

Regional Investment Programme

A27 East of Lewes Improvements

PCF Stage 3 – Historic Environment Setting Assessment

February 2019

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A27 EAST OF LEWES IMPROVEMENTS

PCF STAGE 3

HISTORIC ENVIRONMENT SETTING ASSESSMENT

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1 INTRODUCTION

1.1. INTRODUCTION TO THE CONCEPT OF SETTING

1.1.1 The definition of setting used here is taken from the National Planning Policy Framework (NPPF)¹. Setting is described as:

1.1.2 *'the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'* (Annex 2)

1.1.3 Historic England's Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3² guidance considers that the importance of setting lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings.

1.1.4 Historic England discusses several other general considerations including: cumulative change; change over time; appreciating setting; buried assets and setting; designated settings; setting and urban design; and setting and economic and social viability and has provided a four-stepped approach to the assessment and importance of settings to heritage assets. Following Step 1, which is the initial identification of the heritage assets and settings affected, the subsequent steps comprise:

- Step 2: Assessing the degree to which these settings make a contribution to the significance of the heritage assets or allow significance to be appreciated;
- Step 3: Assessing the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it;
- Step 4: Explore way to maximising enhancement and avoid or minimise harm.

1.1.5 Step 2: In assessing whether, how and to what degree the settings make a contribution to the significance of the heritage assets, the potential attributes of the settings are considered. These are presented in Table 1, below but are not exhaustive.

Table 1 – Potential Attributes of Settings

POTENTIAL ATTRIBUTES / FACTORS TO CONSIDER
The asset's physical surroundings:
→ Topography;
→ Aspect;
→ Other heritage assets (archaeological remains, buildings, structures, landscapes, areas or archaeological remains);

¹ National Planning Policy Framework 2018, Section 16: Conserving and Enhancing the Historic Environment

² Historic England 2017, The Setting of Heritage Assets

POTENTIAL ATTRIBUTES / FACTORS TO CONSIDER
<ul style="list-style-type: none"> → Definition, scale and 'grain' of surrounding streetscape, landscape and spaces; → Formal design e.g. hierarchy, layout; → Orientation and aspect; → Historic materials and surfaces; → Openness, enclosure and boundaries; functional relationships and communications; → Green spaces, trees and vegetation; → History and degree of change over time.
<p>Experience of the asset:</p> <ul style="list-style-type: none"> → Surrounding landscape and town character; → Views from, towards, through and across, including the asset; → Visual dominance, prominence or role as focal point; → Intentional intervisibility with other historic and natural features; → Noise, vibration and other pollutants and nuisances; → Tranquillity, remoteness, 'wildness'; → Busyness, bustle, movement and activity; → Scents and smells; → Diurnal changes; → Sense of enclosure, seclusion, intimacy or privacy; → Land use; → Dynamism and activity; → Accessibility, permeability and patterns of movement; → Degree of interpretation or promotion to the public; → The rarity of comparable survivals of setting; → Cultural associations; → Celebrated artistic representations; → Traditions.

1.1.6

The attributes of settings define the sensitivity of the settings and suggest its contribution to the significance of the asset. The significance of a heritage asset is defined in NPPF as *'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*. Table 2, below presents examples of definitions for the sensitivity of a setting but these should not be seen as exhaustive.

Table 2 – Step 2 – Definitions of Sensitivity for the Settings of Heritage Assets

EXAMPLES OF SETTINGS
<p>A defined setting that is contemporary with and historically and functionally linked with the heritage asset, may contain other heritage assets of international or national importance, has a very high degree of intervisibility with the asset and makes a very substantial contribution to both the significance of the heritage asset and to the understanding and appreciation of the significance of the asset.</p>
<p>Contemporary with and historically and functionally linked with the heritage asset, with minor alterations (in extent and/or character), has a high degree of intervisibility with the asset and which makes a substantial</p>

EXAMPLES OF SETTINGS
contribution to both the significance of the heritage asset and to the understanding and appreciation of the significance of the asset.
Contemporary with and/or historically and/or functionally linked with the heritage asset but with alterations which may detract from the understanding of the heritage asset, and/or with a moderate degree of intervisibility with the asset and/or which makes a moderate contribution to the significance of the heritage asset and/or a moderate contribution to the understanding and appreciation of the significance of the asset.
Largely altered so that there is very little evidence of contemporaneous and/or historic and/or functional links with the heritage asset, and/or with a low degree of intervisibility with the asset and/or which makes a minor contribution to both the significance of the heritage asset and to the understanding and appreciation of the significance of the asset.

1.1.7

Step 3: Having assessed the contribution of the setting to the significance of the asset, the effect of the Proposed Scheme on the setting can be determined by consideration of the potential attributes of the Proposed Scheme affecting setting. These are outlined in Table 3, below.

Table 3 – Step 3 – Potential Attributes of the Proposed Scheme

ATTRIBUTE	FACTORS TO CONSIDER
Location and siting of the Proposed Scheme	<ul style="list-style-type: none"> → Proximity to asset; → Position in relation to relevant topography and watercourses → Degree to which location will physically or visually isolate asset; → Position in relation to key views to, from and across → Orientation
The form and appearance of the Proposed Scheme	<ul style="list-style-type: none"> → Prominence, dominance, or conspicuousness; → Competition with or distraction from the asset; → Dimensions, scale and massing; → Proportions; → Visual permeability, reflectivity; → Materials (texture, colour, reflectiveness, etc.); → Architectural and landscape style and/or design; → Introduction of movement or activity; → Diurnal or seasonal change
Wider effects of the Proposed Scheme	<ul style="list-style-type: none"> → Change to built surroundings and spaces; → Change to skyline, silhouette; → Noise, odour, vibration, dust, etc.; → Lighting effects and 'light spill'; → Change to general character (e.g. suburbanising or industrialising); → Change to public access, use or amenity; → Change to land use, land cover, tree cover; → Changes to communications/accessibility/permeability → Changes to ownership arrangements → Economic viability

ATTRIBUTE	FACTORS TO CONSIDER
Permanence of the Proposed Scheme	<ul style="list-style-type: none"> → Anticipated lifetime/temporariness; → Recurrence; → Reversibility

1.1.8 Once the sensitivity and contribution of the setting has been determined and the potential attributes of the Proposed Scheme upon it have been identified, the level of harm or beneficial impact of the potential scheme needs to be evaluated.

1.1.9 The criteria for assessing the level of harm of impacts on setting are presented below (Table 4). This presents definitions of varying scales of harm or benefit to the contribution of the setting.

Table 4 – Step 3 – Criteria for Assessment of Magnitude of an Impact on the Setting of a Cultural Heritage Asset

LEVEL OF HARM OR BENEFIT	GUIDELINE CRITERIA
Major beneficial	The contribution of setting to the cultural heritage asset's significance is considerably enhanced as a result of the Proposed Scheme; a lost relationship between the asset and its setting is restored, or the legibility of the relationship is greatly enhanced. Elements of the surroundings that detract from the asset's cultural heritage significance or the appreciation of that significance are removed.
Moderate beneficial	The contribution of setting to the cultural heritage asset's significance is enhanced to a clearly appreciable extent as a result of the Proposed Scheme; as a result, the relationship between the asset and its setting is rendered more readily apparent. The negative effect of elements of the surroundings that detract from the asset's cultural heritage significance or the appreciation of that significance is appreciably reduced.
Minor beneficial	The setting of the cultural heritage asset is slightly improved as a result of the Proposed Scheme, slightly improving the degree to which the setting's relationship with the asset can be appreciated.
Negligible	The setting of the cultural heritage asset is changed by the Proposed Scheme in ways that do not alter the contribution of setting to the asset's significance.
Less than substantial harm:	
Minor harm	The contribution of the setting of the cultural heritage asset to its significance is slightly degraded as a result of the Proposed Scheme, but without adversely affecting the interpretability of the asset and its setting; characteristics of historic value can still be appreciated, the changes do not strongly conflict with the character of the site, and could be easily reversed to approximate the pre-development conditions.
Harm	The contribution of the setting of the cultural heritage asset to its significance is reduced appreciably as a result of the Proposed Scheme. Relevant setting characteristics can still be appreciated but less readily.

LEVEL OF HARM OR BENEFIT	GUIDELINE CRITERIA
Substantial harm	The contribution of the setting of the cultural heritage asset to its significance is effectively lost or substantially reduced as a result of the Proposed Scheme, the relationship between the asset and its setting is no longer readily appreciable.

- 1.1.10 In the context of the National Planning Policy Framework (2018), effects of minor adverse significance in the Setting Assessment equate to less than substantial harm. Effects of moderate adverse significance equate to harm and major adverse significance to substantial harm.
- 1.1.11 Changes may occur in the surroundings of an asset that neither affects their contribution to the significance of the asset, nor the extent to which its significance can be experienced. In such instances it will be considered that there is no impact upon setting.
- 1.1.12 Step 4: Approaches to maximising enhancement and minimising harm to the setting and significance of the assets.
- 1.1.13 Historic England (2017) guidelines for mitigation of the impact of a development on the setting of a heritage asset suggest that in the first instance impacts are best mitigated either by relocation of the development or changes to its design. Where relocation of the development is not possible, good design alone may be capable of reducing the harm. High quality design will be particularly important for the junction options that may have an adverse effect on the setting of heritage assets. Enhancement of the assets and their settings will also be considered as an appropriate form of mitigation. For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. Here the design quality may be an important consideration in determining the balance of harm and benefit.
- 1.1.14 In some instances, the scale, location, positioning and design of the road across the landscape will not accommodate suitable mitigation and the adverse effect will remain unchanged. Here, the opportunity to enhance the affected assets will be explored, such as the addition of interpretation panels at suitable locations and the opening up of lost key views from effected assets.
- 1.1.15 The preferred option for the mitigation of effects on settings is enhancement and this may be achieved by actions including:
- removing or re-modelling an intrusive building or feature;
 - replacement of a detrimental feature by a new and more harmonious one;
 - restoring or revealing a lost historic feature or view;
 - introducing a wholly new feature that adds to the public appreciation of the asset;
 - introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
 - improving public access to, or interpretation of, the asset including its setting.
- In the case of the Proposed Scheme, sympathetic screening could reduce the effects on setting, and where applicable, this should complement the local landscape character, seasonal and diurnal changes.

