

Heritage Statement



Project: Rickman's Green Village
Subject: Heritage Statement
Date: 28 November 2022
Client: Artemis Land and Agriculture Ltd

A. SUMMARY AND CONCLUSION

1. This Heritage Statement accompanies the planning application at Crouchlands Farm, Rickman's Lane, Plaistow, Billingshurst, West Sussex RH14 0LE for:

Full planning application for the erection of 108 dwellings (Use Class C3), and associated access and street network, footpaths, open spaces, plant, landscaping and site infrastructure.

2. The proposal is known as Rickman's Green Village. The applicant is Artemis Land and Agriculture Ltd.
3. The application site is not located within a Conservation Area and the existing buildings on the application site are not statutorily or locally listed.
4. There are two Grade II listed buildings to the south west of the application site (Crouchland (more commonly referred to as Crouchlands House), and the outbuilding in the garden of Crouchland), one to the south (Lanelands), three to the north on Rickman's Lane (Little Fritchings, Nuthurst, and Old House), and one to the east on Foxbridge Lane (Foxbridge Farmhouse). There is no direct intervention to the buildings themselves. The Plaistow Conservation Area is approximately 0.7 kilometres to the north of the site, and there are a number of non-designated heritage assets in the vicinity of the application site, including Hardnips Barn.
5. The significance of the Grade II listed buildings lies primarily in their architectural and historic interest - they are good examples of the timber-framed farmhouses and cottages of sixteenth and seventeenth century date that exist in the local area, that themselves reflected the pattern of land use (which itself has remained broadly consistent) in the area at that time. Crouchland is elevated above the other examples by virtue of its scale and detailing, but its immediate setting demonstrates the most change with the farmstead (itself a non-designated heritage asset) that originally centred on the house now focused within the twentieth century farm buildings to the north east). Some understanding of the farmstead can be derived from the Grade II listed outbuilding in the garden of Crouchland, but the setting of this asset has become more domestic as a result of the house now being occupied as a private residence.
6. This Statement has identified what in policy terms is classified as 'less than substantial harm' to the setting of Crouchland as a heritage asset, arising through the introduction of new development specifically to the east of the property. Such change is however not inconsistent with the history of the house and its surrounding context (the house has been part of a wider estate and landholding that has changed over time as agricultural and estate needs have changed).
7. The level of harm is towards the lower end of 'less than substantial' scale and has been mitigated by both the siting and design of the new development, located 0.3 kilometres from Crouchland, with buildings designed to have an agricultural character that reflects the local vernacular, and the retention of exiting vegetation that includes a belt of Ancient Woodland. The Planning Statement accompanying the application identifies that this will not harm the residential amenity of those occupying the house, and also balances this resultant 'less than substantial harm' against the benefits of the scheme, in accordance with the provision of the National Planning Policy Framework.
8. There is no harm to the Grade II listed outbuilding in the garden of Crouchland.

9. This Statement has also identified that no harm arises to other Grade II listed buildings within the proximity of the application site, including Lanelands, Little Fitchlings, Nuthurst, Old House and Foxbridge Farmhouse.
10. The Grade I listed Chichester Cathedral is not visible from the site and there is a significant distance between this and the proposed development, including the South Downs National Park. The proposal therefore will have no impact on this heritage asset.
11. The significance of the Plaistow Conservation Area can be seen to relate primarily to the character of the village within its attractive setting of undulating woodland and fields; the informal low density layout of houses and small cottages, many with visible gardens; the areas of woodland within the village that reinforce its rural character; the nearly 30 listed buildings within the Conservation Area, all in residential uses apart from The Sun Public House and an adjoining K6 telephone kiosk; its materials include timber framing, sometimes exposed with white painted panels, dark stained weather-boarding, blue and red bricks, handmade clay tiles, and some Wealden sandstone; and the undulating topography allows both short and long views across, out of, and into the Conservation Area.
12. No harm is identified from the proposed development in relation the Plaistow Conservation Area. This is primarily due to the intervening landscape between the application site and wider landholding at Crouchlands Farm; the overall separation distance; and the siting of the new development within the proposed development.
13. No harm arises in relation any of the non-designated heritage assets identified, including Hardnips Barn which lies to the north west of the application site.
14. The proposed development will not be located on any land which qualifies for condition exemption from capital taxes on the ground of outstanding, scenic, scientific or historic interest. No harm will arise on such land.