of historic interest due to its role as the home of the village school's teachers from 1881, well into the twentieth century. While it is of architectural interest due	As green space to the north of the NDHA, the site makes a minor contribution to its semi-rural setting. This setting however has changed in recent years due to the construction of Frant Church of England Primary School at the beginning of the twenty-first century.

	to its confident stylistic mix of Victorian domestic design, including pale Fletton brick with red-brick detailing, decorative tile-hanging and an ornate tiled roof.	The School House has group value with the other Church of England and school buildings in the immediately vicinity.
Nos. 1-5 Church Lane (Non-designated heritage asset)	Nos. 1-5 Church Lane is a mid- to late-nineteenth-century terrace. It is of historic interest as it represents the growth of the village, being a representative example of period workers' or artisan cottages. While it is of architectural interest as it retains the characteristic materials and modest scale of Victorian village housing.	As green space to the north of the NDHA, the site makes a minor contribution to its semi-rural setting. This setting however has changed in recent years due to the construction of Frant Church of England Primary School at the beginning of the twenty-first century.
Archaeological Notification Areas		
ANA 84246	ANA 84246 covers the whole of the historic village of Frant.	As green space, the site makes a minor contribution to its semi-rural setting of the village.
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
The Parish Church of St Alban (Grade II)	Development on the site could impact the rural setting of the church, as its historic location has always been at the northern border of the village, with the churchyard flowing seamlessly into the countryside.	
33, 35 and 37, High Street (Grade II)	Development on the site could have a minor impact of views from the asset, looking north.	
Frant Conservation Area	Development on the site could have a detrimental impact on the immediate setting of the conservation area and the historic rural character of Church Lane, as the historic borders to the village have generally remained the same, especially at the northern end.	
Frant Grange (Non-designated heritage asset)	Development on the site could have a detrimental impact on the semi-rural character of Frant Grange and negatively affect views from the NDHA, looking north and west.	
Whitehill House (Non-designated heritage asset)	Development on the site could have a minor, detrimental impact of views from the asset, looking north.	

School House (Non-designated heritage asset)	Development on the site could have a minor, detrimental impact of views from the asset, looking north.
Nos-1-5 Church Lane (Non-designated heritage asset)	Development on the site could have a minor, detrimental impact of views from the asset, looking north.
Name of ANA	**Description of impact**
ANA 84246	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.

Avoiding, minimising and mitigating harm, and maximising enhancement

Maximising enhancement

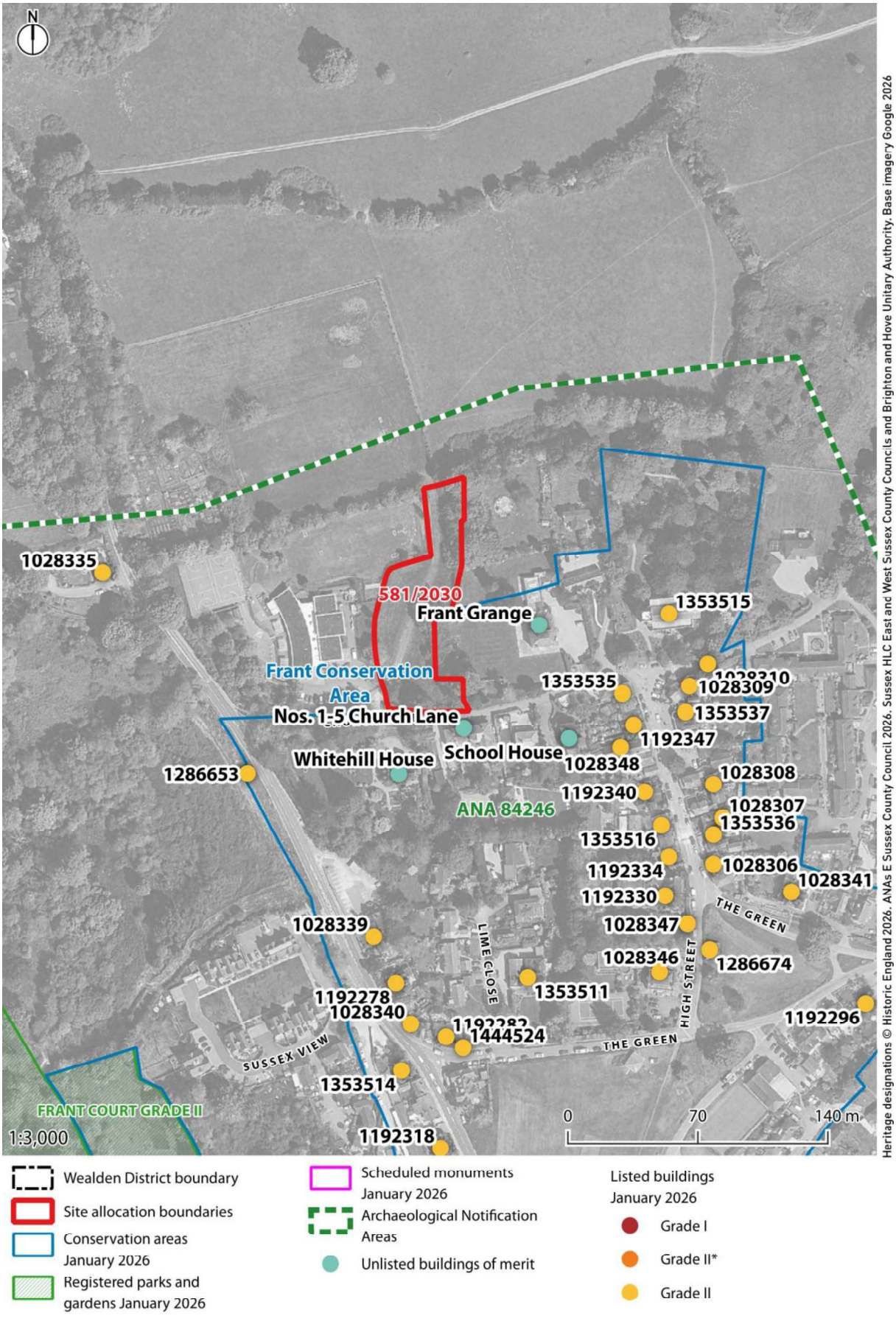
- As there are no public rights of way across the site, with appropriate design, new or more accessible views of the assets could be created from within the developed site.
- The opportunity to conduct archaeological watching briefs would increase the knowledge and understanding ANA 82426.

Avoiding, minimising and mitigating harm

- Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.
- The introduction and retention of a border of trees along the site's southern and eastern edges could help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations

There are heritage sensitivities with this site and development has the potential to cause a degree of harm to the setting of the several designated and non-designated heritage assets. This could be mitigated through increased planting around the site's borders, design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald.


N
1028335
581/2030
Frant Grange
1353515
Frant Conservation Area
1353535
1028309
Nos. 1-5 Church Lane
1353537
1192347
Whitehill House
School House
1028348
1286653
1028308
1192340
ANA 84246
1028307
1353536
1353516
1028306
1192334
1028341
1192330
THE GREEN
1028339
LIME CLOSE
1028347
HIGH STREET
1028346
1286674
1353511
1192278
1028340
1192296
1444524
THE GREEN
SUSSEX VIEW
1353514
FRANT COURT GRADE II
1192318
1:3,000
0
70
140 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Unlisted buildings of merit
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.35 SITE NAME: LAND AT HAILSHAM DELIVERY OFFICES, 11 NORTH STREET, HAILSHAM

SHELAA REFERENCE: 621-1310

Site description

The site currently comprises of the Royal Mail delivery offices and is located within Hailsham Town Centre.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• CORTLANDT: 1043228 (Grade II) – beyond the site boundary • 16 GEORGE STREET: 1353320 (Grade II) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	• Hailsham Conservation Area – beyond the site boundary	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	• Nos. 11 and 13 George Street – beyond the site boundary • Nos. 1 and 3 North Street – beyond the site boundary • No. 5 North Street – beyond the site boundary • Nos. 7 and 9 North Street – beyond the site boundary	
Identification of Archaeological Notification Area(s)		
• None within the site boundary		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES47639 – Settlement – expansion: other (market town)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
CORTLANDT (Grade II) List entry number:	Cortlandt is an eighteenth-century house. It is of historic interest as it was formerly used as the Hailsham Rural District Council offices and because it is historically linked to Major Van Cortlandt, an American Royalist who settled in the town after	As a twentieth-century commercial building with a loosely classical frontage within a town-centre setting, the site makes a neutral contribution to the setting of this asset.

1043228	the War of Independence. It is of architectural interest as it features a refined Georgian façade with modillion cornice, Venetian attic window and tile-hung bays.	
16 GEORGE STREET (Grade II) List entry number: 1353320	No. 16 George Street is a simple early-nineteenth-century stuccoed house of two storeys with intact glazing bars and a hipped slate roof. It is significant due to it being characteristic of modest Georgian-to-Regency village architecture. While its restrained form and surviving original fabric contribute to the historic streetscape.	As a twentieth-century commercial building with a loosely classical frontage within a town-centre setting, the site makes a neutral contribution to the setting of this asset.
Hailsham Conservation Area	Hailsham Conservation Area covers the historic centre of the town. Its significance lies in its medieval street pattern, historic core and long commercial history, expressed through a varied mix of eighteenth to twentieth century buildings in traditional Sussex materials. Architecturally, it is defined by its cohesive townscape, landmark civic and commercial buildings, and the surviving spatial character of its historic streets, yards and open spaces.	As a twentieth-century commercial building with a loosely classical frontage within a town-centre setting, the site makes a minor contribution to the setting of this part of the conservation area.
Nos. 11 and 13 George Street (Non-designated heritage asset)	Nos. 11 and 13 form a prominent late-nineteenth-century corner building. It is of historic interest as it reflects the town's growth following the arrival of the railway. While it is of architectural interest due to its tall red-brick upper floors, surviving decorative architraves, moulded cornice and pilastered corners.	As a twentieth-century commercial building with a loosely classical frontage within a town-centre setting, the site makes a neutral contribution to the setting of this NDHA.
Nos. 1 and 3 North Street (Non-designated heritage asset)	Nos. 1 and 3 North Street form a mid-nineteenth-century stuccoed villa group. They are of historic interest as the reflect the period when North Street was a desirable residential address, later adapted for commercial use including the Hailsham Mineral Water Works. They are of architectural interest as they retain lined-out stucco, sash windows, a decorative console-bracketed eaves line and an ornate central doorway.	As a twentieth-century commercial building with a loosely classical frontage within a town-centre setting, the site makes a neutral contribution to the setting of this NDHA.
No. 5 North Street (Non-designated heritage	No. 5 North Street is a mid-nineteenth-century stuccoed villa. It of historic interest as it reflects the period when North Street was a	As a twentieth-century commercial building with a loosely classical frontage within a town-centre setting, the site makes a neutral contribution to the

asset)	desirable residential address, later adapted for commercial use. While it is of architectural interest due to its decorative window architraves, projecting porch and enriched stucco detailing give it strong architectural interest within the streetscape.	setting of this NDHA.
Nos. 7 and 9 North Street (Non-designated heritage asset)	Nos. 7 and 9 North Street were constructed in the early-twentieth-century. They are of historic interest as they reflect the evolving commercial character of the area. While they are of architectural interest due to its mock-timbered roughcast gable and the surviving historic glazing bars and glazed tiles of the southern shopfront.	As a twentieth-century commercial building with a loosely classical frontage within a town-centre setting, the site makes a neutral contribution to the setting of this NDHA.
Archaeological Notification Areas		
• None within the site boundary		
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Cortlandt (Grade II)	As long as new development meets the prevailing building height, there would be no impact on this asset, because the site already sits within an urban context.	
16 George Street (Grade II)	As long as new development meets the prevailing building height, there would be no impact on this asset, because the site already sits within an urban context.	
Hailsham Conservation Area	As long as new development meets the prevailing building height, there would be no impact on Hailsham Conservation Area, because the site already sits within an urban context. This however would be dependent on the final design of the scheme that comes forward.	
Nos. 11 and 13 George Street (Non-designated heritage asset)	As long as new development meets the prevailing building height, there would be no impact on this NDHA, because the site is already in an urban context.	
Nos. 1 and 3 North Street (Non-designated heritage asset)	As long as new development meets the prevailing building height, there would be no impact on this NDHA, because the site already sits within an urban context.	
No. 5 North Street (Non-designated heritage asset)	As long as new development meets the prevailing building height, there would be no impact on this NDHA, because the site already sits within an urban context.	

Nos. 7 and 9 North Street (Non-designated heritage asset)	As long as new development meets the prevailing building height, there would be no impact on this NDHA, because the site already sits within an urban context.

Name of ANA	**Description of impact**
• None within the site boundary	

Avoiding, minimising and mitigating harm, and maximising enhancement

Maximising enhancement

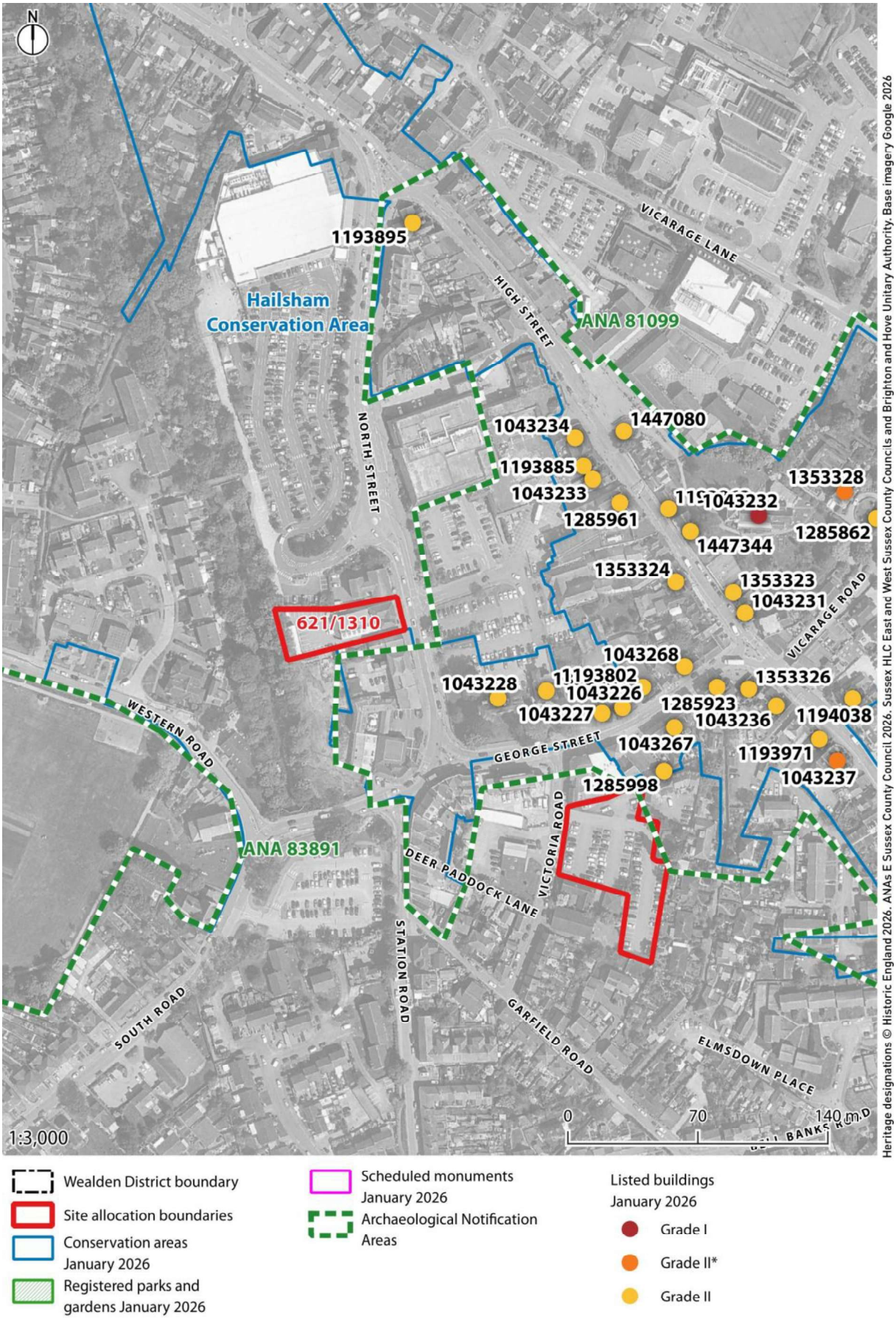
N/A

Avoiding, minimising and mitigating harm

- The design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.
- Ensuring new development is in line with the prevailing building height of neighbouring listed buildings, NDHAs and Hailsham Conservation Area could minimise harm.
- A design that retains the historic front elevation of the existing building and interior fixtures of interest would mitigate any minor harm to the wider setting of the conservation area.