2 ASSESSMENT

2.1 GENERAL APPROACH

- 2.1.1 An assessment of the importance of the settings to the significance of the heritage assets was undertaken for designated heritage assets within the 1km wider study area in accordance with DMRB and by using professional judgement. Site visits were made during the winter and therefore are largely indicative of the worst-case scenario, where minimal screening is provided by existing vegetation. The impacts of the Proposed Scheme were based on the site plan and high-level design and construction information (see Chapter 2 – The Project of the Environmental Assessment Report). Each designated asset was also visited to assess the potential for harm to the cultural heritage significance of its setting and have been assessed on a location basis.

2.2 HISTORIC LANDSCAPE CHARACTER ASSESSMENT

- 2.2.1 The Sussex Historic Landscape Characterisation (HLC) is part of an integrated programme of landscape characterisation outlining the historic landscape and landscape character of the historic county of Sussex. The Proposed Scheme is situated within three historic landscape character areas:

- Area 3: Chalvington with Ripe;
- Area 4: Downs above Newhaven; and
- Area 16: Downs scarp west of Lewes.

- 2.2.2 The historic landscape comprises fieldscapes (formal enclosed), woodland pockets (plantations) and settlement features (historic dispersed and historic cores). The Proposed Scheme is also located within two landscape character areas:

- Area 121: The Low Weald; and
- Area 125: The South Downs.

THE LOW WEALD:

- 2.2.3 “The Low Weald is a broad, low-lying clay vale with a small-scale landscape enclosed by small woodlands with a patchwork of fields and hedgerows. Small rivers and streams, the tributaries of the main rivers, the Arun, Adur and Ouse meander their way across this clay vale.”³

³ West Sussex County Council, East Sussex County Council, Brighton & Hove Unitary Authority, English Heritage 2010, Historic Landscape Characterisation, 14

THE SOUTH DOWNS

2.2.4 *“The South Downs are a rolling chalk landscape of open downland and large arable fields, indented by combes/dry valleys. In the west, large wooded parkland estates are important features. The South Downs form a line of hills with a steep escarpment running from Eastbourne in the east to the extreme west of the county [of Wessex], north of Chichester. The escarpment is breached by the Rivers Ouse, Adur and Arun, where important settlements were established from earliest times. The western Downs are more wooded than those in the east. Evidence for prehistoric settlement and land-use is common and diverse on the downs, from the Mesolithic to the late Iron Age, with dramatic defensive and territorial earthworks.”⁴*

2.2.5 The South Downs National Park (SDNP) comprises the wider setting for all of the heritage assets in the assessment below. The diverse topography of rolling hills, heathland, river valleys and ancient woodland contributes to the rural character and agricultural setting of the heritage assets. The tranquillity of the South Downs and visual dominance of the chalk down-lands and low-lands, creates a sense of history, remoteness and wildness which contributes to the overall appreciation of the significance of the heritage assets.

ASSESSMENT

2.2.6 The settings of 113 designated heritage assets were visited in June 2018. This included two Registered Parks and Gardens, four Scheduled Monuments, five Grade I, four Grade II* and 92 Grade II listed assets and six Conservation Areas which are outlined in the EAR assessment. Following the site visit and using the methodology outlined above, it was considered that the Proposed Scheme will impact on the settings of 23 of these assets: one Scheduled Monument, 19 Grade II Listed Buildings and three Conservation Areas. The full assessment of these assets is presented below by Conservation Area and geographical area, where applicable, and in summary tables within the EAR assessment. Descriptions of all six Conservation Areas are provided to confirm the neutral impact on three of these assets.

2.2.7 For the remaining 92 heritage assets, it was apparent that there would be no impact on the significance of the assets as a result of impacts on their settings during the construction and operation phase of the Proposed Scheme. This was concluded by assessing the siting and location, proximity and low-lying nature of the Proposed Scheme. For a number of assets, the distance from the heritage assets and the Proposed Scheme limited any impacts during the construction phase of the Shared Use Path, French drain⁵ and junction improvement works, such as plant movement, noise, light and vibration and loss of key views. The introduction of traffic movement and activity, and potential increases in traffic noise derived from the operational phase, was also considered to be neutral for these assets.

⁴ Ibid., 15

⁵ A French Drain or ‘Weeping Tile’ is a trench filled with gravel or rock, or containing a perforated pipe that redirects surfacewater and groundwater away from an area.

2.2.8 Other limiting factors included the physical surroundings of heritage assets, such as enclosed and internalised views within Conservation Areas which eliminated the possibility of construction and operational impacts. This included intervening residential development, the topography of the land and localised landscaped planting providing screening from any potential impacts of the Proposed Scheme. The orientation and intentional views from heritage assets facing away from the Proposed Scheme were also omitted from the assessment due to negligible impacts. In some instances, the setting did not contribute to the significance of the asset due to changes to the setting over time.

2.2.9 For the purposes of the assessment, Table 5 below presents the heritage assets within each of the Conservation Areas (CA1 to CA6) and geographical areas for which there will be no impact from the Proposed Scheme. The impact on the Conservation Areas has been assessed separately in the setting assessment.

Table 5 – Heritage assets within Conservation Areas for which no impact is predicted from the Proposed Scheme

CONSERVATION AREAS (CA1 TO CA6)	ASSETS
CA1: Glynde Conservation Area	The following Grade II Listed Buildings: Thatched Cottage (DES6731); Rambler Cottage, Rosemary Cottage and Orchard Cottage (DES6737); Rookery Cottages (DES6739); Nos 1 And 2 Pear Tree Cottage, Glynde Post Office And The Little Cottage (DES6743); Malthouse Cottages (DES6748); Wisdoms, Welsted And School View (DES6749); Forge Cottage (DES6752); Old Vicarage Cottages (DES6754); Nos 5 And 7 Hampden Gardens and Glynde and Beddingham Working Man's Club (DES6753); Wharf Cottage (DES6756); Garden Wall and Gate Piers to West Of Wharf Cottage (DES6755); Glynde Mill (DES6757); Terraces at 17-34 Trevor Gardens (DES1660) and Terraces at 1-10 Trevor Gardens (DES2208)
CA2: Firle Conservation Area	Ice House at Firle Place scheduled Monument (DES9736); Grade I Listed Firle Place (DES6788) and Parish Church of St Peter (DES6785); Grade II* Firle Place Riding School of Firle Place (DES6786); and the following Grade II Listed Buildings - Crossways Cottage (DES2113); North West Lodge of Firle Place (DES1396); Houses at 45-48 Polecat (DES1403); 49 and 50 Pole Cat House (DES1360); 51 Polecat House (DES1361); Firle Church of England School and School House (DES2252); Ram Inn (DES6760); Stables of the Ram Inn to the east of the Inn (DES6763); The Cottage (DES6759); Garden Wall of the Cottage (DES6761); House at Premises Of Peter Robinson Builders (DES6768); Nos. 30 And 31, The Street (DES6769); Nos. 29 and 29A, The Street (DES6767); Nos. 32 and 33, The Street (DES6758); The Crescent (DES6762); The Old Vicarage (DES6764); Black Tile House (DES6765); Garden Wall of Old Vicarage (DES6766); The Stables of Old Vicarage (DES6770); Nos. 23 And 24, The Street (DES6771); Grade I No.22, The Street (DES6772); 20 and 21, The Street (DES6773); Firle Post Office, SC Fletchers Stores (DES6776); K6 Telephone Kiosk, The Street (DES6777); Nos. 4 And 5, The Street (DES6778); No. 14, The Dock (DES6780); Nos. 11 and 12, The Dock (DES6781); Nos. 8 and 9 The Dock (DES783); Church Farmhouse and Barn or Farm Building adjoining to the west, with flanking walls (DES6782); Barn at Place Farmhouse (DES6775); Barn at Place Farm (DES6779); Place Farmhouse (DES6773); Registered Park and Garden at Firle Place (DES305), The Summer House or Dairy at Firle Place (DES6787); The Garden Walls of Firle Place (DES6789), and Houses at 75 and 76 Heighton Street (DES2255)
CA3: Selmeston Conservation Area	Anglo-Saxon Cemetery Scheduled Monument (DES8148); and Grade II Listed - Church Farm Cottages (DES6799); Wheelwrights Cottage (DES6798); House at Fairland (DES6796); Corins Restaurant (DES6797); Old Cottage and Honeysetts Cottage (DES5034); East View Rose Cottage (DES5535); Parish Church of St Mary (DES5032); and Vicarage (DES5680)