Conclusions and recommendations

There are minor heritage sensitivities with this site and development has the potential to avoid causing harm to the setting of several designated and non-designated heritage assets, if the measures to minimise harm as set out above are followed. This includes keeping new development in line with the prevailing building height and character of the neighbouring Hailsham Conservation Area, and potentially retaining elements of the existing building (notably the front elevation). Mitigation measures could also be found in design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.


N
1193895
Hailsham
Conservation Area
HIGH STREET
VICARAGE LANE
ANA 81099
NORTH STREET
1043234
1447080
1193885
1043233
1043232
1353328
1285961
1285862
1447344
1353324
1353323
1043231
VICARAGE ROAD
621/1310
1043268
1193802
1043228
1043226
1353326
1043227
1285923
1043236
1194038
WESTERN ROAD
GEORGE STREET
1043267
1193971
1043237
1285998
VICTORIA ROAD
ANA 83891
DEER PADDOCK LANE
STATION ROAD
SOUTH ROAD
GARFIELD ROAD
ELMSDOWN PLACE
1:3,000
0
70
140 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.36 SITE NAME: LAND AT THE MARKET, MARKET STREET, HAILSHAM

SHELAA REFERENCE: 678-1310

Site description

The site comprises of a car park, several market buildings, and a café associated with a Livestock Auction Market to the north of Market Street. The site is located within the town centre of Hailsham. The site is well enclosed within the urban area of Hailsham and is surrounded on all boundaries by existing residential and commercial development.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	• THE OLD MANOR HOUSE: 1043237 (Grade II*) – beyond the site boundary • SOUTHERDEN HOUSE: 1193971 (Grade II) – beyond the site boundary • TOWN HOUSE: 1194038 (Grade II) – beyond the site boundary
Scheduled Monuments	N/A
Conservation Areas	• Hailsham Conservation Area – partially within the site
Registered Parks and Gardens	N/A
Non-designated heritage assets	• The Baptist Chapel, Market Street – beyond the site boundary • The Old Vicarage – beyond the site boundary • Adams Workshop, Nos. 16-20 Market Street – beyond the site boundary • Market Cottages – beyond the site boundary • Hailsham Cattle Market – within the site
Identification of Archaeological Notification Area(s)	
• Archaeological Notification Area 81099 – partially within the site	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES47639 – Settlement – expansion: other (market town)	

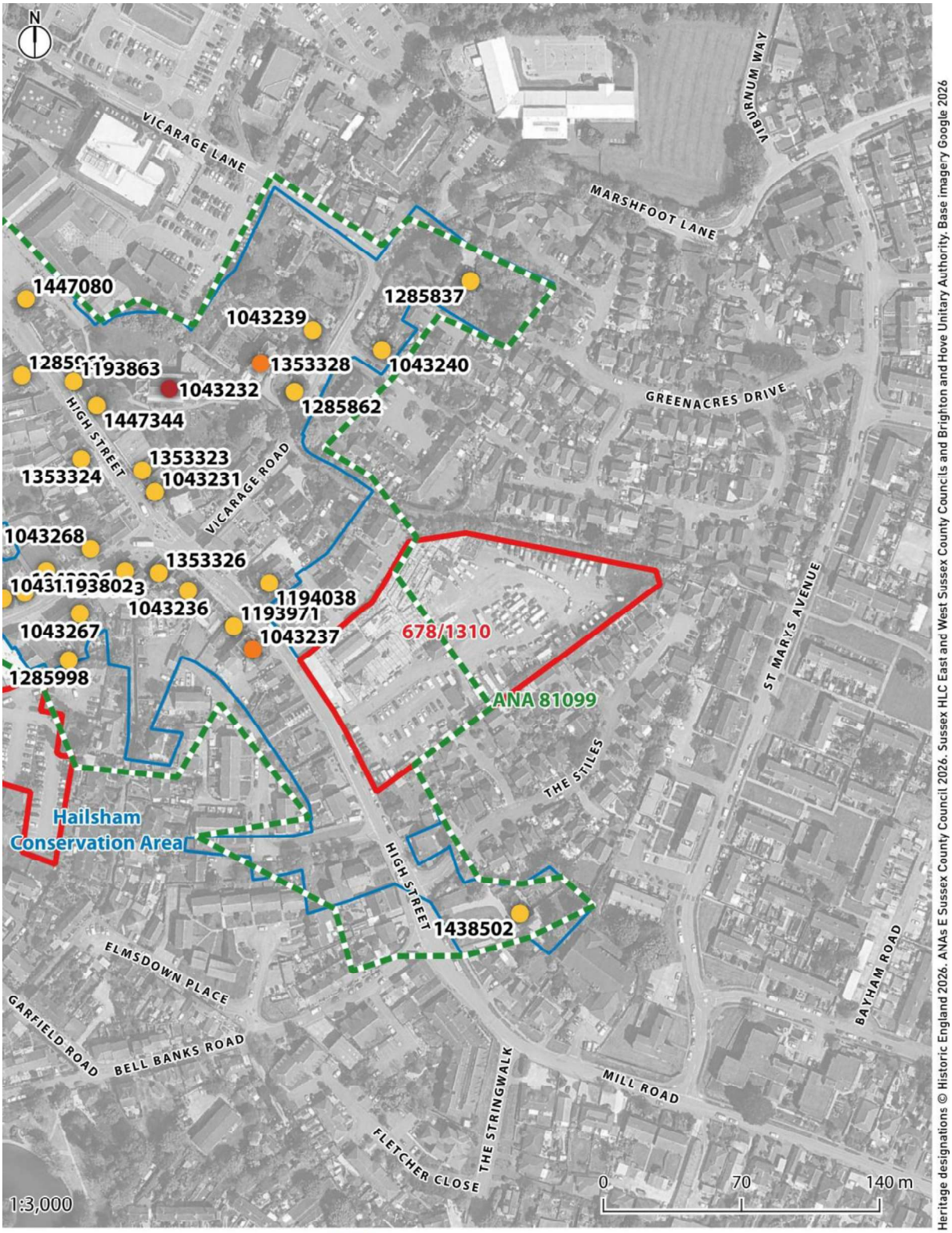
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
THE OLD MANOR	The Old Manor Grange is an Early Modern house with an eighteenth	The land at the market (including the notable elements of the market: the

HOUSE (Grade II*) List entry number: 1043237	century façade (c.1740). It is of historic interest as it retains original features such as its dated rainwater head, early staircase and panelling. While it is of architectural interest as it showcases refined Georgian design with red-brick symmetry, pedimented dormers, intact glazing bars and a finely detailed doorway.	walls, block paving and the buildings) positively contribute to the significance of the asset. This is because the Cattle Market has formed part of its setting for hundreds of years, even as the form and nature of the market has evolved over time.
SOUTHERDEN HOUSE (Grade II) List entry number: 1193971	Southerden House is a well-preserved eighteenth-century house. It is of historic interest due to its painted brickwork, intact glazing bars and steep hipped tiled roof. While it is of architectural interest due to it reflecting the restrained elegance typical of early Georgian domestic architecture.	The land at the market (including the notable elements of the market: the walls, block paving and the buildings) positively contribute to the setting of the asset. This is because the Cattle Market has formed part of its setting for well over a century, even as the form and nature of the market has evolved over time.
TOWN HOUSE (Grade II) List entry number: 1194038	The Town House is an eighteenth century building of simple Georgian form. It is of significance due to it reflecting Georgian domestic design, with its stuccoed front, solid pedimented porch, intact glazing bars and distinctive half-hipped tiled roof.	The land at the market (including the notable elements of the market: the walls, block paving and the buildings) positively contribute to the setting of the asset. This is because the Cattle Market has formed part of its setting for well over a century, even as the form and nature of the market has evolved over time.
Hailsham Conservation Area	Hailsham Conservation Area covers the historic centre of the town. Its significance lies in its medieval street pattern, historic core and long commercial history, expressed through a varied mix of eighteenth to twentieth century buildings in traditional Sussex materials. Architecturally, it is defined by its cohesive townscape, landmark civic and commercial buildings, and the surviving spatial character of its historic streets, yards and open spaces.	The land at the market (including the notable elements of the market: the walls, block paving and the buildings) positively contribute to the conservation area and its setting. This is because, this part of the town centre has centred around the market as its ancillary trades for many centuries.
The Baptist Chapel, Market Street (Non-designated heritage asset)	The Baptist Chapel is a nineteenth century building, later enlarged in 1909. It is of historic interest as it reflects the long Nonconformist presence in the village and the intact burial ground. While it is of architectural interest due to its layered development of red brick with slate roof and prominent lancet windows, and its later tile-hung rear range that may predate the chapel itself.	The land at the market (including the notable elements of the market: the walls, block paving and the buildings) positively contribute to the setting of the asset. This is because the Cattle Market has formed part of its setting for well over a century, even as the form and nature of the market has evolved over time.

The Old Vicarage(Non-designated heritage asset)	The Old Vicarage is a multi-phase house with an eighteenth-century chequer-brick front masking earlier timber-framed fabric, evident in the tile-hung side elevations, differing roof heights and mixed sash and casement windows. It is of historic interest due to its association with the Baptist Chapel and architectural interest due to its evolving form, large historic plot and Georgian form.	The land at the market (including the notable elements of the market: the walls, block paving and the buildings) positively contribute to the setting of the asset. This is because the Cattle Market has formed part of its setting for well over a century, even as the form and nature of the market has evolved over time.
Nos. 16-20 Market Street (Non-designated heritage asset)	Nos. 16-20 Market Street are a varied group of street-front buildings combining an eighteenth–nineteenth-century chequer-brick house with attached ancillary structures of mixed brickwork, weatherboarding and later industrial additions. They are of historic interest as they reflect the industrial heritage of the town, while they are of architectural interest due to their incremental development.	The land at the market (including the notable elements of the market: the walls, block paving and the buildings) positively contribute to the setting of the asset. This is because the Cattle Market has formed part of its setting for well over a century, even as the form and nature of the market has evolved over time.
Market Cottages (Non-designated heritage asset)	Market Cottages (a historic plot containing Market Cottages and its outbuildings), likely date from the first half of the nineteenth century, being shown on the 1842 Tithe map. They are of historic interest as they reflect the long-established layout and mixed domestic working character of this part of Market Street. While they are of architectural interest as they combine brick, tile-hanging and weatherboarding, with a hipped tiled roof and a small brick ancillary structure on the frontage.	The land at the market (including the notable elements of the market: the walls, block paving and the buildings) positively contribute to the setting of the asset. This is because the Cattle Market has formed part of its setting for well over a century, even as the form and nature of the market has evolved over time.
Hailsham Cattle Market (Non-designated heritage asset)	Hailsham Cattle Market is a purpose-built late-nineteenth-century livestock market. It is of historic interest as it represents a major element of Hailsham's commercial and agricultural heritage and remains in active use today (the only active historic town centre cattle market in the county). While it is of architectural interest due to its ornate brick boundary wall, original auctioneers' building and surviving fabric such as brick pavers marking the former cattle pens.	This NDHA essentially forms the boundaries of the site, and so the site contribution to significance and setting is complete.
Archaeological Notification Areas		
ANA 81099	ANA 81099 covers the historic centre	The western part of the site, which falls within the ANA, holds archaeological

	of the town of Hailsham.	potential pertaining to the historic centre of Hailsham.
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
The Old Manor House (Grade II*)	Because this part of the town has historically centred around the Market, development on the site could detrimentally impact the house's setting and views that it forms part of. However, it should be noted that the asset has been located within an urban setting for the last half century.	
Southerden House (Grade II)	Because this part of the town has historically centred around the Market, development on the site could impact the house's setting and views that it forms part of. However, it should be noted that the asset has been located within an urban setting for the last half century, .	
Town House (Grade II)	Because this part of the town has historically centred around the Market, development on the site could impact the house's setting and views that it forms part of. However, it should be noted that the asset has been located within an urban setting for the last half century.	
Hailsham Conservation Area	Because this part of the town has historically centred around the Market, development on the site could impact the setting of this character area and views within it. However, it should be noted that the asset has been located within an urban setting for the last half century.	
The Baptist Chapel, Market Street (Non-designated heritage asset)	Because this part of the town has historically centred around the Market, development on the site could impact the Chapel's setting and views that it forms part of. However, it should be noted that the asset has been located within an urban setting for the last half century.	
Nos. 16-20 Market Street (Non-designated heritage asset	Because this part of the town has historically centred around the Market, development on the site could impact the buildings' setting and views that it forms part of. However, it should be noted that the asset has been located within an urban setting for the last half century.	
Market Cottages (Non-designated heritage asset)	Because this part of the town has historically centred around the Market, development on the site could impact the houses' setting and views that it forms part of. However, it should be noted that the asset has been located within an urban setting for the last half century.	
Hailsham Cattle Market (Non-designated heritage asset)	Development on the site would cause a significant degree of harm to the significance of the Cattle Market through the loss of the market activity, but also through the change of the setting of the historic structures that make up the market, such as the boundary wall and the auctioneers' building.	
Name of ANA	**Description of impact**	
ANA 81099	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.	

Avoiding, minimising and mitigating harm, and maximising enhancement
Maximising enhancement
• The opportunity to conduct archaeological watching briefs would increase the knowledge and understanding ANA 81099.
Avoiding, minimising and mitigating harm
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment and setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • Retaining any historic market buildings and the exterior wall within any new development could minimise a degree of the harm caused to Hailsham Conservation Area, the setting of surrounding assets and the Hailsham Cattle Market NDHA. • Ensuring new development is in line with the prevailing building height, grain, density and rhythm of this part of Hailsham Conservation Area and any surrounding listed buildings and NDHAs could mitigate harm to some degree.
Conclusions and recommendations
There are heritage sensitivities with this site and development has the potential to cause a degree of harm to Hailsham Conservation Area, Hailsham Cattle Market NDHA and several adjacent designated and non-designated heritage assets. The harm caused to the Hailsham Cattle Market NDHA is of a higher degree, and it is unlikely that any development of the site could avoid harm to this NDHA and the setting of this part of the conservation area, primarily due to the harm relating to the change of character and the change of use/activity of the site. However, harm to all heritage assets could be minimised to some degree through retaining historic market buildings, walls and paving within any new development and ensuring new development is in line with the prevailing building height, grain, density and rhythm of this part of Hailsham Conservation Area. Alongside this, mitigation could also be found in design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.


N
VICARAGE LANE
MARSHFOOT LANE
VIBURNUM WAY
GREENACRES DRIVE
HIGH STREET
VICARAGE ROAD
ST MARY'S AVENUE
THE STILES
HIGH STREET
ELMSDOWN PLACE
GARFIELD ROAD
BELL BANKS ROAD
THE STRINGWALK
MILL ROAD
BAYHAM ROAD
FLETCHER CLOSE
1447080
1043239
1285837
1193863
1353328
1043240
1043232
1285862
1447344
1353323
1353324
1043231
1043268
1353326
1043236
1194038
1193971
1043267
1043237
678/1310
1285998
ANA 81099
Hailsham
Conservation Area
1438502
1:3,000
0
70
140 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.37 SITE NAME: LAND AT OLD CROWN FARM, EDENBRIDGE ROAD, HARTFIELD

SHELAA REFERENCE: 709-2080

Site description

The site is comprised of agricultural land to the north of Hartfield and to the west of the B2026. A public right of way is sited on the southern boundary.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• OLD CROWN FARMHOUSE: 1028278, (Grade II) – beyond the site boundary	
Scheduled Monuments	• Castle Mound: 1002274, (Scheduled Monument) – beyond the site boundary	
Conservation Areas	• Hartfield Conservation Area – beyond the site boundary	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	• Hartfield Railway Station Bridge – beyond the site boundary	
Identification of Archaeological Notification Area(s)		
• Archaeological Priority Area 82770 – partially within the site		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES29856 – Fieldscapes - informal fieldscapes (regular piece meal enclosure)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
OLD CROWN FARMHOUSE (Grade II)	Old Crown Farmhouse is a seventeenth-century L-shaped former pair of cottages. It is of significant due to it being characteristic of the local vernacular, with a high degree of surviving historic fabric, such as its	As green, undeveloped space, the site makes a moderate contribution to the setting of the house, as it shares an historical association with the asset. This has however been eroded somewhat throughout the twentieth and

List entry number: 1028278	traditional mix of brick, tile-hanging and casement windows.	twenty-first centuries as a result of residential developments.
Castle Mound (Scheduled Monument) List entry number: 1002274	Castle Fields' motte-and-bailey is a well-preserved Norman fortification whose earthworks retain valuable evidence for its construction, use and later development. As a prominent early post-Conquest monument, it offers important insights into Norman military strategy, feudal administration and the medieval landscape.	As the next field along from where Castle Mound is located, the site makes a positive contribution to the wider, rural landscape setting of the Scheduled Monument.
Hartfield Conservation Area	Hartfield Conservation Area is a medieval village core set within the historic High Weald landscape, characterised by its thirteenth-century church, surviving sixteenth to nineteenth-century buildings and long-established linear street pattern. Its distinctive mix of timber framing, brick and tile-hung façades, traditional boundary treatments, mature trees and important open spaces, creates a strongly preserved rural character with significant historic depth.	Being located immediately adjacent to the conservation area and forming part of the historic boundary of the village, the site makes a moderate contribution to the setting of the conservation area. This has however been eroded somewhat throughout the twentieth and twenty-first centuries as a result of residential developments.
Hartfield Railway Station Bridge (Non-designated heritage asset)	Hartfield Railway Station Bridge is late-nineteenth- or early-twentieth-century bridge of rough-cut local stone. It is of historic interest association with the railway that formerly served the town and of architectural interest due to its notable for its three-centred arch and brick-lined soffit.	As green, undeveloped space, the site makes a minor contribution to the wider rural setting of the bridge, although there does not appear to be any intervisibility between these assets.
Archaeological Notification Areas		
ANA 82770	ANA 82770 covers the historic centre of the town of Hartfield.	The part of the site lying within the ANA holds archaeological potential pertaining to the historic centre of Hartfield. The rest of the site may also hold archaeological potential for the same reason.
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Own Crown Farmhouse (Grade II)	Development on the site could have an impact on the setting of the asset. Although this harm would only be minor as the site is only partially visible from the asset and already partially surrounded by modern development.	