CONSERVATION AREAS (CA1 TO CA6)	ASSETS
CA4: Alciston Conservation Area	The Grade I Listed Parish Church of Alciston (DES6413) and Tithe Barn (DES5227); Grade II* Listed Court Farmhouse (DES5215); The Grade II Listed Nos. 46 And 47 Nether High (DES6794); Nos. 48 And 49 (DES6795);, Apsley Cottage (DES5823); Friars Cottage (DES5234); Old Clergy House (DES5219); Sturtles House (DES5221); Rose Cottage Inn (DES5218); Telephone Kiosk (DES6378); Nos 51 and 52 (DES5196); Barn in field south of Nos 51 and 52 (DES6412); No. 33 The Square (DES6304); Nos. 34, 35 and 36 The Square (DES5230); Greywethers Robin Cottage (DES6694); No. 53 and 54 (DES5197); House at No. 57 (DES6695)
CA5: Berwick Conservation Area	Grade I Parish Church of St Michael and All Angels (DES5169); Grade II Rectory (DES5170); and Grade II Telephone Kiosk (DES6378)
CA6: Wilmington Conservation Area	Wilmington Priory Scheduled Monument (DES8239); Grade I Church of St Mary And St Peter (DES5584); and the following Grade II Listed -Remains of Village Pond (DES6862); House at The Glebe (DES6534); Vicarage (DES6862); House at Priory Place (DES5586); House at Carnoy Milton (DES4939); House at Chantry View (DES6375); The Chantry (DES5585); Grade II Barn House (DES4956); Twytten House (DES5656); House at No. 22 (DES4938); Lantern Cottage Myrtle (DES5655); Holly Tree House (DES5971); Old Inn House (DES6720); The Cottage (DES6652); Post Cottage (DES6533); Garden wall east of The Cottage (DES6724); House at Hunters Dene (DES4936); Garden Wall at Hunters Dene (DES4937); Telephone kiosk (DES5637); House at Sunnyside (DES4933); Pond Cottage (DES5968); Pond House (DES5970); Orchard Cottage (DES4935); Lilac Cottage (DES5969); Rose Cottage (DES4934)
Geographical Areas	Heritage assets for which no impact is predicted from the Proposed Scheme
Beddingham	Grade II Dairy Cottages (DES1657)
Firle	Grade II* Charleston House (DES1400); Grade II Listed Gibraltar Farmhouse (DES1398); Rose Cottage (DES1371); Dairy Farmhouse (DES2109); Farmhouse at 77 Heighton Street (DES1402); Houses at 81, 82 and 83 Heighton Street (DES1699); Firle Tower Cottage (DES1401); Barn or Stables adjoining Littledene Farmhouse (DES2129); Cobwebs, Rowan Cottage (DES1466); Gibraltar Farmhouse (DES1398); Dairy Farmhouse (DES2109); Rose Cottage (DES1371); Newhouse Farmhouse (DES1696); Bushy Lodge (DES6791); Barn at Charleston Farm (DES1953); House at Tilton (DES5004); Cottage at Tilton (DES5923)
Selmeston	Grade II Sherrington Manor (DES5922); Grade II Green House (DES5002)
Berwick	Scheduled Monument of Burlough Castle (DES9735); Grade II Listed - Dovecot To North-West Of Berwick Courthouse (DES6840); Berwick Court (DES6842); The Bakery (DES6300); Platform Waiting Room, Berwick Station (DES6841); Station Building At Berwick Station (DES6843); Berwick Signal Box (DES6844); Farm cottage (DES6838); Burlow Farmhouse (DES6848); Dovecot To The North-West Of Milton Street Farmhouse (DES6851); Milton Street Farmhouse (DES6853); House at West View (DES6854); House at Middleton (DES6855); House, The Byre, Milton Street (DES6856); Telephone Kiosk (DES6858); Horsemans Cottage (DES6859); Pond Cottage (DES6860)
Wilmington	Scheduled Monument of The Holt round barrow (DES9734); Grade II Stream Farmhouse (DES6864)

CONSERVATION AREAS (CA1 TO CA6)	ASSETS
Folkington	The Grade I Parish Church of Saint Peter (DES6867); Grade II* Folkington Manor (DES6872) and Grade II Listed - Stables To North-West of Folkington Manor (DES6871); Old Rectory (DES6866); Ice House adjacent to entrance of Folkington Place (DES6868); Barn at Manor Farm to south-west of the Farmhouse (DES6869); Manor Farmhouse (DES6870); Old Rectory Cottage (DES6875); House at Badgers Bank (DES6874)
Polegate	Scheduled Monument of chapel at Otteham Court (DES9733); Grade II* Central Building of Wooton Manor (DES9090); Grade II* The Chapel At Otteham Court To The North West Of The House (DES6888); Grade II* Polegate Windmill (DES6881); Grade II Wooton Manor Registered Park and Garden (DES9738); Grade II Listed - Stables and Stableyard Archway at Wooton Manor (DES5647), Barn in Stableyard at Wooton Manor (DES5223), Gatehouse Cottage (DES5400), Garden Building at Wooton Manor (DES5646); House at Otteham Court (DES6887); Sayerland House (DES6882)

2.3 GLYNDE CONSERVATION AREA (DES9786)

- 2.3.1 Situated in the shadow of Mount Caburn in the Sussex South Downs, Glynde Conservation Area (DES9786) located in the village of Glynde, comprises elements of a traditional rural village, including a village shop, recreation ground and farm buildings which extend from a single road known as 'Lacys Hill'.
- 2.3.2 The north of Glynde Conservation Area (DES9786) is situated on a steep downward gradient in predominately rural setting comprising dense hedgerows, grass banks and flint and brick walls on the edge of Lacy's Hill (**Image 1**).
- 2.3.3 In the northern extent of the Conservation Area (CA), the wider setting comprises intentional views of the South Downs rolling hills, low-land landscapes and landscaped views across the skyline to the south. As the road bends, these views gradually disappear and the CA becomes more enclosed and inward looking due to front-facing residential properties (**Image 2**). The heart of the CA, where the road forks at Lacys Hill / Ranscombe Lane, acts as a focal point comprising residential properties, post office and village shop (**Image 3**).
- 2.3.4 The setting of the CA is predominately rural, the heart of the village being considerably isolated from the wider landscape of the South Downs. The rural character of the South Downs comprising clay pits and chalk pits, act as prominent features in the Glynde landscape and contribute to agricultural setting and significance of the CA. The use of flint for the construction of residential properties and boundary walls is visually harmonious which adds to the historic character of the CA. There are some glimpsed views from the recreational ground towards the South Downs (**Image 4**), with the southern extent comprising the river of Glynde Reach which traverses through the CA (**Image 5**). The road continues on a steep gradient over the East Coastway Line at Glynde Station, towards the Trevor Arms pub and Trevor Gardens where the CA ends (**Image 6**). As a result, the CA experiences localised residential traffic, movement and activity associated with the railway station.

ASSESSMENT

2.3.5

It is unlikely that the Proposed Scheme will impact the settings of Glynde Conservation Area (DES9786) and the designated heritage assets within it, due to the enclosed nature of the CA, limited views towards the A27 and the distance to the proposed scheme. Of the 14 heritage assets within Glynde CA, there will be no impact on the significance of the assets (see Section 1.25-1.28, Table 5) in their historic settings, therefore they will be subjected to **No change**, as result of the construction and/or operation of the Proposed Scheme.



Image 1 – South view from the northern extent of Glynde Conservation Area (DES9786) comprising flint boundary walls, hedgerows and grass banks alongside Lacys Hill, Glynde. The wider landscape comprises intentional views of the prominent South Downs.



Image 2 – South-west view of the central extent of Glynde Conservation Area (DES9786) where Lacys Hill forks at Ranscombe Lane. The historic character of the CA is accentuated by flint boundary walls and residential properties which line the road.



Image 3 – South-west view of the centre of Glynde village and Glynde Conservation Area (DES9786) at Lacys Hill / Ranscombe Lane comprising residential properties, post office and village shop. There are internalized views of the CA due to intervening residential development and localised tree planting.



Image 4 – South-west view of Glynde CA (DES9786) comprising low-lying residential streetscape and recreational grounds located off Lacys Hill. There are glimpsed intentional views of the wider setting towards the South Downs.



Image 5 – East view of Glynde CA (DES9786) comprising Trevor Arms Pub located off Lacys Hill and bend in the road towards Glynde Reach and Glynde Train Station. This section of the CA is predominantly enclosed by a tree-lined boundary.



Image 6 – West view of Trevor Gardens comprising residential properties constructed of flint materials contributing to the rural setting of Glynde CA (DES9786). There are limited views towards the wider setting of the South Downs to the west of the CA.

2.4 LISTED BUILDINGS IN GLYNDE, CLOSE TO BUT LYING OUTSIDE OF THE CONSERVATION AREA

GRADE II TOLLGATE COTTAGE (DES1661)

- 2.4.1 The Grade II Tollgate Cottage (DES1661) is located on the corner of an unnamed country lane, situated off the A27, near Glynde. The 19th century former toll-house is confined within its immediate boundary with fence and grass bank (**Image 7**). The cottage also shares a setting with residential and commercial properties located opposite and to the rear of the asset. The surrounding low-lands of the South Downs, comprising agricultural fields and pastures, contributes to the rural and tranquil setting of the asset. The cottage is front-facing towards the busy A27 (**Image 8**). and as a result, the cottage experiences high levels of movement, activity and traffic noise. Despite the construction of the A27, the setting has changed little over time due to the historic function of the asset as a tollgate alongside a major road.

ASSESSMENT

- 2.4.2 The asset is close to the A27 and is likely to be impacted by further movement, activity and traffic noise during the construction phase of the Shared Use Path and French Drain at Firle Bostal. This could result in **Minor Adverse impacts** to the Tollgate Cottage (DES1661), however the overall appreciation of the significance of the asset would not be diminished by the Proposed Scheme. There will be negligible impacts on the setting during the operation phase due to existing traffic activity and noise levels experienced by the asset derived from the A27, and also historically due to the historic function of the asset as a tollgate.



Image 7 – North view of the Grade II Tollgate Cottage (DES1661) situated on the corner of an unnamed country lane and the A27, Glynde. The asset is confined within its immediate setting comprising gardens and fencing which lines the road.

There are open views towards the A27 and South Downs which acts as its wider setting.



Image 8 – South view from the Grade II Tollgate Cottage (DES1661) situated within its immediate gardens, partitioned from the road by fencing. The asset shares a setting with residential and commercial properties located opposite and to the rear of the asset.