Castle Mound (Scheduled Monument)	Development on the site could cause minor harm to the setting of the Scheduled Monument, although this impact would be limited as there is already closer modern development to the asset which has changed its semi-rural setting.
Hartfield Conservation Area	Development on the site could continue the erosion of the historic borders of the village and therefore have a minor impact on its setting.
Hartfield Railway Station Bridge (Non-designated heritage asset)	Development on the site is very unlikely to impact the semi-rural setting of this NDHA due to the lack of intervisibility between the site and the asset.
Name of ANA	**Description of impact**
ANA 81099	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.

Avoiding, minimising and mitigating harm, and maximising enhancement

Maximising enhancement

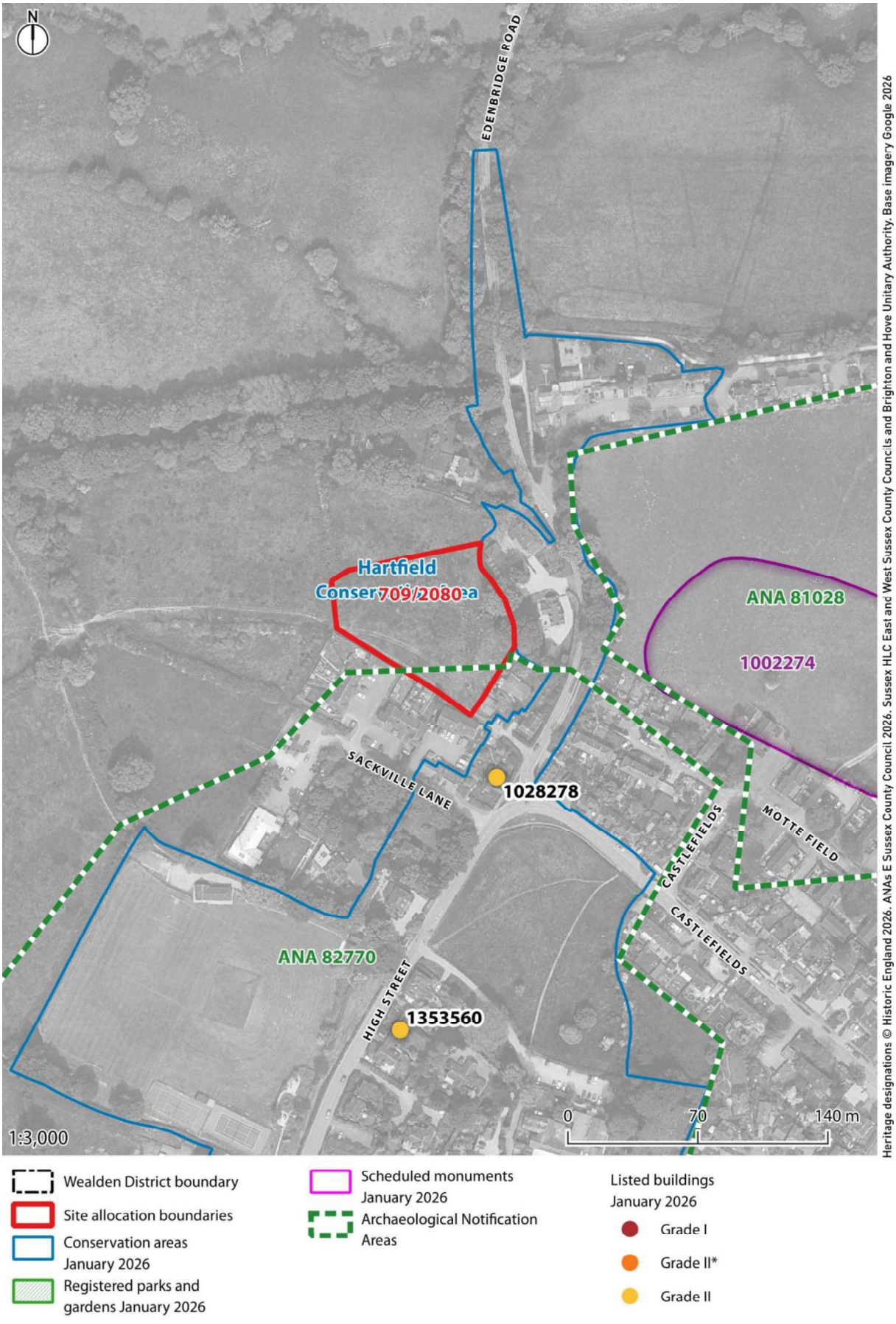
- Development would provide a good opportunity to improve the public right of way that crosses the site. As a result, through appropriate design, new or more accessible views of the assets could be created from within the developed site.
- The opportunity to conduct archaeological watching briefs would increase the knowledge and understanding ANA 81099.

Avoiding, minimising and mitigating harm

- Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.
- The introduction and retention of a border of trees along the site's eastern edge would help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations

There are minor heritage sensitivities with this site and development has the potential to cause a degree of harm to the setting of the surrounding designated and non-designated adjacent heritage assets as outlined above. This could be largely mitigated through planting, design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald.


N
EDENBRIDGE ROAD
Hartfield
Conser709/2080a
ANA 81028
1002274
SACKVILLE LANE
1028278
MOTTE FIELD
CASTLEFIELDS
CASTLEFIELDS
ANA 82770
HIGH STREET
1353560
1:3,000
0
70
140 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.38 SITE NAME: LAND BETWEEN COURT LODGE AND BELLS YEW GREEN INDUSTRIAL ESTATE, B2169, BELLS YEW GREEN

SHELAA REFERENCE: 748-1750

Site description

The site comprises a single field to the east of the B2169 in Bells Yew Green. The site is in close proximity to local services at Bells Yew Green and Frant train station is located opposite.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• FRANT STATION: 1192129 (Grade II) – adjacent to the site	
Scheduled Monuments	N/A	
Conservation Areas	N/A	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• None within the site boundary		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES37349 – designed landscapes - informal parkland (large landscaped garden, isolated tree clumps)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
FRANT STATION (Grade II)	Frant Station is a modest mid-nineteenth-century stone station building. It is of historic interest representing an early rural station on the line to Hastings. It is of architectural interest due to its tiled	As green space, the site makes a minor contribution to the semi-rural setting of the station.

List entry number: 1192129	roof, gabled forms and pointed-arched porch with original casement detailing.	

Archaeological Notification Areas

- None within the site boundary

Potential impact of allocation on significance

Name of asset	Description of impact
Frant Station (Grade II)	Development on the site could have a minor impact on the setting of this asset by affecting views from the asset, looking east. Though these views have already been negatively impacted in the twentieth century through the creation of a station car park surrounding the building.

Name of ANA	Description of impact

- None within the site boundary

Avoiding, minimising and mitigating harm, and maximising enhancement

Maximising enhancement

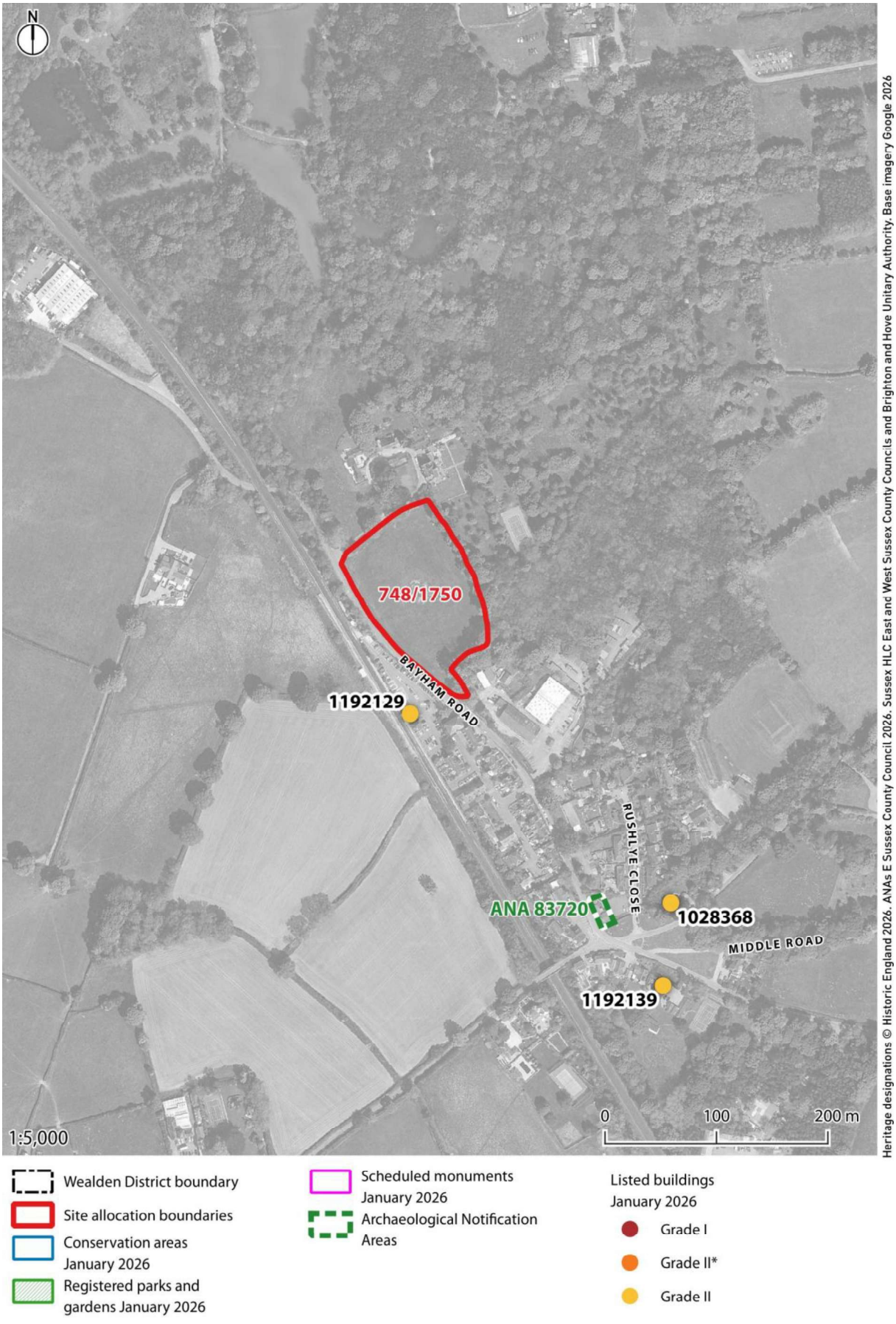
N/A

Avoiding, minimising and mitigating harm

- Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.
- As the site is on higher ground than the station, setting development slightly back from Bayham Road would help minimise the potential harm on the Grade II listed Frant Station.
- The introduction and retention of a border of trees along the site's western edge would help retain the rural and agricultural feel of the asset within its historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations

There are minor heritage sensitivities with this site and development has the potential to cause a degree of harm to the setting of Frant Station. This could be minimised to some degree through setting the buildings slightly back from Bayham Road and mitigated through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald.


N
748/1750
BAYHAM ROAD
1192129
RUSHLYE CLOSE
ANA 83720
1028368
MIDDLE ROAD
1192139
1:5,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.39 SITE NAME: MARIGOLDS FARM, NASH STREET, LOWER DICKER

SHELAA REFERENCE: 880-3090

Site description

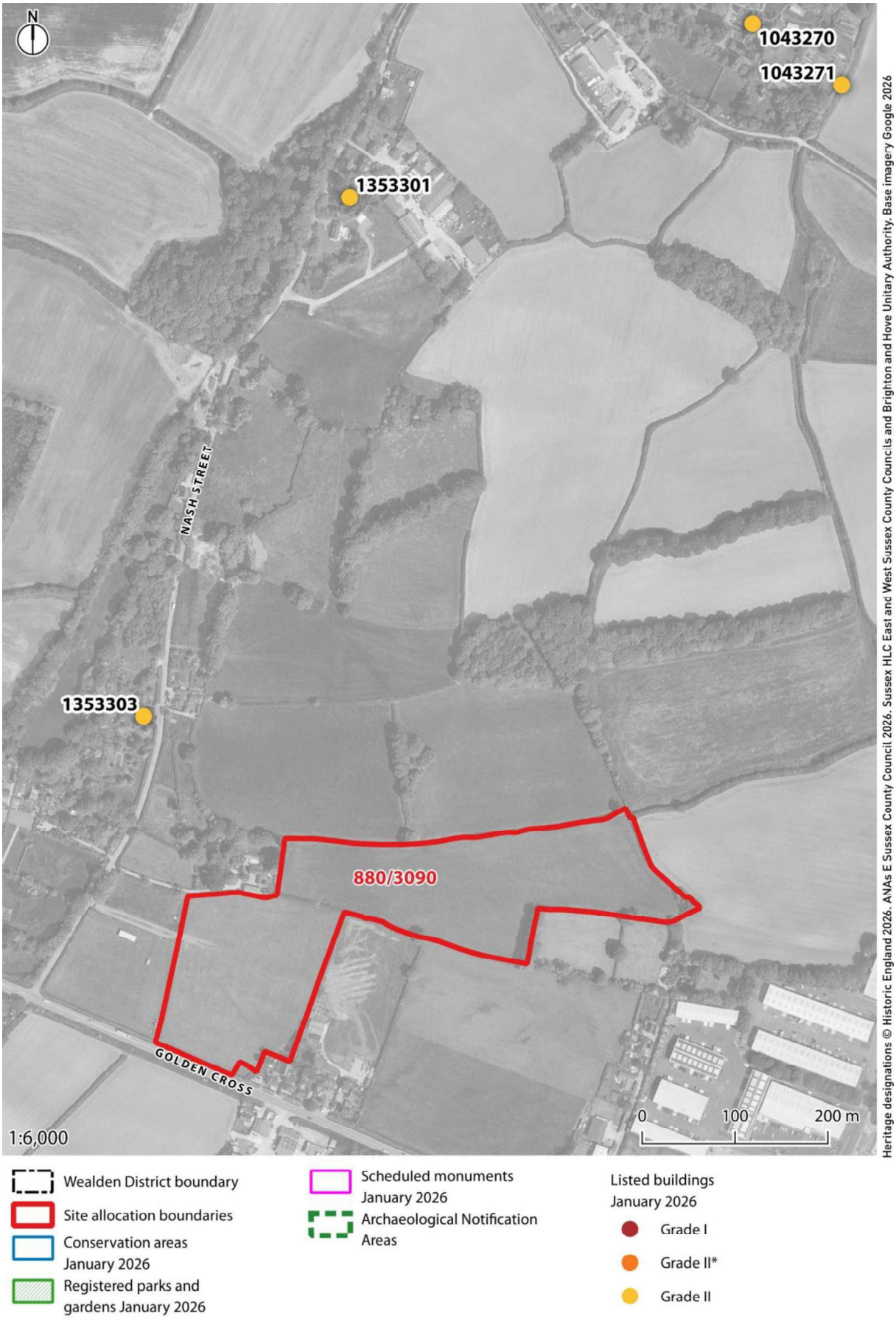
The site comprises of three agricultural fields to the north of the A22 at Lower Dicker. The site is accessed off the A22, via Nash Street but extends to the north behind undeveloped fields. The site is close but not contiguous to a number of industrial estates along the A22, including Hackhurst Lane Industrial Estate.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	• ROBIN MEAD: 1353303, (Grade II) – beyond the site boundary • BROOK HOUSE: 1353301, (Grade II) – beyond the site boundary • PEKES HOUSE: 1043270, (Grade II) – beyond the site boundary • GARDEN WALL AND GATE PIERS AT PEKES HOUSE TO SOUTH-EAST OF THE HOUSE: 1043271, (Grade II) – beyond the site boundary
Scheduled Monuments	N/A
Conservation Areas	N/A
Registered Parks and Gardens	N/A
Non-designated heritage assets	N/A
Identification of Archaeological Notification Area(s)	
• None within the site boundary	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES32486 – Fieldscapes – assarts (cohesive assart) HES32490 – Fieldscapes - formal enclosure and planned/private (planned private enclosure)	

Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
ROBIN MEAD (Grade II) List entry number: 1353303	Robin Mead is an eighteenth-century house that contributes to the historic character of its rural setting. It is of architectural interest due to its alternating red-brick and grey-header façade, dormered tiled roof, and bracketed flat-hood doorway.	As rural agricultural land, the site makes a minor contribution to the wider setting of the Robin Mead, as the asset would have historically sat within a rural setting.
BROOK HOUSE (Grade II) List entry number: 1353301	Brook House is a seventeenth-century (or earlier) timber-framed building. It is of historic interest as it preserves the historic fabric of an early rural dwelling and architectural interest due to its exposed framing, plastered elevations, half-hipped tiled roof, and rare horizontally-sliding sashes.	As rural agricultural land, the site makes a positive contribution to the setting of the Brook House, as the asset would have historically sat within a rural setting, although there is considerable distance between the site and this asset, which means this contribution is minor.
PEKES HOUSE (Grade II) List entry number: 1043270	Pikes House is a fifteenth-century timber-framed house, later restored and enlarged, preserving rare early fabric and notable sixteenth century interior wall paintings. It is of architectural interest due to its brick-and-tile-hung exterior, hipped roof with gabled attic lights, and ornate stone porch with caryatids create a striking blend of medieval structure and later architectural embellishment.	As rural agricultural land, the site makes a positive contribution to the setting of the Pekes House, as the asset would have historically sat within a rural setting, although there is considerable distance between the site and this asset, which means this contribution is minor.
GARDEN WALL AND GATE PIERS AT PEKES HOUSE TO SOUTH-EAST OF THE HOUSE (Grade II) List entry number: 1043271	This consists of an eighteenth-century garden boundary that enhances the historic setting of the house through its formal brick wall and gate arrangement.	As rural agricultural land, the site makes a positive contribution to the setting of Pekes House walled garden, as the asset would have historically sat within a rural setting, although there is considerable distance between the site and this asset, which means this contribution is minor.
Archaeological Notification Areas		
• None within the site boundary		

Potential impact of allocation on significance	
Name of asset	**Description of impact**
Robin Mead (Grade II)	Development on the site could continue the erosion of the asset's rural agricultural setting and may harm views from the house.
Brooks House (Grade II)	Development on the site could continue the erosion of the asset's rural agricultural setting and may harm views from the house, although there is considerable distance between the site and this asset, which means that any potential impact would be very minor.
Pekes House (Grade II)	Development on the site could continue the erosion of the asset's rural agricultural setting and may harm views from the house, although there is considerable distance between the site and this asset, which means that any potential impact would be very minor.
Garden Wall and Gate Piers at Pekes House to south-east of the House (Grade II)	Development on the site could continue the erosion of the asset's rural agricultural setting and may harm views from the garden, although there is considerable distance between the site and this asset, which means that any potential impact would be very minor.
Name of ANA	**Description of impact**
• None within the site boundary	
Avoiding, minimising and mitigating harm, and maximising enhancement	
Maximising enhancement	
• Development could provide the opportunity to improve the existing public right of way across the site, with the potential to create new or more accessible views of the surrounding assets.	
Avoiding, minimising and mitigating harm	
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • The introduction and retention of a border of trees along the site's northern and western edges could help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.	

Conclusions and recommendations
There are minor heritage sensitivities with this site and development has the potential to cause a degree of harm to the setting of the heritage assets outlined. This could be mitigated to a degree through design, landscaping and planting that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.


N
1043270
1043271
1353301
NASH STREET
1353303
880/3090
GOLDEN CROSS
1:6,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.40 SITE NAME: CROWBOROUGH POLICE STATION, CROWBOROUGH HILL CROWBOROUGH

SHELAA REFERENCE: 955-3225

Site description

The site comprises a former police station and is located along the northern part of Crowborough Hill to the southeast of Crowborough Town Centre and lies within the existing development boundary.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	N/A
Scheduled Monuments	N/A
Conservation Areas	N/A
Registered Parks and Gardens	N/A
Non-designated heritage assets	• Crowborough Police Station – within the site
Identification of Archaeological Notification Area(s)	
• None within the site boundary	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES31165 – Settlement – expansion: suburbs (planned estate) HES31166 – Settlement – expansion: suburbs (infill)	

Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
Crowborough Police Station (Non-designated	Crowborough Police Station was constructed in the 1920s and remained Crowborough's police station until 2021. It holds a high	The non-designated heritage asset and its grounds form the majority of this site. The adjacent area of land makes a neutral contribution to the setting of the

heritage asset)	degree of communal interest, being the town's police station for a century, as well as being of historic interest, representing the growth of the town in the late nineteenth and early twentieth centuries.	non-designated heritage asset as part of the prevailing modern residential townscape.

Archaeological Notification Areas

- None within the site boundary

Potential impact of allocation on significance

Name of asset	Description of impact
Crowborough Police Station (Non-designated heritage asset)	Development of the site involving demolition of the police station would result in the total loss of this heritage asset. Development involving retention and conversion of the police station, with new development on the yard to the rear would cause some harm in removing this part of the original station complex.

Name of ANA	Description of impact

- None within the site boundary

Avoiding, minimising and mitigating harm, and maximising enhancement

Maximising enhancement

- As there are no public rights of way across the site, with appropriate design, new or more accessible views of the asset could be created from within the developed site.

Avoiding, minimising and mitigating harm

- Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.
- The police station itself is a non-designated heritage asset (NDHA) and therefore the conversion of the site to either residential or employment use must be appropriate and well designed with limited harm to the heritage asset.
- Harm could only be of a limited nature if the former police station is retained.
- Restricting development to the north of the former police station building and not building further south than the prevailing building line on Crowborough Hill would help mitigate harm to the NDHA.
- Restricting the height of any new development to lower than the highest point of the former police station would help mitigate harm to the NDHA.

Conclusions and recommendations

There are minor heritage sensitivities with this site and development has the potential to cause a degree of both direct and indirect harm to the former Crowborough Police Station. The impact on the setting could be minimised through focussing development to the rear of the building, not building taller than the NDHA, retaining the prevailing building line on Crowborough Hill and converting the former police station to either residential or employment use. Development involving the demolition of the NDHA itself would of course result in the loss of this asset and no mitigation measures would reduce this direct impact.


N
EAST BEECHES ROAD
BEECHES ROAD
WEST BEECHES ROAD
NORTH BEECHES ROAD
955/1110
CROWBOROUGH HILL
DODSHILL
CONAN WAY
BEAVER CLOSE
BEECHES FARM ROAD
MONTARGIS WAY
BULLER CLOSE
MONTARGIS WAY
1:3,000
0
70
140 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.41 SITE NAME: UCKFIELFD POLICE STATION, NEW TOWN, HIGH STREET, UCKFIELD

SHELAA REFERENCE: 956-1410

Site description

The site comprises a police station and associated buildings, which is located close to the town centre of Uckfield, with existing pedestrian and vehicular access to New Town.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	N/A
Scheduled Monuments	N/A
Conservation Areas	N/A
Registered Parks and Gardens	N/A
Non-designated heritage assets	• Uckfield Police Station (including Nos. 27, 29 and 31) – within the site
Identification of Archaeological Notification Area(s)	
• None within the site boundary.	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES28086 – Settlement – expansion: suburbs (planned estate) HES28240 – Settlement – expansion: other (infill)_	

Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
UCKFIELD POLICE STATION (NDHA)	Uckfield Police Station is a late-nineteenth century building that still serves as the town's police station. It is of historic interest due to its role in serving Uckfield for over a century and representing the town's growth southwards at the turn of the century. It is of architectural interest due to its domestic vernacular style.	The non-designated heritage asset and its grounds form the majority of this site. The adjacent area of land makes a minor positive contribution to the setting of the non-designated heritage asset as part of the mixed historic and modern townscape of Uckfield.

Archaeological Notification Areas

- None within the site boundary.

Potential impact of allocation on significance

Name of asset	Description of impact
Uckfield Police Station (NDHA)	Development of the site involving demolition of the police station (including Nos. 27, 29 and 31) would result in the total loss of this heritage asset. Development involving retention and conversion of the police station, with new development on the yard to the rear would cause some harm in removing this part of the original station complex, and would be dependent on the degree to which the existing building could be sensitively converted.
Name of ANA	**Description of impact**

- None within the site boundary

Avoiding, minimising and mitigating harm, and maximising enhancement

Maximising enhancement

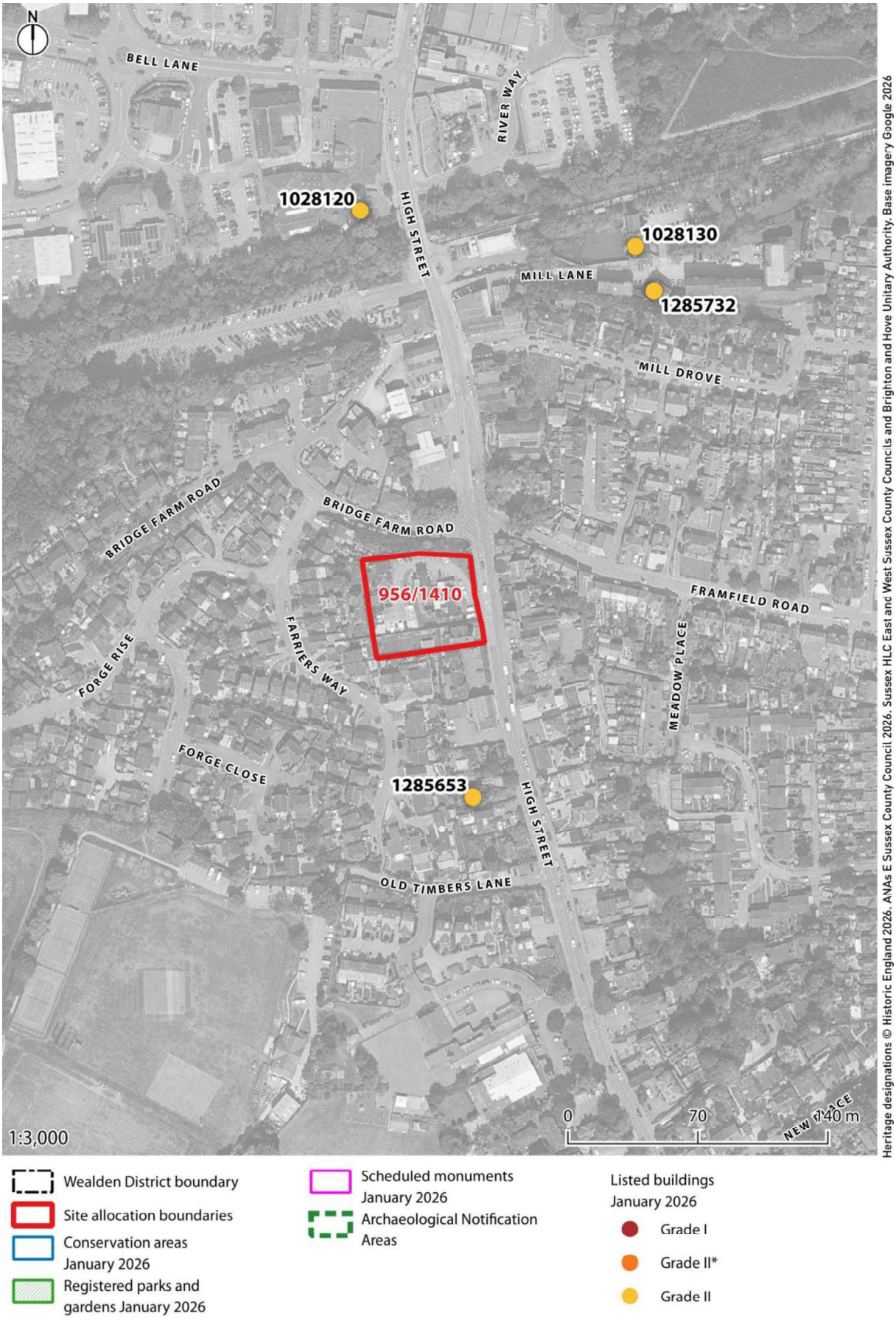
N/A

Avoiding, minimising and mitigating harm

- Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.
- The police station itself is a non-designated heritage asset (NDHA) and therefore the conversion of the site to either residential or employment use must be appropriate and well designed with limited harm to the heritage asset.
- Harm would only be of a limited nature if the former police station is retained. Its demolition would not be supported.
- If development ensures the building ceases being vacant and is put into reuse, with an appropriate design, this could help mitigate, to a degree, the harm caused by the change of use.
- Restricting development to the west of the former police station building and not building further east than the prevailing building line on New Town would help minimise harm to the NDHA.
- Restricting the height of any new development to lower than the highest point of the former police station (or the neighbouring No. 23 New Town) would help minimise harm to the NDHA.

Conclusions and recommendations

There are heritage sensitivities with this site and development has the potential to cause a degree of direct and indirect harm to Uckfield Police Station. The indirect impact on setting could be minimised through focussing development to the rear of the building, not building taller than the NDHA (or the neighbouring No. 23 New Town), retaining the prevailing building line on New Town and converting the police station to either residential or employment use. Development involving the demolition of the NDHA itself would of course result in the loss of this asset and no mitigation measures would reduce this direct impact.


N
BELL LANE
RIVER WAY
1028120
HIGH STREET
1028130
MILL LANE
1285732
MILL DROVE
BRIDGE FARM ROAD
BRIDGE FARM ROAD
956/1410
FRAMFIELD ROAD
FORGE RISE
FARRIERS WAY
MEADOW PLACE
FORGE CLOSE
1285653
HIGH STREET
OLD TIMBERS LANE
1:3,000
0
70
140 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.42 SITE NAME: WINDY RIDGE, FEATHERBED LAND, HELLINGLY

SHELAA REFERENCE: 974-3000

Site description

The site comprises of residential amenity land to the northeast of Amberstone Hospital and to the north of Hailsham.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	CHERRY TREE: 1043223 (Grade II) – adjacent to the site	
Scheduled Monuments	N/A	
Conservation Areas	N/A	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• None within the site boundary		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES31916 – Fieldscapes - informal fieldscapes (regular piece meal enclosure)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
CHERRY TREE (Grade II) List entry number:	Cherry Tree is a modest seventeenth-century red-brick house. It is of historic interest as it reflects the vernacular building traditions of the period and architectural interest through its flush stringcourse, casement windows	As open space, the site makes a contribution to the semi-rural setting of the asset. However this is only minor as there is some twentieth century development between the site and the asset.

1043223	and pentice roof to the north.	

Archaeological Notification Areas

- None within the site boundary

Potential impact of allocation on significance

Name of asset	Description of impact
Cherry Tree (Grade II)	Development on the site would have a minor impact on the wider rural setting of the asset through the erosion of its semi-rural character. However, this would only be limited as there is already twentieth century development between the site and the asset.
Name of ANA	**Description of impact**

- None within the site boundary.

Avoiding, minimising and mitigating harm, and maximising enhancement

Maximising enhancement

- As there are no public rights of way across the site, with appropriate design, new or more accessible views of the assets could be created from within the developed site.

Avoiding, minimising and mitigating harm

- Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.
- The introduction and retention of a border of trees along the site's northern, eastern and southern edges could help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations

There are heritage sensitivities with this site and development has the potential to cause a degree of harm to the setting of an adjacent heritage asset as set out above. This could be mitigated through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.


N
974/3000
1043223
1:3,000
0
70
140 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.43 SITE NAME: LAND OPPOSITE ROUNDWOOD, COOPERS GREEN ROAD, RINGLES CROSS

SHELAA REFERENCE: 975-3225

Site description

The site comprises of a single grass field located to the north of Uckfield and to the east of Ringles Cross.