2.5 FIRLE CONSERVATION AREA (DES9782)

- 2.5.1 Firle Conservation Area (DES9782) is situated within the village of West Firle, located south of the A27 on a flat plain in the Sussex South Downs. Agricultural fields and pastures of the South Downs encompass the Conservation Area (CA) creating a sense of ruralness and tranquillity which is experienced on approach to the CA from the A27.
- 2.5.2 Access to the Conservation Area (CA) comprises a small junction at Wick Street / Firle Bostal (**Image 9**) which expands into the Grade II Registered Park and Garden at Firle Place (DES305). The CA continues down Firle Bostal comprising grass banks, thick hedgerows and trees which frame views further within the CA (**Image 10** and **11**).
- 2.5.3 The bend in the road at Firle Bostal/The Street comprises residential properties, grass banks and hedgerows, with the linear streetscape of The Street opening towards the village centre. The CA experiences greater movement and activity derived from localised residential and agricultural traffic, in comparison to other sections of the CA. Bordered by flint and red brick boundary walls, there are internalised views of Firle CA due to the orientation of the streetscape, residential and commercial properties (**Image 12**). The CA follows the curvature of The Street, lined by residential properties, and is substantially enclosed within its setting with reduced outwards views (**Image 13**).

ASSESSMENT

- 2.5.4 It is unlikely that the Proposed Scheme will impact the settings of Firle Conservation Area (DES9782) and the designated heritage assets within it, due to the enclosed nature of the CA, limited views towards the A27 and the distance to the proposed scheme. Of the 42 assets within the Firle CA, there will be no impact on the significance of the assets (see Section 2.2, 2, Table 5) in their historic settings, therefore they will be subjected to **No change**, as result of the Proposed Scheme.



Image 9 – Wick Street / Firle Bostal junction situated within Firle Conservation Area (DES9782), facing south towards the Grade II Registered Park and Garden of Firle Place (DES305). Firle Bostal comprises grass banks and landscaped trees leading to The Street and West Firle village.



Image 10 – South view of Firle Conservation Area (DES9782) comprising single road of Firle Bostal, lined by residential properties and framed by thick trees and hedgerows creating internalised views of the CA.



Image 11 – North view of Firle Conservation Area (DES9782) comprising single road of The Street, grass banks, thick trees and hedgerows contributing to the rural character of the CA. The CA has internalised views with limited outward views of the wider setting.



Image 12 – North view of Firle Conservation Area (DES9782) within West Firle village enclosed by localised landscaped trees, iconic red-brick and flint boundary walls and residential properties. The Street opens out to accommodate traffic with greater levels of movement and activity in the CA.



Image 13 – East view of Firle Conservation Area (DES9782) comprising residential streetscape with flint and red-brick boundary walls alongside The Street. The low-lying nature and bend of the CA created internalised views, some of which are screened by landscaped trees.

2.6 LISTED BUILDINGS IN FIRLE, CLOSE TO BUT LYING OUTSIDE OF FIRLE CONSERVATION AREA

GRADE II REMAINS OF WAYSIDE CROSS (DES2253); THE GRADE II MIDDLE FARMHOUSE (DES1697)

- 2.6.1 The Grade II Remains of Wayside Cross (DES2253) are situated on a grass bank of Burgh Lane, front-facing an access road and the A27 (**Image 14**). The medieval stone cross has deteriorated over time, comprising the base and remains of monolithic plinth and lower shaft (**Image 15**). The wider setting comprises residential streetscapes and green fields to the rear of the asset and the busy A27 to the south.
- 2.6.2 The Grade II Middle Farmhouse (DES1697) is located off the A27 at Firle, situated within an historic farmstead, now part of Middleton Farm comprising restaurant, farm shop and open farm (**Image 16**). The 18th century farmhouse, is constructed of red brick and half L- shaped design and shares an immediate setting with the farmstead, comprising agricultural buildings to the front and gardens to the rear. The asset experiences constant movement and activity from visitors and the A27 in the wider setting (**Image 17**).
- 2.6.3 The surrounding agricultural fields and pastures of the South Downs low-lands contributes to the agricultural setting of the farmhouse and a sense of isolation which is experienced from the wayside cross. There has been little change to the agricultural setting of the assets over time, with the exception of the busy A27 located in the wider setting.

ASSESSMENT

- 2.6.4 The Grade II Remains of Wayside Cross (DES2253) and Middle Farmhouse (DES1697) are located close to the A27 and are likely to experience increased movement, activity and noise levels during the construction phase of the Shared Use Path and French drain on the opposite side of the A27. Anticipated land take located opposite Middle Farmhouse (DES1697) is also likely to generate these impacts. This could cause **Minor Adverse impacts** on the settings of the assets, however, the overall appreciation of the asset would not be diminished by the Proposed Scheme due to existing traffic noise and movement. There will be negligible impacts on the setting during the operation phase due to existing traffic activity and noise levels experienced by the assets, derived from the A27.



Image 14 - South view from Grade II Remains of Wayside Cross (DES2253) comprising access road to residential streetscape from the A27. Despite the semi-rural setting, the asset experiences movement and activity associated with the A27.



Image 15 – North view of Grade II Remains of Wayside Cross (DES2253) located on a grass bank with tree-lined boundary to the rear. The medieval cross is in poor condition comprising base, plinth and shaft.



Image 16 – Grade II Middle Farmhouse (DES1697) situated within historic farmstead off the A27, near Firle. The red brick asset shares an immediate setting with associated agricultural buildings and garden to the rear, close to the A27.



Image 17 – View from the Grade II Middle Farmhouse (DES1697) of farmstead carpark, grass banks and log fencing towards the A27.

2.7 SELMESTON CONSERVATION AREA (DES9853)

- 2.7.1 Selmeston Conservation Area, located in the village of Selmeston, is positioned on the foot of the South Downs, comprising a predominately rural landscape of enclosed green and agricultural fields. The northern extent of the CA comprises a single narrow road ('The Street') lined with trees, hedgerows and two-storey frontal residential properties set back from the road (**Image 18**). There are expansive outward views of the South Downs, while sections of the CA are substantially enclosed due to bends in the road. The rolling hills of the South Downs to the east contributes to the tranquil setting of the CA, both internally and upon approach from the north.
- 2.7.2 The central section of the CA is bounded by a bank of mature trees and tall hedgerows towards the Grade II Parish Church of St Mary (DES5032). The openness of the church with church yard, the adjacent Grade II Vicarage (DES5680) and Selmeston House (non-designated), acts as the focal point of the CA which captures internalized views and landscaped features of hedgerows and trees which line the roadside (**Image 19**). Grass roadside banks contribute to the rural character of the CA which is predominately enclosed by thick trees. Localised residential and agricultural traffic noise can be experienced from the southern extent of the CA, including the nearby A27 due to high levels of movement and activity (**Image 20**). There has been little change to the agricultural setting of the asset over time, with the exception of the busy A27 and localised traffic in the wider setting

ASSESSMENT

- 2.7.3 The scheme could potentially impact the southern extent of Selmeston Conservation Area due to increased noise levels, movement and activity associated with the temporary construction of the Shared Use Path route and French drain on the opposite side of the A27. This could cause **Moderate Adverse impacts** on the setting of the CA, however the overall appreciation of the asset would not be diminished by the Proposed Scheme. There will be negligible impacts on the setting during the operation phase due to existing traffic activity and noise levels experienced by the assets, derived from the A27.



Image 18 – North view of Selmeston Conservation Area (DES9853) comprising single country lane bounded by tall hedgerows and overgrown trees, contributing to the rural character of the CA. There are limited outward views from the CA towards its wider setting.



Image 19 – South view of central section of Selveston Conservation Area (DES9853) comprising the Grade II Church of St Mary (DES5032). The bends in The Street adds to the sense of enclosure with large confers contributing to the rural character of the CA.



Image 20 – South view of southern extent of Selmeston Conservation Area (DES9853) comprising residential streetscape, grass banks and tree confers towards the A27. The CA experiences movement, activity and traffic noise from this section of the asset.

2.8 GRADE II FLINT HOUSE (DES5033); GRADE II WAR MEMORIAL (DES10798); GRADE II CORNER COTTAGE (DES6307); GRADE II FORGE COTTAGE (DES5220)

- 2.8.1 The Grade II Flint House (DES5033) is located within its immediate gardens to the rear, partitioned by a fenced boundary and grass bank, off The Street (**Image 21**). Originally the village school, the 19th century asset comprises iconic flint craftsmanship and slate roof. Flint House (DES5033) shares a wider setting with Selmeston CA and the A27 lies to the south (**Image 20**). The asset experiences some traffic noise, movement and activity deriving from localised residential and agricultural traffic, including traffic from the A27.
- 2.8.2 The Grade II War Memorial (DES10798) and Grade II Corner Cottage (DES6307) are positioned on either side of The Street where Selmeston CA meets the A27. The immediate setting of the memorial comprises a grass bank with mature trees to the rear and white fencing each side of the asset (**Image 22**). A public footpath traverses across the front of the memorial, with another grass bank separating the asset from the roadside. The Corner Cottage is bounded by a flint boundary wall and partitioned by pavement at the A27 boundary (**Image 23**). Mature trees line the asset both at The Street and the A27, contained within fencing.
- 2.8.3 The two assets share the same wider setting of Selmeston CA and the tranquil, rural landscape of the South Downs low-lands. The assets also experience traffic movement and activity due to their location on the verge of the CA and A27 junction (**Image 24**).
- 2.8.4 The Grade II Forge Cottage (DES5220) is enclosed within its immediate grounds comprising driveway and tree-lined boundary (**Image 25**). The asset is accessed via a private road opposite The Street/A27 junction, and conjoined to the Barley Mow pub (non-designated) to the west. There has been little change to the agricultural setting of the assets over time, with the exception of the busy A27 and localised traffic in the wider setting.