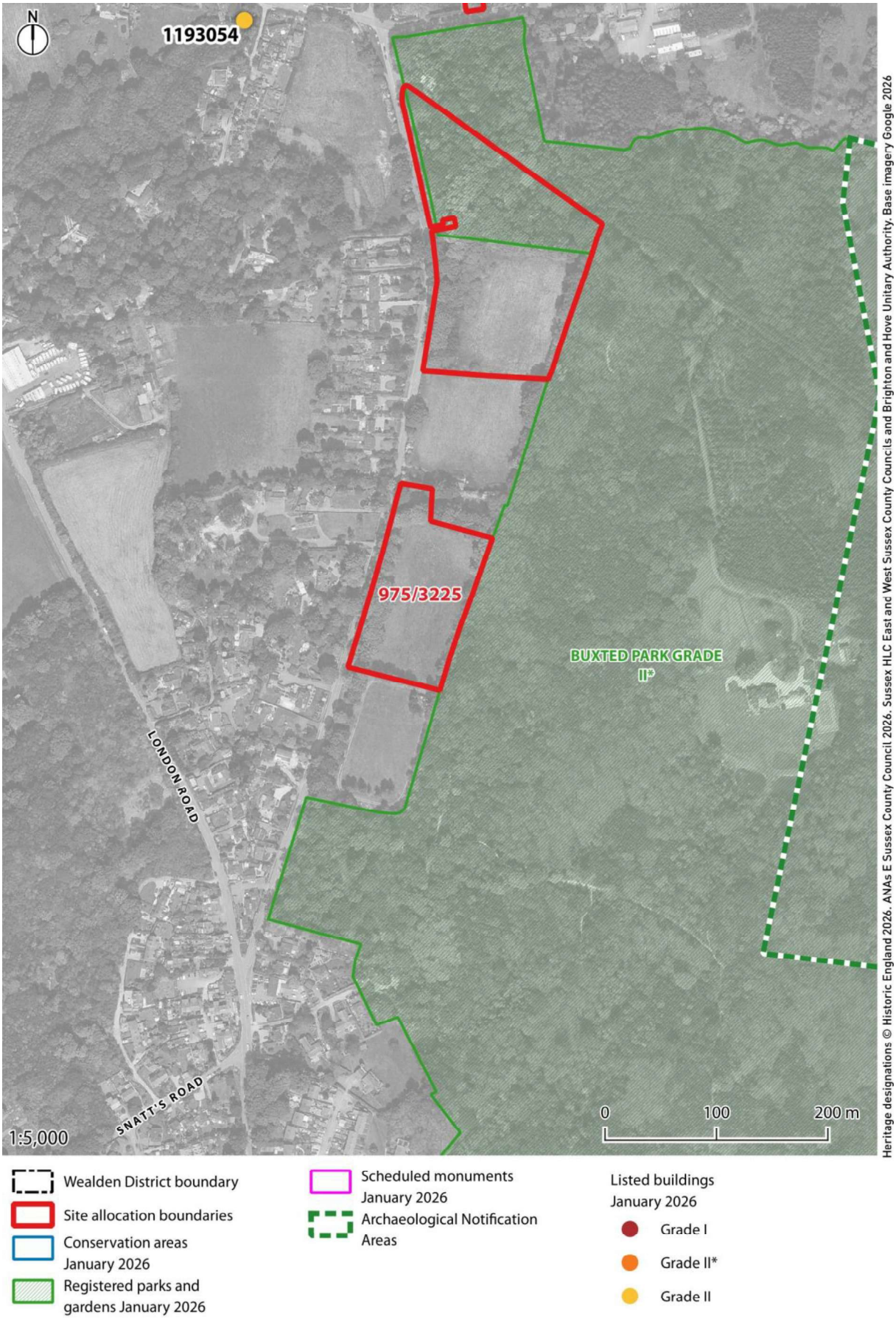
Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	N/A
Scheduled Monuments	N/A
Conservation Areas	N/A
Registered Parks and Gardens	• BUXTED PARK: 1000308, (Grade II*) – beyond the site boundary
Non-designated heritage assets	N/A
Identification of Archaeological Notification Area(s)	
• None within the site boundary	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES31145 – Settlement – expansion: other (hamlet) HES31148 – Fieldscapes - formal enclosure: planned/private (planned private enclosure) HES31149 – Designed landscapes - informal parkland (large landscaped garden)	

Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
BUXTED PARK (Grade II*) List entry number: 1000308	Buxted Park is a historic landscape valued for its long, layered development, combining seventeenth-century avenues, eighteenth-century parkland, and later formal and woodland gardens around a prominent hilltop house. Its lakes, vistas, and mature tree planting form a coherent design that reflects changing tastes over three centuries, giving the estate strong historic and landscape design interest.	As open undeveloped land, the site contributes to the setting of the Grade II* Registered Park and Garden as the park would have originally sat within a rural landscape.
Archaeological Notification Areas		
• None within the site boundary		
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Buxted Park (Grade II*)	Development on the site could lead to the erosion of the asset's rural setting and may harm views from the asset due to it sitting immediately adjacent to the site. However, it should be noted that the setting of this part of the asset has already been eroded throughout the twentieth century as a result of residential development on the west side of Coopers Green Road. In addition, the density of vegetation within the registered park and garden means that there are unlikely to be direct visual impacts upon any individually-designated assets within the parkland.	
Name of ANA	**Description of impact**	
• None within the site boundary		
Avoiding, minimising and mitigating harm, and maximising enhancement		
Maximising enhancement		
• As there are no public rights of way across the site, with appropriate design, new or more accessible views of Buxted Park could be created from within the developed site.		
Avoiding, minimising and mitigating harm		
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.		

- The potential harm caused by the erosion of the agricultural setting of Buxted Park could be reduced through the retention of hedgerows and bushes on the site's northern, eastern and southern borders.
- Keeping housing height at a maximum of two storeys could help mitigate the potential harm on the Grade II* Registered Park and Garden, Buxted Park, as it would preserve agricultural views from the eastern edge.
- The introduction and retention of a border of trees along the site's northern, eastern and southern edges could help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations

There are very minor heritage sensitivities with this site and development has the potential to cause a low degree of harm to the setting of Buxted Park. This could be mitigated through embellishing and adding to planting along the site's northern, eastern and southern edges and keeping building height at a maximum of two storeys. Alongside this, mitigation could also be found in design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald.


N
1193054
975/3225
BUXTED PARK GRADE II*
LONDON ROAD
SNATT'S ROAD
1:5,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.44 SITE NAME: VICTORIA ROAD CAR PARK, HAILSHAM

SHELAA REFERENCE: 1033-1310

Site description

The site comprises of a public vehicular car park located to the east of the Victoria Road, within Hailsham's Town Centre. The car park is currently accessed from the Victoria Road to the east. To the east, west and south of the car park is residential development and Hailsham Fire Station. To the north of the site is George Street, with its town centre uses and a residential apartment building.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• THE STABLES OF THE GEORGE HOTEL: 1285998 (Grade II) – beyond the site boundary • 16 GEORGE STREET: 1353320 (Grade II) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	• Hailsham Conservation Area – beyond the site boundary	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• Archaeological Notification Area 81099 – partially within the site		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES47684 – Industry - other industry (factories)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
THE STABLES OF THE GEORGE HOTEL	These stables date from the eighteenth century and comprise of a two-storey central block, with single-storey wings. They are of historic interest as they reflect	As a surface car park in an urban environment, the site makes no contribution to the setting of the asset.

(Grade II) List entry number: 1285998	Hailsham's historic role as a stop on the road between London and the south coast. They are of architectural interest as they typify Georgian vernacular design, giving the building a clear period character despite its modest scale.	
16 GEORGE STREET (Grade II) List entry number: 1353320	16 George Street is a simple early-nineteenth-century stuccoed house of two storeys with intact glazing bars and a hipped slate roof. It is significant due to it being characteristic of modest Georgian-to-Regency village architecture. Its restrained form and surviving original fabric contribute to the historic streetscape.	As a surface car park in an urban environment, the site makes no contribution to the setting of the asset.
Hailsham Conservation Area	Hailsham Conservation Area covers the historic centre of the town. Its significance lies in its medieval street pattern, historic core and long commercial history, expressed through a varied mix of eighteenth to twentieth century buildings in traditional Sussex materials. Architecturally, it is defined by its cohesive townscape, landmark civic and commercial buildings, and the surviving spatial character of its historic streets, yards and open spaces.	As a surface car park in an urban environment, the site makes no contribution to the setting of the asset.
Archaeological Notification Areas		
ANA 81099	ANA 81099 covers the historic centre of the town of Hailsham.	The parts of the site that fall within the ANA may hold archaeological potential pertaining to the historic core of Hailsham.
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
The Stables of the George Hotel (Grade II)	As the site is already in an urban context and makes no contribution to the historic town centre core, development on the site is unlikely to impact the setting of this asset.	
16 George Street (Grade II)	As the site is already in an urban context and makes no contribution to the historic town centre core, development on the site is unlikely to impact the setting of this asset.	
Hailsham Conservation Area	As the site is already in an urban context and makes no contribution to the historic town centre core, development on the site is unlikely to impact the setting of this asset.	

Name of ANA	Description of impact
ANA 81099	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.

Avoiding, minimising and mitigating harm, and maximising enhancement

Maximising enhancement

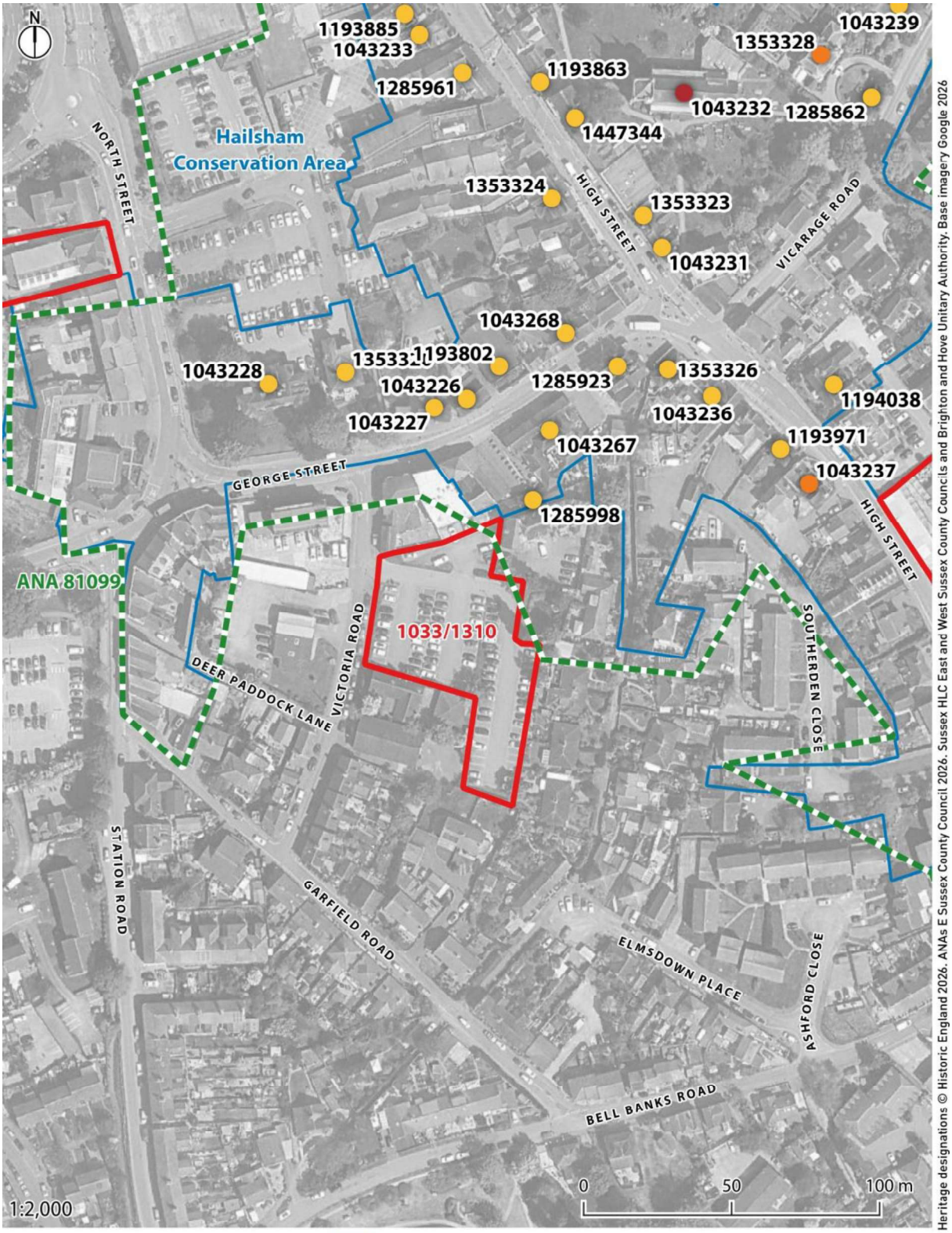
- The opportunity to conduct archaeological watching briefs would increase the knowledge and understanding ANA 81099
- With a design that is sensitive and appropriate in design, new development could better reflect the character and appearance of the Conservation Area than the existing car park, which detracts from it.

Avoiding, minimising and mitigating harm

- Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.
- Ensuring new development is in line with the prevailing building height of the adjacent Hailsham Conservation Area and any surrounding listed buildings and NDHAs could minimise harm to a degree.

Conclusions and recommendations

Development of this site is unlikely to cause harm to the historic environment given the poor quality of the existing space and lack of relationship between it and adjacent assets. Any potential harm could be minimised through ensuring new development is in line with the prevailing character and appearance, including building height, of the adjacent Hailsham Conservation Area. It could help mitigate harm through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.


N
1193885
1043233
1285961
1193863
1043239
1353328
1043232
1285862
1447344
Hailsham
Conservation Area
NORTH STREET
1353324
HIGH STREET
1353323
VICARAGE ROAD
1043231
1043268
1193802
1043228
1353326
1285923
1043226
1194038
1043236
1043227
1193971
1043267
1043237
GEORGE STREET
1285998
HIGH STREET
ANA 81099
1033/1310
VICTORIA ROAD
DEER PADDOCK LANE
SOUTHERDEN CLOSE
STATION ROAD
GARFIELD ROAD
ELMSDOWN PLACE
ASHFORD CLOSE
BELL BANKS ROAD
0
50
100 m
1:2,000
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.45 SITE NAME: LAND AT THE PADDOCKS, SOUTH ROAD, HAILSHAM

SHELAA REFERENCE: 1048-1310

Site description

The site is formed of amenity land and a paddock associated with an existing residential dwelling (named the Paddocks).

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• POOLE FARMHOUSE: 1285891 (Grade II) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	N/A	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• None within the site boundary		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES47576 – Settlement - historic dispersed (large farmstead) HES47578 – Fieldscapes - formal enclosure: planned/private (planned private enclosure)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
POOLE FARMHOUSE (Grade II)	Poole Farmhouse is a building dating from the seventeenth-century. It is of historic interest as it reflects the character of small rural domestic buildings in the Wealden area. It is of	As landscaped open land, the site makes a minor contribution to the asset's wider setting, which was formerly rural in nature, although the asset's setting is now principally defined by

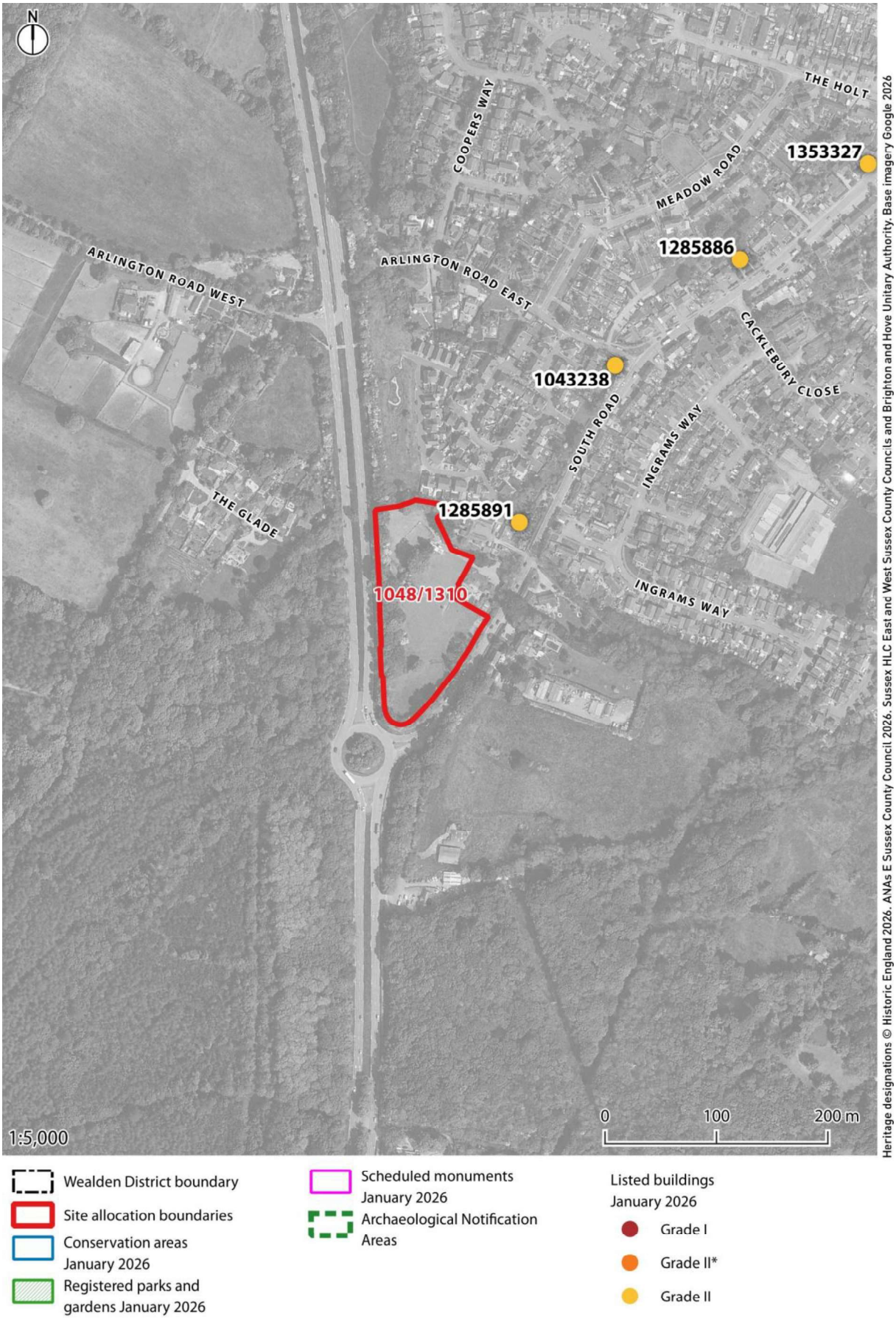
List entry number: 1285891	architectural interest due to its stuccoed frontage, tiled roof and simple casement windows.	modern, urban built form and the A22 by-pass road.

Archaeological Notification Areas
• None within the site boundary •

Potential impact of allocation on significance	
Name of asset	**Description of impact**
Poole Farmhouse (Grade II)	Development on the site may cause harm to the wider setting of the asset. However, as it is already surrounded by modern development, any change would have a negligible impact.
Name of ANA	**Description of impact**
• None within the site boundary	

Avoiding, minimising and mitigating harm, and maximising enhancement
Maximising enhancement
N/A
Avoiding, minimising and mitigating harm
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • Ensuring any development is no taller than the prevailing building height could help preserve the semi-rural elements of the setting of Poole Farmhouse.

Conclusions and recommendations
There are heritage sensitivities with this site and development has the potential to cause a degree of harm to the setting of Poole Farmhouse. This could be mitigated through building height, planting, design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.


N
THE HOLT
COOPERS WAY
MEADOW ROAD
1353327
1285886
ARLINGTON ROAD WEST
ARLINGTON ROAD EAST
CACKLEBURY CLOSE
1043238
SOUTH ROAD
INGRAMS WAY
THE GLADE
1285891
1048/1310
INGRAMS WAY
0
100
200 m
1:5,000
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.46 SITE NAME: HURSTHAVEN NURSERY, NEW ROAD, HELLINGLY

SHELAA REFERENCE: 1081-3000

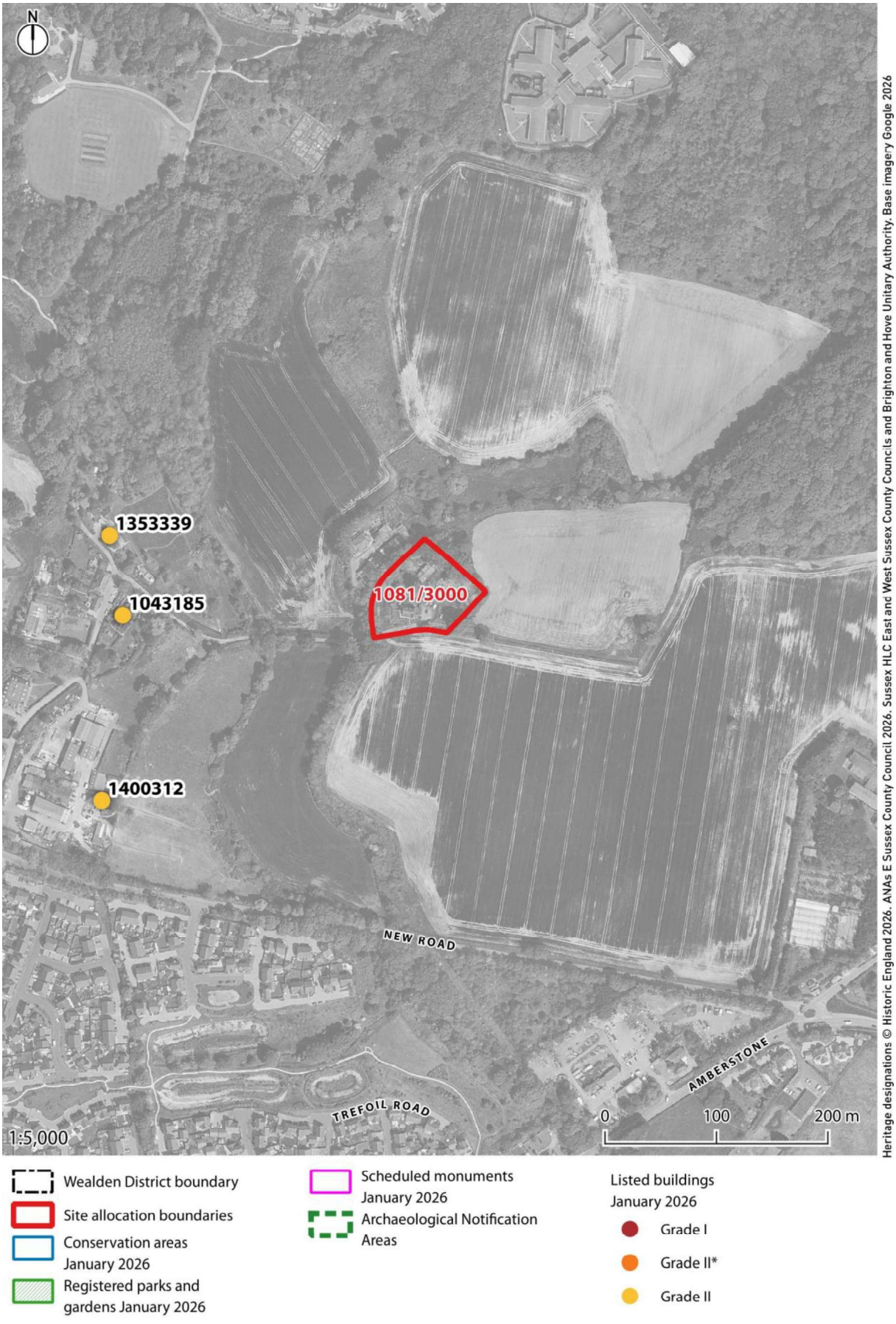
Site description

The site comprises of a single residential property and associated outbuildings and amenity space to the north of Hailsham and New Road.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• GRANARY AND OASTHOUSE, HELLINGLY HOSPITAL TO NORTH WEST OF PARK FARMHOUSE: 1353339 (Grade II) – beyond the site boundary • PARK FARMHOUSE: 1043185 (Grade II) – beyond the site boundary • BARN AT PARK FARM: 1400312 (Grade II) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	N/A	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• None within the site boundary		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES32301 – Fieldscapes - informal fieldscapes (regular piece meal enclosure)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
GRANARY AND OASTHOUSE,	This asset combines a nineteenth-century circular oasthouse with earlier seventeenth-century	As a sparsely developed site in a rural setting, the site makes a minor contribution to the setting of the asset.

HELLINGLY HOSPITAL TO NORTH WEST OF PARK FARMHOUSE (Grade II) List entry number: 1353339	timber-framed fabric. It is of historic interest as it illustrates the long development of agricultural structures in the local area, while it is of architectural interest due to its mix of red brick, weather-boarding, conical tiled roofing and surviving features.	This is because it is already developed and has two lines of trees located in the space in-between. Alongside this, the asset is partially surrounded to the west and south by recent residential development, which has already diminished its rural setting.
PARK FARMHOUSE (Grade II) List entry number: 1043185	Park Farmhouse is an eighteenth-century L-shaped house. It is of historic interest as a coherent example of this building type from the period. It is of architectural interest due to its red-brick and grey-header construction, hipped tiled roof and intact glazing bars.	As a sparsely developed site in a rural setting, the site makes a minor contribution to the setting of the asset. This is because it is already developed and has two lines of trees located in the space in-between. Alongside this, the asset is partially surrounded to the west and south by recent residential development, which has already diminished its rural setting.
BARN AT PARK FARM (Grade II) List entry number: 1400312	This asset is a mid-eighteenth-century threshing barn. It is of historic interest as it represents the agricultural heritage of the Weald and because of its remarkably intact timber frame. It is of architectural interest due to its rare surviving diagonal floor supports and its relationship to the nearby Grade II-listed Park Farmhouse.	As a sparsely developed site in a rural setting, the site makes a minor contribution to the setting of the asset. This is because it is already developed and has two lines of trees located in the space in-between. Alongside this, the asset is partially surrounded to the west and south by recent residential development, which has already diminished its rural setting.
Archaeological Notification Areas		
• None within the site boundary		
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Granary and Oasthouse, Hellingly Hospital to North West of Park Farmhouse (Grade II)	Development on the site could have a minor impact on the setting of the asset by further eroding the semi-rural setting of this asset. However, this would only be limited as there is already sparse development on the site.	
Park Farmhouse (Grade II)	Development on the site could have a minor impact on the setting of the asset by further eroding the semi-rural setting of this asset. However, this would only be limited as there is already sparse development on the site.	
Barn at Park Farm (Grade II)	Development on the site could have a minor impact on the setting of the asset by further eroding the semi-rural setting of this asset. However, this would only be limited as there is already sparse development on the site.	

Name of ANA	**Description of impact**
• None within the site boundary	
Avoiding, minimising and mitigating harm, and maximising enhancement	
Maximising enhancement	
N/A	
Avoiding, minimising and mitigating harm	
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • As the site is on higher ground than the fields that separate it from the assets, not building higher than two storeys would help preserve the assets' semi-rural setting. • The introduction and retention of a border of trees along the site's western edge could help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.	
Conclusions and recommendations	
There are heritage sensitivities with this site and development has the potential to cause a degree of harm to the setting of the three adjacent heritage assets. This could be mitigated through building height, planting, design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald. Considered cumulatively with the consented scheme (WD/2022/0294/MAO), this would cause a higher degree of harm due to the size and scale of the schemes together and how they would impact views looking east.	


N
1353339
1043185
1400312
1081/3000
NEW ROAD
TREFOIL ROAD
AMBERSTONE
1:5,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.47 SITE NAME: THE OLD MINT HOUSE, HIGH STREET, PEVENSEY

SHELAA REFERENCE: 1100-3200

Site description

The site sits within the High Street of Pevensey, and the previous use of the premises was as an antiques store. The Mint House is Grade II* listed, having been re-categorised from a Grade II Listed Building. It is also included on the Heritage at Risk Register, requiring urgent surveys and works.

Identification of heritage asset(s)		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• THE OLD MINT HOUSE AND MINT COTTAGE: 1284471 (Grade II*) – within the site • Collection of Grade II listed buildings/structures on Pevensey High Street: COURT LODGE EASTNOR HOUSE (1043083), THE OLD FARM HOUSE (1353408), THE COURT HOUSE AND WALLBY (1182588), THE OAKS (1043084), K6 TELEPHONE KIOSK OUTSIDE ALLOTMENT GARDENS (1243654), THE SMUGGLERS' INN (1284478), BANKS LODGE (1182606), PENTHOUSE COTTAGES (1353409)– adjacent to the site • THE PARISH CHURCH OF ST NICOLAS: 1353406 (Grade I) – beyond the site boundary • THE GABLES AND GABLE END: 1043080, (Grade II) – beyond the site boundary	
Scheduled Monuments	• Pevensey Castle: a Saxon Shore fort, Norman defences, a medieval enclosure castle, and later associated remains: 1013379 – beyond the site boundary	
Conservation Areas	• Pevensey and Westham Conservation Area – within the site	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	• Collection of unlisted buildings of merit on Pevensey High Street: Castle Terrace, Bag End Cottage, Priory House, Royal Oak and Castle Inn and outbuildings – beyond the site boundary	
Identification of Archaeological Notification Area(s)		
• Archaeological Notification Area 82424 – within the site		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES31465 – Designed Landscapes - informal parkland (large landscaped garden) HES31448 – Settlement - historic core (market village, manor site) HES31451 – Horticulture - nursery(s) with Greenhouse(s)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**

Designated heritage asset(s)		
THE OLD MINT HOUSE AND MINT COTTAGE: (Grade II*) List entry number: 1284471	The Old Mint House and Mint Cottage is a mid-sixteenth-century complex of buildings. It has exceptionally high historic interest as a high-status timber-framed hall and detached kitchen that preserve rare early fabric, innovative construction and later decorative finishes, all reflecting over four centuries of development beside Pevensey Castle. It also has incredibly high architectural interest due to its substantial surviving sixteenth-century timberwork, medieval reused timbers, notable roof structures and wall paintings, together. For these reasons, it is of very high significance. The asset was added to the Heritage at Risk Register in 2022, due to its poor condition and water penetration. Wealden District Council is also in discussions around Mint Cottage which has been vacant for a considerable amount of time.	As the site encompasses the asset and land to the rear, it makes a very high contribution to the asset.
Collection of Grade II listed buildings/structures in Pevensey	The collection of Grade II listed buildings that line each side of the western end of the High Street in Pevensey, provide a historic village setting on the road leading up to the nationally significant Pevensey Castle.	There are several listed buildings between Little End and Castle Road on the High Street. The site (which includes The Old Mint House and Mint Cottage) makes a positive contribution to the setting of these assets, as it forms part of the wider historic village character of their setting.
THE PARISH CHURCH OF ST NICOLAS: (Grade I) List entry number: 1353406	The Parish Church of St Nicolas dates to the thirteenth century. It has historic interest as a largely medieval structure whose form, including its chancel, aisles and tower, was restored and partly rebuilt in the late nineteenth century. It is of architectural interest due to its flint and stone construction, rebuilt tower with shingled spire, crown-post roof and surviving monuments.	Although not visible from one another, the site contributes to the wider historic village character that surrounds the church.
THE GABLES AND GABLE END: (Grade II) List entry number:	This mid-nineteenth-century stuccoed house is historically significant due to its tile-hung central projection, carved bargeboards, and expressive stone-head corbels. The building's form and detailing reflect the vernacular revival style valued for	As there is already development between the site and asset, the site makes only a minor contribution to the significance of this asset.

1043080	its craftsmanship and visual richness.	
Pevensey Castle: a Saxon Shore fort, Norman defences, a medieval enclosure castle, and later associated remains List entry number: 1013379	Pevensey Castle stands out as the best-preserved of the late Roman Saxon Shore forts, the last of its kind to be built in Britain and a rare example with substantial surviving walls. Its long strategic life is reflected in the layers of medieval, Tudor and World War II defences added within and against the Roman circuit, each illustrating how the site was repeatedly adapted to new military needs. The combination of exceptional Roman remains, later fortifications and rich documentary history makes Pevensey a nationally important monument of exceptional significance spanning more than two millennia of English history. It also has a historic relationship with its surrounding landscape which remains generally well preserved in most directions.	The part of the site that forms the Grade II* listed Mint House makes a strong contribution to the setting of Pevensey Castle, being one of the several surviving medieval houses on the High Street. The buildings to the rear date to the late nineteenth/early twentieth century, however, still make a minor contribution as former agricultural buildings that sit comfortably as rear High Street buildings.
Pevensey and Westham Conservation Area	The conservation area's character comes from its remarkably intact medieval street patterns, flint and timber-framed vernacular buildings, and the dramatic presence of the Roman fort walls. Its open marshland setting, long views and rich archaeological layers make it one of the most significant historic townscapes in Sussex.	The Mint House makes a strong contribution to the character and appearance of the Conservation Area, while the buildings to the rear make a smaller contribution. However, as former agricultural buildings, they sit comfortably as the intermediary structures between the High Street and the fields behind.
Collection of non-designated heritage assets in Pevensey	The collection of non-designated heritage assets that line each side of the western end of the High Street in Pevensey, provide a historic village setting on the road leading up to the highly significant Pevensey Castle.	The site makes a strong contribution to the historic village setting of these non-designated heritage assets.
Archaeological Notification Areas		
ANA 82424	ANA 82424 is located across the towns of Westham and Pevensey.	A corner of ANA 82424 lies within the site, indicating the potential for archaeology relating to earlier phases of development on the site.