ASSESSMENT

- 2.8.5 The Proposed Scheme could potentially impact the settings of the Grade II Flint House (DES5033), War Memorial (DES10798), Corner Cottage (DES6307) and Forge Cottage (DES5220) due to increased noise levels, movement and activity associated with the construction of the Shared Used Path and French drain. Similarly, areas of anticipated land take are likely to impact the setting of the Grade II Forge Cottage (DES5220) during the construction phase due to temporary increases in movement, activity and noise levels associated with plant machinery.
- 2.8.6 This could cause **Moderate Adverse impacts** on the settings of the Grade II assets however, the overall appreciation of the significance of assets within their historic settings would not be diminished by the Proposed Scheme. There will be negligible impacts on the setting during the operation phase due to existing traffic activity and noise levels experienced by the assets, derived from the A27.



Image 21 – North-west view of the Grade II Flint House (DES5033) situated in immediate boundary comprising fence and grass bank at the roadside of The Street. The asset is constructed of local flints which contributes to the historic character of the asset.



Image 22 – South-west view of the Grade II War Memorial (DES10798) situated on a grass bank off a public footpath on the corner of The Street and A27 at Selmeston. The asset experiences traffic noise, movement and activity due to its proximity to the A27.



Image 23 – South-west view of the Grade II Corner Cottage (DES6307) from the Grade II War Memorial (DES10798) situated within Selmeston CA. The cottage is situated within its immediate boundary comprising flint boundary wall and hedging. The asset experiences traffic noise, movement and activity due to its proximity to the A27.



Image 24 – South-east view from the Grade II Corner Cottage (DES6307) at the corner of The Street, Selmeston, and the busy A27. The asset has an inter-visibility with the Grade II Forge Cottage (DES5220) located off the A27 to the east.



Image 25 – South-east view of the Grade II Forge Cottage (DES5220) located within its driveway and gardens, screened by trees and hedging from the A27. The asset shares a wider setting of the A27 with the Grade II Corner Cottage (DES6307) from the Grade II War Memorial (DES10798).

2.9 ALCISTON CONSERVATION AREA (DES9744)

2.9.1 Alciston Conservation Area (DES9744), situated in the village of Alciston, is approached by a single country road known as 'The Village' (**Image 26**). Situated within the South Downs low-lands, open views of the prominent chalk downs are obtained in the southern extent of the CA, contributing to the rural character of the asset. Several bends in the road and internalised views of residential and agricultural buildings also creates a sense of enclosure and ruralness (**Image 27**).

2.9.2 The central section of The Village comprises a residential streetscape, framed by trees and thick hedging, including a number of trackways and bridleways situated off the road (**Image 28**). The mixture of thatched, tiled, hipped and half-hipped roofs combined with flint boundary walls adds to the rural character of the CA. There is minimal disturbance or activity within the CA, with the exception of localised residential and agricultural traffic, which is demonstrated by its stillness. The wider setting of the asset comprises the surrounding pastures and cultivated fields, with potential first floor glimpses of the CA to the north. The northern section of the CA is similar to the southern extent, comprising a predominately rural setting with glimpses of residential properties in the immediate setting and the South Downs landscape in the wider setting (**Image 29**).

ASSESSMENT

2.9.3 It is unlikely that the Proposed Scheme will impact on the setting of Alciston Conservation Area (DES9786) and the designated heritage assets within it, due to the enclosed nature of the CA, limited views towards the A27 and the distance to the Proposed Scheme. Of the 19 assets within Alciston CA, there will be no impact on the significance of these (see Table 5) in their historic settings, therefore they will be subjected to **No change**, as result of the Proposed Scheme.



Image 26 – South view of Alciston Conservation Area (DES9744) comprising single access road framed by thick tree and hedgerow boundary which contributes to the

rural setting of the CA. There are limited outward views of the South Downs in the wider setting.



Image 27 – North-east view of Alciston Conservation Area (DES9744) comprising large agricultural buildings, bounded by a flint and red-brick boundary wall to the south providing glimpsed views of the South Downs landscape.



Image 28 – North view of Alciston Conservation Area (DES9744) comprising residential streetscape with single access road and grass banks lining The Street. There are internalized views within the CA due to intervening residential properties and localised landscaped trees.



Image 29 – South view of the northern extent of Alciston Conservation Area (DES9744) comprising single access road, thick hedgerow boundary and tree coverage. There are distant views of residential properties and the South Downs landscape situated in the wider setting.

2.10 LISTED BUILDINGS IN SEMELSTON, CLOSE TO BUT LYING OUTSIDE OF SELMESTON CONSERVATION AREA

GRADE II NEW BARN FARMHOUSE (DES6303)

- 2.10.1 The Grade II New Barn Farmhouse (DES6303) is located off a private access road from the A27, opposite Alciston village (**Image 30**). The 18th century farmhouse is confined within its immediate farmyard comprising associated agricultural buildings. The asset experiences traffic noise, movement and activity from the A27 to the south, its wider setting comprising the South Downs landscape of agricultural fields with hedgerows. The agricultural setting of the Downs contributes to the historical significance of the asset within the agricultural setting. There has been little change to the of the asset over time, with the exception of the busy A27 and localised traffic in the wider setting.

ASSESSMENT

- 2.10.2 The Proposed Scheme could potentially impact the setting of the Grade II New Barn Farmhouse (DES6303) due to increased noise levels, movement and activity during the construction phase of the Shared Used Path, French drain and anticipated areas of new land take. This could cause **Minor Adverse impacts** on the setting, however, the overall appreciation of the asset would not be diminished by the scheme. There will be negligible impacts on the setting during the operation phase due to existing traffic activity and noise levels experienced by the assets, derived from the A27.



Image 30 – North-west view of private access road towards the Grade II New Barn Farmhouse (DES6303), located off the A27. The asset is confined within its

immediate farmyard setting, its wider setting comprising the A27 and agricultural fields with hedgerows.

2.11 BERWICK VILLAGE CONSERVATION AREA (DES9772)

- 2.11.1 Berwick Conservation Area (DES9772) is situated within the village of Berwick, located off the A27 in the South Downs. The CA is surrounded by the South Downs low-lands, agricultural fields and pastures, with landscaped views of prominent chalk hills contributing to the ruralness and tranquillity of the CA.
- 2.11.2 The southern extent of the CA is located on a slight steep gradient comprising grass mini roundabout into the village, hedgerows and residential properties set back from the road (known as 'The Village'), which contributes to the rural setting of the CA (**Image 31**).
- 2.11.3 Berwick CA is substantially enclosed by dense hedgerows and tall trees which encircle and frame The Village (**Image 32**). To the north, the residential streetscape begins to open slightly with open views towards the centre of the CA and expansive, tree-lined views towards the wider landscape of the A27 and the South Downs (**Image 33**). The northern edge of the CA comprises the intersection at Berwick / A27, bus shelter to the east and to the west the Scheduled Monument of the Deserted Medieval Village north of Church Farm (DES8329). There is considerable traffic noise, movement and activity experienced by this section of the CA. There has been little change to the agricultural setting of the asset over time, with the exception of the busy A27 and localised traffic in the wider setting.

ASSESSMENT

- 2.11.4 The Proposed Scheme could potentially impact upon the setting of Berwick Conservation Area (DES9772) due to increased noise levels, movement and activity during the construction phase of Drusillas Junction, Shared Used Path, French drain, habitat creation and anticipated areas of new land take. This could cause **Moderate Adverse impacts** on the setting of the CA, however the overall appreciation of the significance of the asset within its historic setting would not be diminished by the Proposed Scheme. There will be minor impacts on the setting during the operation phase due to the implementation of habitat creation, such as tree-planting, which has the potential to screen historic views towards the South Downs.



Image 31 – North views of Berwick Conservation Area (DES9772) comprising ‘The Village’ road with hedgerow and tree-lined boundaries. The southern section of the CA is substantially enclosed and inward looking with a predominately rural setting.



Image 32 – North view of Berwick Conservation Area (DES9772) comprising thick hedgerows and tree-lined road with adjacent residential properties in the skyline. There is some movement and activity associated with the properties demonstrated by parked vehicles on the roadside.



Image 33 – North view of Berwick Conservation Area (DES9772) illustrates the widening streetscape, grass banks and hedgerows which contributes to the rural setting of the CA. There are adjoining roads leading to residential properties, with some glimpsed views of the wider South Downs setting.

2.12 THE SCHEDULED MONUMENT OF THE DESERTED MEDIEVAL SETTLEMENT NORTH OF CHURCH FARM (DES8329)

- 2.12.1 The Scheduled site of the Deserted Medieval Settlement north of Church Farm (DES8329) is located within an enclosed agricultural field and grass bank in the northern extent of Berwick Conservation Area (DES9772). The asset comprises below-ground archaeological remains preserved *in situ* which include irregular land formations, earthworks and ditches (**Image 34**). The asset acts as key archaeological evidence of past medieval occupation at Berwick.
- 2.12.2 The Scheduled site is positioned at the corner of the Berwick / A27 junction, hedgerow and agricultural field comprising large mature tree, fencing, electricity pole overhead distribution line and road signs (**Image 35**). Traffic signs and village sign separates the hedgerow from the busy A27, with a line of mature trees bordering the site to the east. Berwick CA which surrounds the asset and the A27 to the north, act as the immediate setting of the Scheduled site, the wider setting comprising agricultural and arable fields (**Image 36**), in and particular key landscape views of the prominent Down to the east. There has been little change to the historic setting of the asset over time, with the exception of the busy A27 and localised traffic in the wider setting.

ASSESSMENT

- 2.12.3 The Proposed Scheme could potentially impact upon the setting of the Scheduled site of the Deserted Medieval Settlement north of Church Farm (DES8329) due to increased noise levels, movement and activity during the construction phase of Drusillas Junction, Shared Used Path, French drain, habitat creation and anticipated areas of new land take. This could cause **Moderate Adverse impacts** on the setting of the asset, however, the overall appreciation of the significance of the asset within its agricultural setting would not be diminished by the Proposed Scheme. There will be minor adverse impacts on the setting during the operation phase due to the implementation of habitat creation, such as tree-planting, which has the potential to screen historic views towards the South Downs.



Image 34 – East view of the Scheduled site of the Deserted Medieval Village, north of Church Farm (DES8329) located in an agricultural field in Berwick village and a grass bank on the edge of the A27. The majority of the asset is surrounded by a tall hedgerow with fence.



Image 35 – North-east view of the Scheduled site of the Deserted Medieval Village, north of Church Farm (DES8329) which extends into the grass bank to the north, located off the A27. The immediate setting includes road signs and overhead distribution line, with a bus stop located opposite.



Image 36 – North view of the Scheduled site of the Deserted Medieval Village, north of Church Farm (DES8329) towards the A27 and its wider setting comprising rural fieldscapes of the South Downs.

2.13 GRADE II LISTED - THATCHED COTTAGE (DES6731); FRENHAM COTTAGE (DES5168); HOUSE AT NOS. 13 AND 14 (DES5835); AND STABLES, CART-SHED AND GRANARY AT COURT FARMHOUSE (DES5167)

- 2.13.1 The Grade II Listed Thatched Cottage (DES6731) and Frensham Cottage (DES5168) are located on a downward slope off The Village. The 17th century assets share timber-framed and red brick building features (**Images 37** and **38**) and are partitioned from the road by dense hedging and front-facing gardens which act as their immediate settings. The assets share a wider setting of Berwick CA to the south, with Frensham Cottage experiencing glimpsed views of the Nos 13 and 14 (DES5835) and wider views of the South Downs landscape comprising green fields and pastures to the north (**Image 39**). The assets are exposed to some movement and activity, including noise, derived from passing traffic on the A27.
- 2.13.2 The Grade II House at Nos. 13 and 14 (DES5835), now a single residential property, is enclosed within its driveway, garden and hedged boundary, partitioned by a grass bank from the road (**Image 40**). The gated entrance also comprises a flint and red brick ancillary building which sits in front of an enclosed pond to the rear. A line of trees bordering the pond provides glimpsed views from the asset towards the wider landscape, restricting views to Berwick CA. Similar to the cottages, there is some movement and activity, and traffic noise experienced from the asset.
- 2.13.3 The Grade II Stables, Cart-Shed and Granary at Court Farmhouse (DES5167) are located to the rear of, and shares a wider setting with, the House at Nos.13 and 14 (DES5835). Enclosed within its original farmyard, the 18th century group of assets constructed of flint and red brick, share a functional relationship with the agricultural landscape and are likely to experience traffic noise deriving from Berwick CA and the A27. There has been little change to the historic settings of the assets over time, with the exception of the busy A27 and localised traffic in the wider setting.

ASSESSMENT

- 2.13.4 The Proposed Scheme could potentially impact upon the settings of the Grade II assets due to increased noise levels, movement and activity derived from construction-related traffic associated with Drusillas Junction, Shared Used Path, French drain, habitat creation and anticipated areas of new land take. This is likely to occur due to the openness of the rural landscape to the north. This could cause **Minor Adverse impacts** on the settings of the assets, however, the overall appreciation of the significance of the asset within its agricultural setting would not be diminished by the Proposed Scheme. There will be minor adverse impacts on the setting during the operation phase due to the implementation of habitat creation, such as tree-planting, which has the potential to screen historic views towards the South Downs.



Image 37 – North-east view of the Grade II Thatched Cottage (DES6731) enclosed within its immediate gardens comprising mature trees and hedgerows edging the roadside. The upper floors of the asset are likely to have internalised views of Berwick CA to the north and south.



Image 38 – West view of Grade II Frensham Cottage (DES5168) located within its immediate gardens, partially enclosed from The Village by tall hedgerows and potential glimpses of the A27 and wider setting to the north.



Image 39 – North-east view from Grade II Frensham Cottage (DES5168) comprising The Village and Berwick CA, towards the A27 and the scheme. The openness of the setting towards the A27 contributes to existing noise levels which are likely to increase during the construction phase.



Image 40 – East view of Grade II Nos. 13 and 14 (DES5835) set back from The Village within its immediate setting of driveway and gardens. The asset shares an agricultural setting with the Grade II Stables, Cart-Shed and Granary at Court Farmhouse (DES5167) located to the rear.

2.14 THE GRADE II LISTED - ELM HOUSE (DES5836); CRICKETERS ARMS INN (DES6414); AND HOUSES AT NO. 4 AND 5 (DES5171).

- 2.14.1 The Grade II Elm House (DES5836) is located on a gentle slope set back from its gardens, red-brick pillared driveway and associated outbuildings which act as its immediate setting (**Image 41**). The grounds of the house are partitioned by a line of mature ferns and a flint boundary wall at the roadside. The 19th century residential property comprises stuccoed porch features and glazed bar windows which remain intact. Mature trees and thick hedging limits outwards views from the asset towards the wider setting, with possible glimpses of the neighbouring Cricketers Arms Inn (**Image 42**) and immediate views of the public car park. There is minimal activity from localised traffic experienced by the asset due to its enclosure within private grounds.
- 2.14.2 The Grade II Cricketers Arms Inn (DES6414) is set back from The Village within a beer garden and car park (**Image 43**). The 18th century public house is constructed from typical historic materials of the region (flint with red brick dressings) and is bounded from The Village by a grass bank, iron fencing and hedging. The asset has retained its intended use as a public house, therefore continuous movement, activity and traffic noise from visitors has not changed the experience of its setting.
- 2.14.3 The Grade II Nos. 4 and 5 (DES5171) is positioned off The Village, and is located within large gardens comprising double hedging and landscaped trees (**Image 44**). The 17th century cottage is enclosed within a garden, with potential glimpses of the CA to the north. The cottage shares the same wider setting of the South Downs landscape, including glimpsed landscaped views, as the Cricketers Arms Inn (DES6414) and the CA. All three assets are surrounded by rural and tranquil pastures of the South Downs, with little change to their agricultural setting over time.

ASSESSMENT

- 2.14.4 The Proposed Scheme could potentially impact the settings of the Grade II assets due to increased noise levels, movement and activity derived from construction-related traffic associated with Drusillas Junction, Shared Used Path, French drain, habitat creation and anticipated areas of new land take. This is likely to occur due to the open views of the rural landscape to the north. This could cause **Minor Adverse impacts** on the settings of the assets, however, the overall appreciation of the significance of the assets within their historic settings would not be diminished by the Proposed Scheme. There will be **Minor impacts** Adverse on the settings during the operation phase due to the implementation of habitat creation, such as tree-planting, which has the potential to screen historic views towards the South Downs.



Image 41 – West view of the Grade II Elm House (DES5836) located within its immediate landscaped gardens and large private grounds, comprising carpark entrance. The asset is enclosed behind high walls and surrounding trees.



Image 42 – North-east views from the Grade II Elm House (DES5836) separated from the road by a flint and brick boundary wall with hedgerow. The wider setting includes hedgerows with grass bank within the Berwick CA and the Grade II Cricketers Arms Inn (DES6414) to the north.



Image 43 – North-west view of the Grade II Cricketer's Arms Inn (DES6414) with beer garden and brick wall. The asset has glimpsed outwards views to the east comprising the wider South Downs landscape.



Image 44 – West view of the Grade II House at No. 4 and 5 (DES5171) situated within its tree-lined gardens with limited outward views of the wider rural setting.

2.15 WILMINGTON CONSERVATION AREA (DES9866)

- 2.15.1 Wilmington Conservation Area, located in the village of Wilmington, lies on a steep slope gradient on a single access road leading from the South Downs trail (public walkway). The southern extent of the CA comprises key landscape views of the South Downs National Park (SDNP) comprising the 'Long Man of Wilmington' located on Windover Hill, dating from the Prehistoric period (**Image 45**). The sense of tranquillity from the rolling hills, pastures and distant birdsong contributes to the rural setting of the CA.
- 2.15.2 Wilmington CA is predominately enclosed by high flint boundary walls and tall mature trees, while a continuous grass bank acts as a public path, contributing to its rural character (**Image 46**). The CA slopes gently downwards and, in the central section of the CA, the bank path serves as a pavement where the road narrows, comprising a residential streetscape with numerous residential properties (**Image 47**). Movement and activity is experienced from the northern extent of the CA, towards the A27 which is visible from 'The Long Man' pub (**Image 48**).

ASSESSMENT

- 2.15.3 The Proposed Scheme could potentially impact upon the setting of the northern extent of Wilmington Conservation Area (DES9866) due to increased noise levels, movement and activity during the construction phase of junction improvement works, Shared Used Path, French drain, habitat creation and anticipated areas of new land take. Similar impacts associated with the construction compound area at Thornwell Road could also impact the CA. This could cause **Minor Adverse impacts** on the setting of the CA, however the overall appreciation of the significance of the asset with its historic and agricultural setting would not be diminished by the Proposed Scheme. There will be negligible impacts on the setting during the operation phase due to existing activity and noise levels experienced by the assets, derived from the A27.



Image 45 – South view from Wilmington Conservation Area (DES9866) at the foot of the South Downs comprising landscape views of the South Downs National Park (SDNP) and ‘The Long Man of Wilmington’ in the wider setting.



Image 46 – North-east view of Wilmington Conservation Area (DES9866) located on the downward slope of The Village. The CA is enclosed by flint and red-brick boundary walls and mature trees which provide internalized views of the asset.