Potential impact of allocation on significance	
Name of asset	**Description of impact**
The Old Mint House and Mint Cottage (Grade II*)	Development on the site of the Mint House would have to be very carefully approached, as any physical impact upon the Grade II* listed building has potential to cause harm, potentially of a very high degree if carried out in a manner that is not in keeping with its special interest. Development within the setting of the listed building, to the rear of the site could also cause a significant degree of harm to this highly-graded asset. This harm would pertain more to further eroding the semi-rural setting of the listed building rather than the loss of rear outbuildings themselves, although loss of these buildings also carries potential for harm to the significance and setting of the asset. It should also be noted that access to the rear outbuildings is very tight with structural issues to the building at the southeast corner.
Collection of Grade II listed buildings/structures in Pevensey	Development on the site of the Mint House has potential to cause harm to the setting of these Grade II listed buildings. The degree of harm would wholly depend on the nature of development. The addition of new dwellings to the north of the listed building would have the potential to further erode the historic village setting of these assets.
The Parish Church of St Nicolas: (Grade I)	Only development on the site of the Mint House could cause harm to the setting of The Parish Church of St Nicolas. Development at the rear of the Mint House would however have no impact.
The Gables and Gable End (Grade II)	Development on the site is very unlikely to impact the significance or setting of this asset due to intervening built form and the minor degree to which the site contributes to the asset's setting.
Pevensey Castle: a Saxon Shore fort, Norman defences, a medieval enclosure castle, and later associated remains	Development on the site may harm the setting of this nationally important asset of exceptional significance, as it could harm the Castle's immediate setting to the east, which is currently characterised by historic village buildings.
Pevensey and Westham Conservation Area	Development on the site has the potential to cause harm to the conservation area. The degree of harm is heavily dependent on the nature and extent of development. Development that is of a modest scale and a design that is in keeping with the character and appearance of the conservation area would still be impactful, but of a lesser degree. This is because, although it might not be visible from the High Street, development would lead to the domestication of the currently open plots to the rear of the tight-knit High Street buildings. Also, any new development that detrimentally affects the setting of the Mint House would in turn detrimentally affect the character and appearance of the conservation area, due to the significant contribution of the Mint House to this character and appearance.
Collection of non-designated heritage assets in Pevensey	Development on the site could have an impact on the setting of these assets through eroding their historic village setting.

Name of ANA	Description of impact
ANA 82424	Development within the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.

Avoiding, minimising and mitigating harm, and maximising enhancement

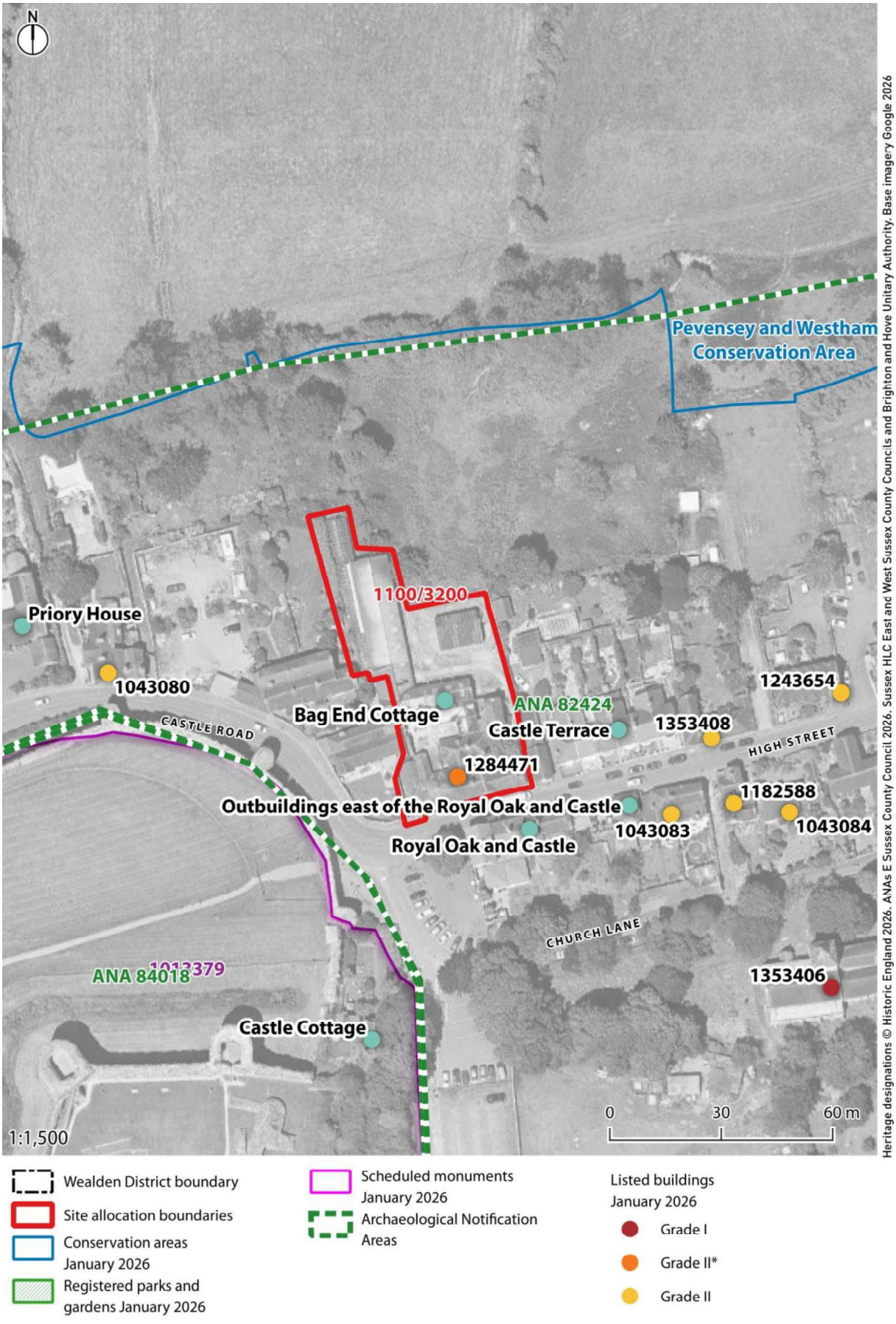
Maximising enhancement

- The opportunity to conduct archaeological watching briefs would increase the knowledge and understanding ANA 82424

Avoiding, minimising and mitigating harm

- Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm.
- Development involving significant remodelling or loss of fabric affecting either the Grade II* listed The Old Mint House and Mint Cottage or Bag End Cottage NDHA is unlikely to be supported. Conversion of the Mint House to residential would not be supported owing to the nature of the significance and the grade II* listing.
- To mitigate harm to the Pevensey Castle scheduled monument, any new development should meet the prevailing building height and have a similar roof line to that of this part of the Pevensey and Westham Conservation Area.
- Although there would still be harm if Mint House and Bag End Cottage are retained, this would be of a more limited nature. In this instance, harm would be mitigated by setting development back from these buildings, ensuring new development is subservient to them in terms of height and scale and making sure materials, style and roof line are in line with that of this part of the Pevensey and Westham Conservation Area.
- To mitigate harm to the Pevensey and Westham Conservation Area, new development should be restricted to the rear of the site and be of a high quality design that is in keeping with the character and appearance of the conservation area.
- Alongside this, the introduction of a border of trees along the site's edges on the northern half of the site could help retain the rural and agricultural feel of the northern border of the village, which sits within the Conservation Area. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations
There are many heritage sensitivities with this site and development has the potential to cause a higher degree of harm to the rural setting of Pevensey Castle scheduled monument, the Pevensey and Westham Conservation Area and several Grade II and II* listed buildings, most notably The Old Mint House and Mint Cottage. This is because Pevensey Castle sits in a largely well-preserved rural setting, with the village of Pevensey still retaining a historic border behind its high street buildings. Measures to minimise harm are limited and include careful design that retains both the Mint House and Bag End Cottage. Alongside this, any development would need to be set back from Mint House and Bag End Cottage and be of a height and scale that is appropriate to this part of the Pevensey and Westham Conservation Area, being subservient to surrounding designated assets. Other mitigation measures could be found in planting at the northern border of the site, good design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Pevensey Levels landscape.


N
Pevensey and Westham Conservation Area
1100/3200
Priory House
1043080
CASTLE ROAD
Bag End Cottage
ANA 82424
Castle Terrace
1353408
1243654
HIGH STREET
1284471
Outbuildings east of the Royal Oak and Castle
1182588
1043083
1043084
Royal Oak and Castle
CHURCH LANE
ANA 84018
1013379
1353406
Castle Cottage
1:1,500
0
30
60 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.48 SITE NAME: LAND WEST OF WALSH MANOR FARM, NIGHTINGALES, CROWBOROUGH

SHELAA REFERENCE: 1195-1110

Site description

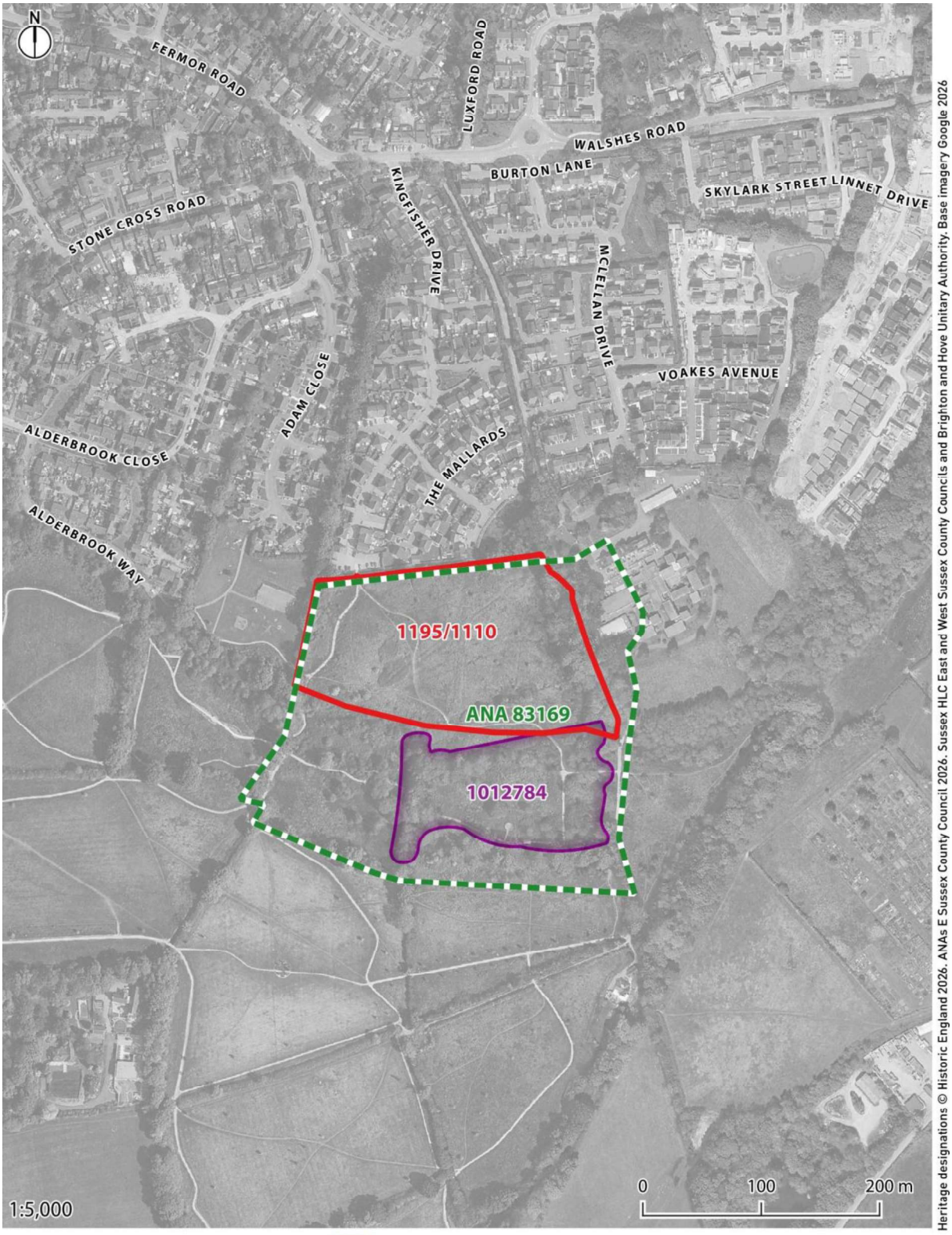
The site comprises of a grass field located on the southern outskirts of Crowborough, to the south of Kingfisher Drive and to the west of Nightingales. Ponds form a natural boundary and drainage area to the east of the site.

Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	N/A
Scheduled Monuments	Medieval moated site with adjacent late medieval Pondbay, Walsh Manor, Crowborough: 1012784 (Scheduled Monument) – partially within the site
Conservation Areas	N/A
Registered Parks and Gardens	N/A
Non-designated heritage assets	N/A
Identification of Archaeological Notification Area(s)	
• Archaeological Notification Area 83169	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES30944 – Fieldscapes - informal fieldscapes (regular piece meal enclosure, moat) HES30962 – Settlement – expansion: other (large farmstead) HES30945 – Fieldscapes - informal fieldscapes (regular piece meal enclosure)	

Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
Medieval moated site with adjacent late medieval Pondbay, Walsh Manor, Crowborough (Scheduled Monument) List entry number: 1012784	The Walsh Manor moated site represents a high-status medieval residence, with its waterlogged moat preserving rare organic evidence of wealth, status, and land use between the thirteenth and fourteenth centuries. The adjoining pondbay and iron-working remains form an important fifteenth-to eighteenth-century industrial landscape, offering exceptional archaeological potential through their well-preserved structural and environmental deposits.	A small portion of the site falls within the boundary of the scheduled monument. The greater part of the site forms its immediate setting and makes a strong positive contribution to this setting as undeveloped open space that would have historically defined the rural setting of the moated manor.
Archaeological Notification Areas		
ANA 83169	ANA 83169 covers the wider Pondbay, Walsh Manor site	The site possesses archaeological potential pertaining to the former medieval moated manor.

Potential impact of allocation on significance	
Name of asset	**Description of impact**
Medieval moated site with adjacent late medieval Pondbay, Walsh Manor, Crowborough (Scheduled Monument)	Development on the Scheduled Monument would severely impact its rural setting and potentially harm the below ground archaeology within the site. Any changes made directly upon the scheduled monument (even landscape changes) may cause significant harm to this highly-graded asset and should be avoided, unless it can be proven that minor changes can be carried out in a sensitive manner that would not affect significance.
Name of ANA	**Description of impact**
ANA 83169	Development within or surrounding the ANA has the potential to affect archaeology within the site and would require notification of the County Archaeologist as part of any planning application for the site.

Avoiding, minimising and mitigating harm, and maximising enhancement
Maximising enhancement
• Development would provide a good opportunity to improve the public right of way that crosses the site. As a result, through appropriate design, new or more accessible views of the assets could be created from within the developed site. • The opportunity to conduct archaeological watching briefs would increase the knowledge and understanding ANA 83169.
Avoiding, minimising and mitigating harm
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • The potential harm caused by building on top of the scheduled monument would not be acceptable. • The introduction and retention of a border of trees along the site's southern edge would help retain the rural and agricultural feel of the scheduled monument within its historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.
Conclusions and recommendations
There are heritage sensitivities with this site and development has the potential to cause a high degree of harm to the Pondbay Walsh Manor scheduled monument and its immediate setting. This could be minimised through setting development back from it and mitigated through design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.



Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.49 SITE NAME: OLD WHYLY, LONDON ROAD, EAST HOATHLY

SHELAA REFERENCE: 1202-1950

Site description

The site is comprised of two separate parcels of greenfield land located in the countryside to the northwest of East Hoathly. The unnamed lane located between both sites (that leads to Hesmonds Stud) also serves as a public right of way that provides important connectivity across the wider countryside to the northwest of East Hoathly. The western part of the site is formed of a small field and significant amount of ancient woodland.