Image 47 – North view of Wilmington Conservation Area (DES9866) in The Village with internalized residential streetscape comprising residential properties, flint wall boundaries and chimney stacks which interrupt the skyline.



Image 48 - North view of the edge of Wilmington Conservation Area (DES9866) on low-lying ground comprising hedgerow and tree-lined bend in The Village towards the busy A27. There are clear views of the A27 and the wider agricultural landscape of the South Downs.

2.16 GRADE II LISTED BUILDINGS IN WILMINGTON, CLOSE TO BUT LYING OUTSIDE OF THE WILMINGTON CONSERVATION AREA

GRADE II CROSSWAYS HOTEL (DES4954)

- 2.16.1** The Grade II Crossways Hotel (DES4954) is situated on low-lying land with garden and gravel driveway off the A27. The 19th century hotel is separated from the roadside by a grass bank comprising two large conifers, bed and breakfast sign, and a section of pavement along the A27. The asset is set back from the A27 along a driveway and within a garden, comprising mature trees and hedging which screens the asset from commercial development to the east and agricultural and green fields to the west (**Image 49**).
- 2.16.2** The front-facing Crossways Hotel (DES4954) is exposed to traffic noise, light spill, movement and activity associated with the busy A27 (**Image 50**). The wider setting comprises Wilmington village, the South Downs landscape and the A27 with views from the asset towards 'The Wishing Well Tea Room' on the opposite side of the road at Wilmington. There are limited outward views towards the South Downs due to a band of trees which line the A27.

ASSESSMENT

2.16.3

The Proposed Scheme could potentially impact the agricultural setting of the Grade II Crossways Hotel (DES4954) due to increased noise levels, movement and activity during the construction phase of junction improvement works, the Shared Use Path route, French drain and anticipated areas of new land take located on the grassy bank of the A27. The temporary construction compound area at Thornwell Road could also cause impact the setting the Crossways Hotel (DES4954) due to increased noise levels, movement and activity. There will be potential impacts on the setting during the operation phase due to the close distance of Wilmington Junction, which is likely to increase existing traffic activity and noise levels experienced by the asset. This could cause **Moderate Adverse impact** however the overall appreciation of the significance of the asset within its agricultural setting would not be diminished by the scheme.



Image 49 – North-east view of the Grade II Crossways Hotel (DES4954) located within tree-lined, landscaped gardens with gravelled access road to the front of the asset, and just off the A27, Wilmington.



Image 50 – South-west view from the Grade II Crossways Hotel (DES4954) depicting the wider setting of the pavement and A27. The asset experiences high levels of movement and activity within its existing setting.

GRADE II HOUSE AT NOS. 1 & 2 THE GREEN (DES6539); GRADE II THE OLD FORGE (DES5583)

- 2.16.4 The Grade II Nos. 1 & 2 The Green (DES6539), and Grade II the Old Forge (DES5583) are situated on low-lying land, front-facing the small residential streetscape known as 'The Green'. The 18th century residential properties are set back from The Green within their immediate settings of gardens, driveway and neighbouring properties (Image 51 and Image 52). The Green is accessed by a narrow lane which cuts through surrounding pastures, running parallel with the A27 where it meets Thornwell Road (**Image 53**). There are open views from the assets across the grasslands to the north-east, while views to the east are screened by dense mature trees. Views to the south-east comprise a section of the A27 and long- distance historic views of the SDNP.
- 2.16.5 The assets share the same wider setting which comprises a mixture of tall vegetation, the A27 and the far extent of the South Downs. Despite elements of a semi-rural setting, the assets experience traffic noise, light spill, movement and activity associated with the busy A27. In addition, noise is derived from the East Coastway Line railway which passes to the north of Thornwell Road which further demonstrates the level of activity surrounding the assets and change in setting over time.

ASSESSMENT

- 2.16.6 The Proposed Scheme could potentially impact the historic setting of the Grade II Nos. 1 & 2 The Green (DES6539), and Grade II the Old Forge (DES5583) due to increased noise levels, movement and activity during the construction phase of junction improvement works, the Shared Use Path route, French drain and anticipated areas of new land take. The temporary construction compound area at Thornwell Road could also cause impact the settings of the Grade II assets. This could cause **Minor Adverse impacts**, however the overall appreciation of the significance of the asset within its historic setting would not be diminished by the Proposed Scheme. There will be negligible impacts on the setting during the operation phase due to existing activity and noise levels experienced by the assets derived from the A27, localised traffic and East Coastway Line, which has somewhat altered the agricultural setting over time.



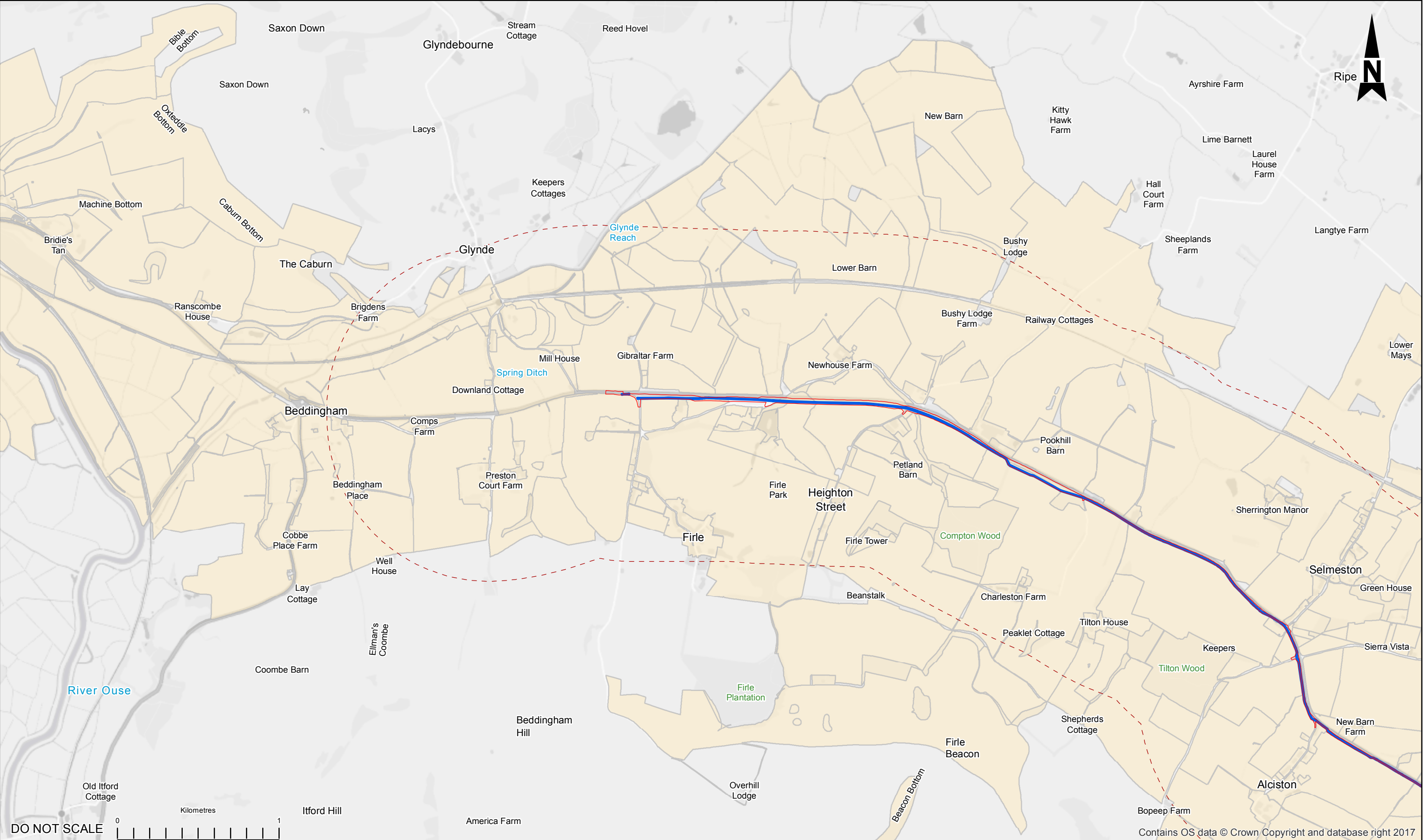
Image 51 – West view of the Grade II Nos. 1 & 2 The Green (DES6539) located within its immediate tree-framed gardens with hedgerow boundary, The Green near Wilmington. The asset is set back from the residential streetscape by a grassy bank.



Image 52 – North-west view of the Grade II Old Forge (DES5583) located within its immediate grounds with hedgerow and meadow to the front. The asset is located in the far corner of a residential streetscape.



Image 53 – South-west view from the Grade II Nos. 1 & 2 The Green (DES6539), The Old Forge (DES5583) comprising meadow the A27 and South Downs in the wider landscape.