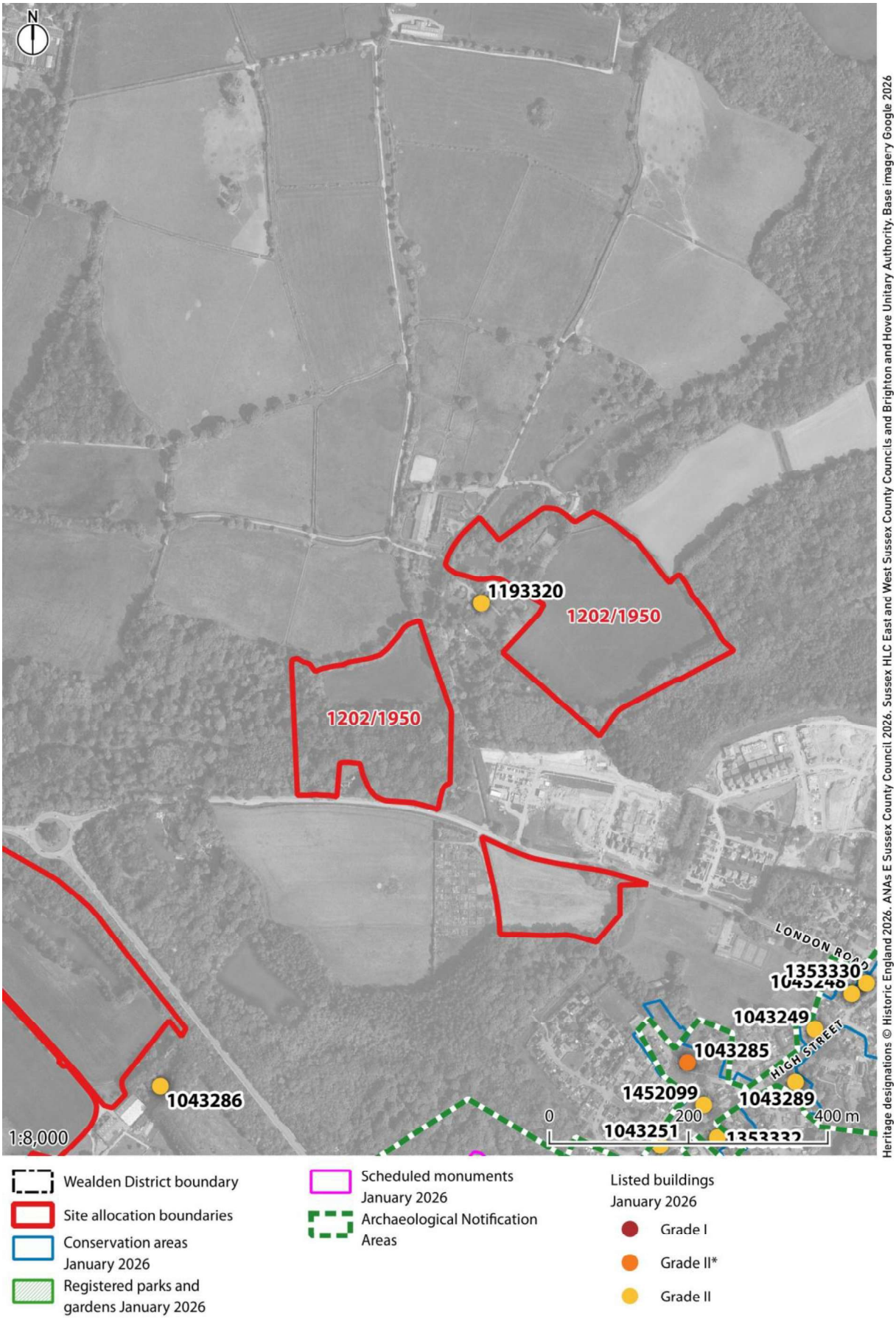
Identification of heritage asset(s)	
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.	
Heritage Asset	**Description of Asset(s)**
Listed Buildings	• WHYLY: 1193320 (Grade II) – beyond the site boundary
Scheduled Monuments	N/A
Conservation Areas	N/A
Registered Parks and Gardens	N/A
Non-designated heritage assets	N/A
Identification of Archaeological Notification Area(s)	
• None within the site boundary	
Identification of Sussex Historic Landscape Characterisation Typologies	
HES27361 – Fieldscapes – assarts (cohesive assart) HES27356 – Designed Landscapes - informal parkland (large landscaped garden, ponds, isolated tree clumps, manor site) HES27353 – Woodland - replanted ancient semi-natural (plantation mixed) HES27352 – Woodland - ancient semi-natural (assart wood)	

Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
WHYLY (Grade II) List entry number: 1193320	Whyly is an elegant eighteenth century red-brick house. It is of significance due to it being characteristic of Georgian domestic architecture.	As undeveloped open space, the sites contribute to the setting of the listed building, as the asset would have always sat within a rural landscape. This rural setting has been somewhat eroded in recent years through ongoing development of land to the south along East Hoathly/London Road. However, as a result, this final piece of rural, open, space is of elevated sensitivity to the asset.
Archaeological Notification Areas		
• None within the site boundary		
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Whyly (Grade II)	Development on the site could lead to the further erosion of the asset's immediate rural setting and could harm from views to and from the asset in all directions. Although it should be noted that this is already in the process of being eroded by development north of East Hoathly.	
Name of ANA	**Description of impact**	
• None within the site boundary		
Avoiding, minimising and mitigating harm, and maximising enhancement		
Maximising enhancement		
• Development would provide a good opportunity to improve the public rights of way that cross the site. As a result, through appropriate design, new or more accessible views of the assets could be created from within the developed site.		
Avoiding, minimising and mitigating harm		
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • The potential harm caused by the erosion of the agricultural setting of Whyly could be reduced through the retention of hedgerows and bushes around the grounds of the Grade II listed building.		

- Focussing development on the western site could help minimise the potential harm on the listed building, as it would preserve rural views from asset.
- Development of the eastern site carries greater potential heritage impacts due to it being adjacent to the listed building and the underlying topography rising eastwards away from the listed building. Development on this site should be avoided in order to avoid harm or concentrated in the eastern and southern parts of the site, away from the listed building.
- The introduction of a border of trees along the site's northern, eastern and southern edges could help retain the rural and agricultural feel of the asset within its historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.

Conclusions and recommendations

There are heritage sensitivities with this site and development has the potential to cause a degree of harm to the setting of the adjacent heritage asset. This could be minimised through concentrating development on the western site and mitigated through increased planting, design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the Low Weald.


N
1193320
1202/1950
1202/1950
LONDON ROAD
1353330
1043249
1043285
HIGH STREET
1452099
1043289
1043286
1043251
1353332
0
200
400 m
1:8,000
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

2.50 SITE NAME: SUNVIEW, 46 NEW ROAD, RIDGEWOOD, UCKFIELD

SHELAA REFERENCE: 198-1410

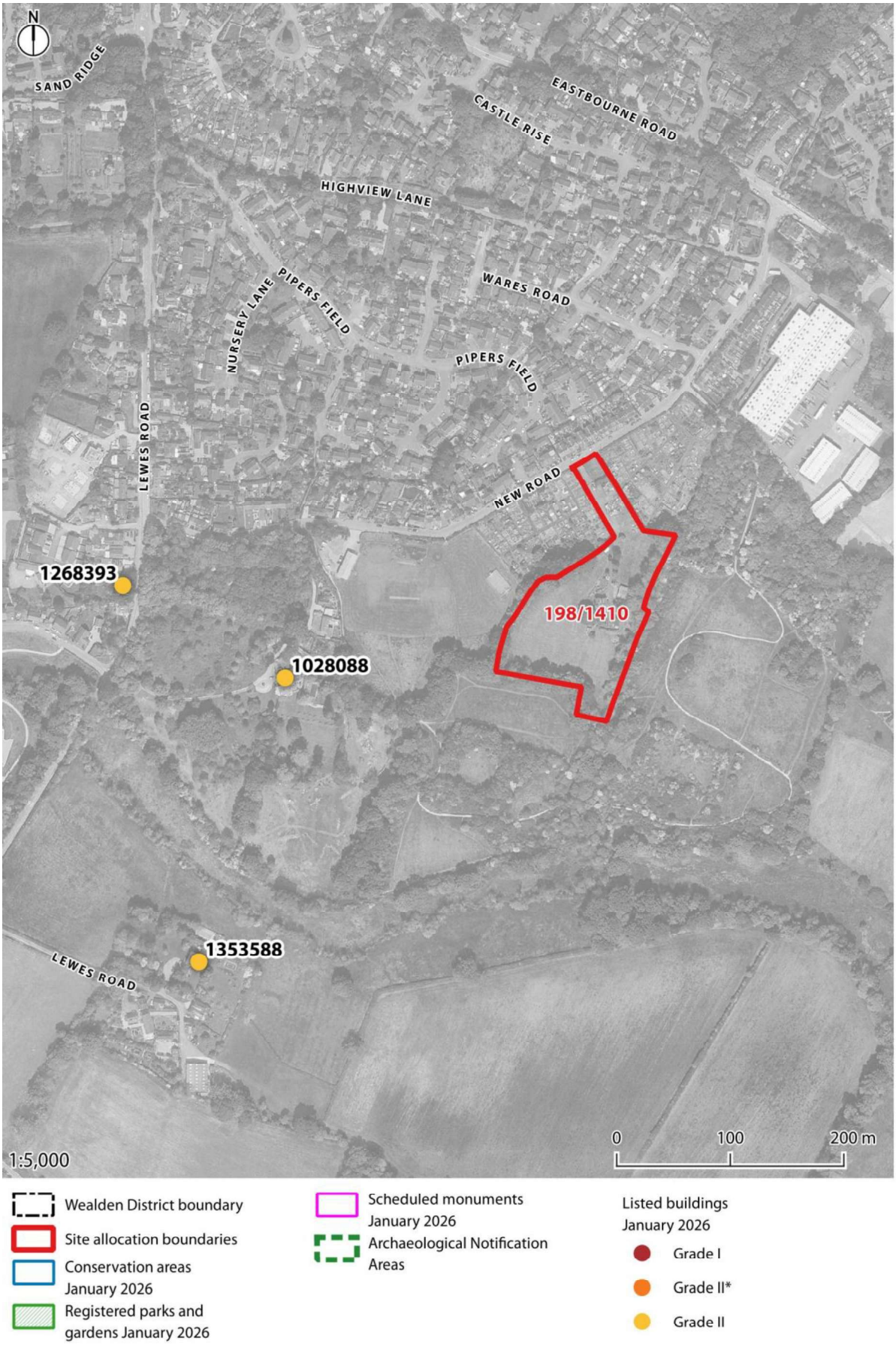
Site description

The site comprises of a residential dwelling, access road and garden land located to the south of Uckfield (New Road). The site slopes down from north to south, relatively gently in the northern part of the site, but significantly steeper in the southern section.

Identification of heritage asset(s)		
Professional judgement has been used to identify those heritage assets within or in the vicinity of the site that may experience impacts as a result of development within the site. Consequently, not all heritage assets displayed on the map below are necessarily included in this assessment.		
Heritage Asset	**Description of Asset(s)**	
Listed Buildings	• RIDGEWOOD HOUSE: 1028088 (Grade II) – beyond the site boundary • THE OLD FARMHOUSE HORSTEDPOND: 1353588 (Grade II) – beyond the site boundary • CYSLEYS FARMHOUSE: 1028355, (Grade II) – beyond the site boundary	
Scheduled Monuments	N/A	
Conservation Areas	N/A	
Registered Parks and Gardens	N/A	
Non-designated heritage assets	N/A	
Identification of Archaeological Notification Area(s)		
• None within the site boundary		
Identification of Sussex Historic Landscape Characterisation Typologies		
HES28171 – Horticulture - market gardens/allotments HES28174 – Settlement - historic dispersed (common edge settlement) HES28172 – Fieldscapes – assarts (cohesive assart)		
Site contribution to the significance of the asset(s)		
Name of asset	**Significance of the asset**	**Site contribution to the significance of the asset**
Designated heritage asset(s)		
RIDGEWOOD HOUSE (Grade	Ridgewood House has historic interest for its layered development,	As open land opposite the asset, the site makes a minor contribution to the

II) List entry number: 1028088	combining an eighteenth-century service wing with a grander c.1830 main range likely designed by Amon Henry Wilds. It is of architectural interest due to its stuccoed classical façade with balustraded parapet, shell-capped ends, Doric-columned porch and later nineteenth-century additions. It has a historic parkland setting primarily to the south and west.	semi-rural setting of the listed building. This is because it is set relatively far from the asset and behind two separate rows of trees.
THE OLD FARMHOUSE HORSTEDPOND (Grade II) List entry number: 1353588	This early-nineteenth-century house is of historic interest because it incorporates part of an earlier building, evidenced by the surviving sixteenth-century ceiling beams in its south-east corner. It is of architectural interest due to its red-brick construction, hipped slate roof, intact glazing bars and refined entrance with a fanlight and panelled door.	As nearby open land to the north-east of the asset, the site contributes to the wider semi-rural landscape setting of the listed building, although the setting of this asset has eroded in recent decades due to encroaching residential development. Despite the site being on higher ground than the farm, views looking north already incorporate the roofs of the houses north of New Road. Therefore, both the distance and intervening vegetation between this asset and the site mean that this contribution is very low.
CYSLEYS FARMHOUSE (Grade II) List entry number: 1028355	Cysleys Farmhouse is a seventeenth-century building surrounded by agricultural land just outside Uckfield. The building is significant due to it being a surviving, seventeenth-century, timber-framed house built in the local vernacular.	As new development is currently being constructed between the site and the asset, the site makes no contribution to the wider setting of the listed building.
Archaeological Notification Areas		
• None within the site boundary		
Potential impact of allocation on significance		
Name of asset	**Description of impact**	
Ridgewood House (Grade II)	Development on the site could impact the semi-rural setting of this asset. It should be noted however that its setting has already been eroded in recent decades due to encroaching residential development.	
The Old Farmhouse Horstedpond (Grade II)	Development on this site could lead to further erosion on this asset's rural setting.	
Cysleys Farmhouse (Grade II)	Development on the site is very unlikely to impact the setting of this asset due to intervening built form.	

Name of ANA	Description of impact
• None within the site boundary	
Avoiding, minimising and mitigating harm, and maximising enhancement	
Maximising enhancement	
• As there are no public rights of way across the site, with appropriate design, new or more accessible views of the assets could be created from within the developed site.	
Avoiding, minimising and mitigating harm	
• Given heritage sensitivities, the design and layout of the site should be informed by a heritage impact assessment including a setting assessment of proportionate scope and detail, based on HE's Good Practice Advice in Planning Notie 3 (Second Edn): The Setting of Heritage Assets (2015), including full consideration of 'Step 4' of the approach to assessment set out therein, in terms of exploring ways to maximise enhancement and avoid or minimise harm. • The retention and introduction of a border of trees along the site's western and eastern edges could help retain the rural and agricultural feel of the assets within their historic environment. However, as per paragraph 40 of HE's Good Practice Advice in Planning Note 3 (Second Edn): The Setting of Heritage Assets (2015), screening should never be regarded as a substitute for well-designed developments. Screening measures require very careful, site-specific design including consideration of local landscape character and seasonable and diurnal effects, as well as a plan for long-term, ongoing management. The settings exercise would help to determine whether or not screening would be a justified approach.	
Conclusions and recommendations	
There are modest heritage sensitivities with this site and development has the potential to cause harm to the setting of the two adjacent heritage assets, as outlined above. This could be mitigated through planting, design and landscaping that is appropriate to the historic landscape character (see page 1 of this assessment for Sussex HLC typologies within the site) and broader heritage context as a site in the High Weald.	


N
SAND RIDGE
CASTLE RISE
EASTBOURNE ROAD
HIGHVIEW LANE
NURSERY LANE
PIPERS FIELD
WARES ROAD
PIPERS FIELD
LEWES ROAD
NEW ROAD
1268393
198/1410
1028088
1353588
LEWES ROAD
1:5,000
0
100
200 m
Heritage designations © Historic England 2026. ANAs E Sussex County Council 2026. Sussex HLC East and West Sussex County Councils and Brighton and Hove Unitary Authority. Base imagery Google 2026
Wealden District boundary
Site allocation boundaries
Conservation areas January 2026
Registered parks and gardens January 2026
Scheduled monuments January 2026
Archaeological Notification Areas
Listed buildings January 2026
Grade I
Grade II*
Grade II

Alan Baxter

Prepared by Aydin Crouch
Reviewed by John Willans

Issued September 2026

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