KEY:

- NMU ROUTE COMBINED FOOTWAY/CYCLEWAY
- DESIGN FIX 2 MAXIMUM EXTENT
- EXISTING FOOTWAY OR NMU ROUTE TO REMAIN
- '1KM STUDY AREA
- HLC

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Construction		
Maintenance / Cleaning		
Use		
Decommissioning / Demolition		

P01.1	---	First Issue	---	---	---
Rev.	Date	Description	By	Chk'd	App'd

Drawing Status: FINAL

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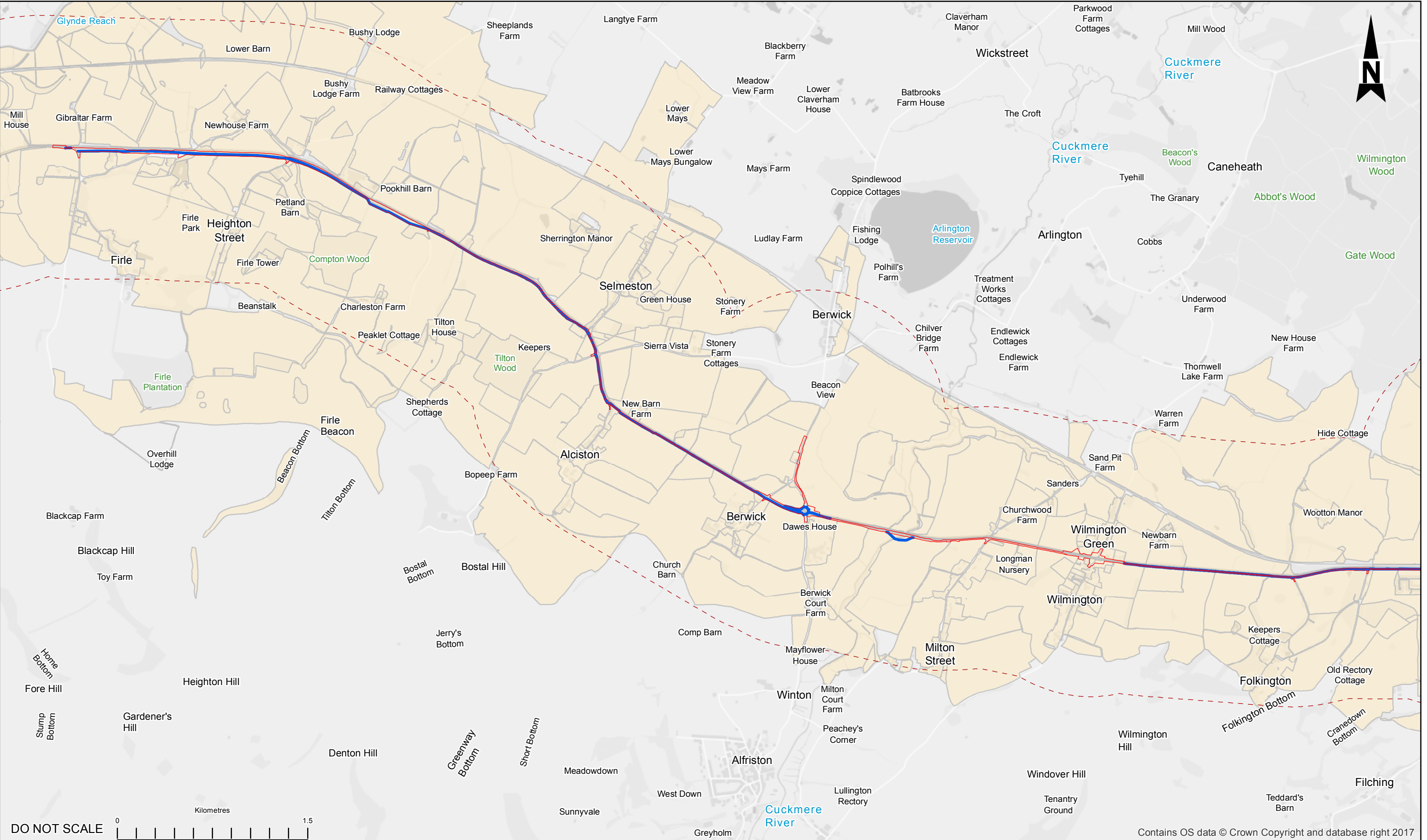
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Project Title		A27 EAST OF LEWES			
Drawing Title		FIGURE 7.3: HLC 1KM STUDY AREA PAGE 2 OF 3			
Scale	1:22,000	Drawn	CR	Checked	CB
Original Size	A3	Date	13/07/18	Date	13/07/18
Drawing Number	HE552988	Project	WSP	Approved	GK
Location		Type		Role	
Volume		Project Ref. No.		Authorised	
Revision		P01		MS	



KEY:

- NMU ROUTE COMBINED FOOTWAY/CYCLEWAY
- DESIGN FIX 2 MAXIMUM EXTENT
- EXISTING FOOTWAY OR NMU ROUTE TO REMAIN
- '1KM STUDY AREA
- HLC

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATON	
In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following significant residual risks (Reference shall also be made to the design hazard log).	
Construction	
Maintenance / Cleaning	
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P01.1	---	First Issue	---	---	---
Rev.	Date	Description	By	Chk'd	App'd

Drawing Status: FINAL

Suitability: S0

Project Title: A27 EAST OF LEWES

Drawing Title: FIGURE 7.3: HLC 1KM STUDY AREA PAGE 2 OF 3

Scale: 1:28,000

Drawn: CR

Checked: CB

Approved: GK

Authorised: MS

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Date: 13/07/18

Date: 13/07/18

Drawing Number: HE552988

Project: WSP

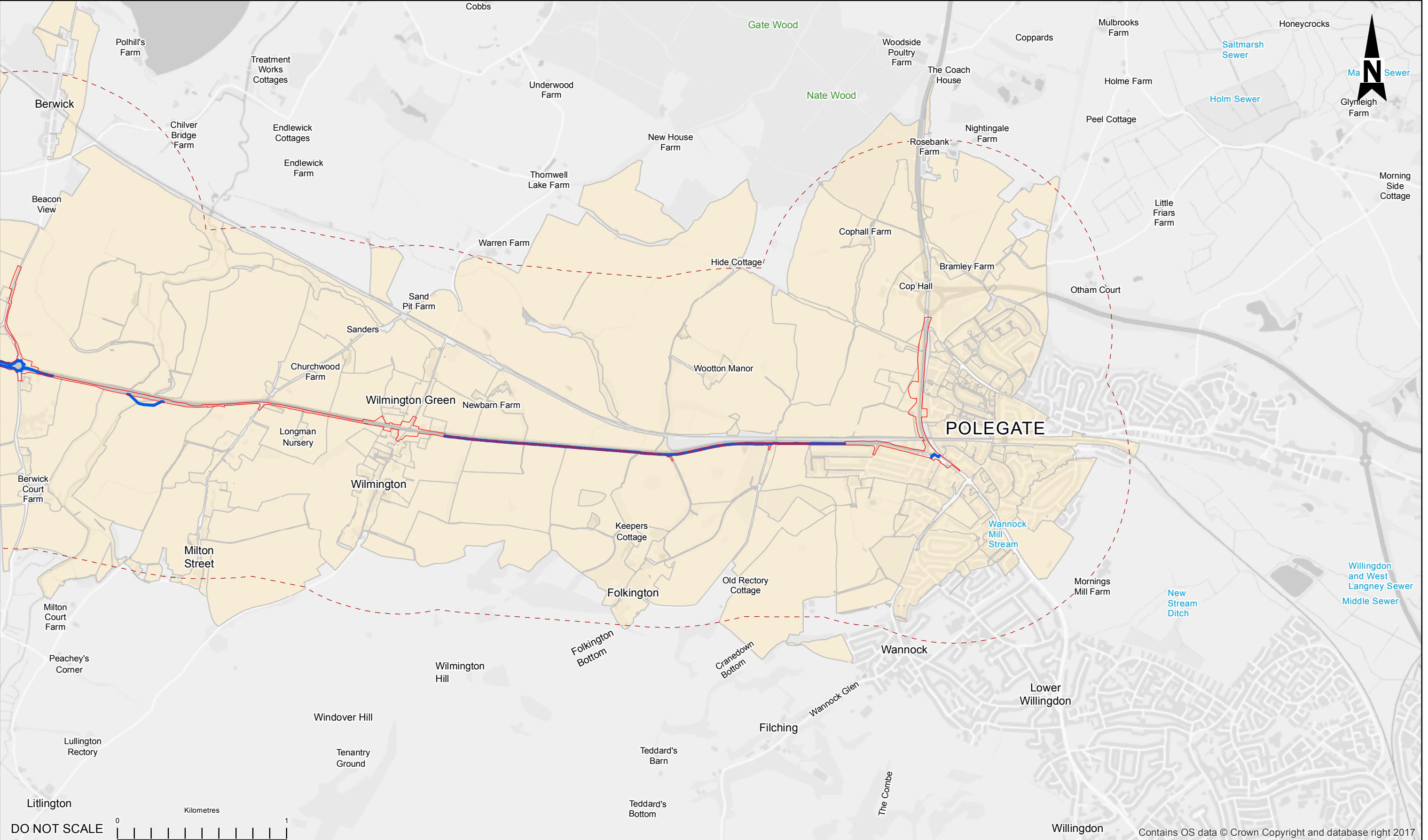
Originator: WSP

Volume: WSP

Project Ref. No: 70035418

Revision: P01

Location: |Type|Role|Number



KEY:

- NMU ROUTE COMBINED FOOTWAY/CYCLEWAY
- DESIGN FIX 2 MAXIMUM EXTENT
- EXISTING FOOTWAY OR NMU ROUTE TO REMAIN
- '1KM STUDY AREA
- HLC

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATON	
In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following significant residual risks (Reference shall also be made to the design hazard log).	
Construction	
Maintenance / Cleaning	
Use	
Decommissioning / Demolition	

P01.1	---	First Issue	---	---	---
Rev.	Date	Description	By	Chk'd	App'd

Drawing Status: FINAL

Suitability: S0

Project Title: A27 EAST OF LEWES

Drawing Title: FIGURE 7.3: HLC 1KM STUDY AREA PAGE 2 OF 3

Scale: 1:21,000

Original Size: A3

Drawing Number: HE552988

Project: WSP

Location: |Type|Role|Number

Scale	Drawn	Checked	Approved	Authorised
1:21,000	CR	CB	GK	MS
Original Size	Date	Date	Date	Date
A3	13/07/18	13/07/18	13/07/18	13/07/18
Drawing Number	Project	Originator	Volume	Project Ref. No.
HE552988	WSP			70035418
Location	Type	Role	Number	Revision
				P01

