

LAND at CROUCHLANDS FARM PLAISTOW WEST SUSSEX

Results of a Historic Visual Impact Assessment



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Land at Crouchlands Farm, Plaistow West Sussex

Results of a Historic Visual Impact Assessment

For

Kirsty Lodge

Of

Aardvark EM

By



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Summary

This report presents the results of a historic visual impact assessment carried out by South West Archaeology Ltd. on land at Crouchlands Farm, Plaistow, West Sussex, as part of the pre-planning documentation for a proposed dairy building.

The proposed development would be located within a large pasture field, south of a functioning farmstead and partly on the footprint of an existing farmyard. This modern farmstead historically formed part of Crouchlands Farm. The Listed house at Crouchlands was built in the mid 17th century by Henry Strudwick, part of an important local dynasty and an 'iron master' supplying munitions to the Navy. The few designated heritage assets in the area selected for assessment would be minimally affected by the proposal, and not to a significant degree. Mitigation through sympathetic design and tree planting could partly offset the harm that might arise.

*With this in mind, the overall impact of the proposed development can be assessed as **negative/minor** to **negative/moderate**. The impact of the development on any buried archaeological resource would be **permanent** and **irreversible**.*

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1.0 Introduction

Location:	Crouchlands Farm
Parish:	Plaistow
County:	West Sussex
NGR:	TQ0126729533

1.1 Project Background

This report presents the results of a historical visual impact assessment (HVIA) carried out by South West Archaeology Ltd. (SWARCH) at Crouchlands Farm, Plaistow, West Sussex (Figure 1). The work was commissioned by Kirsty Lodge of Aardvark EM Ltd. (the Agent) in order to address the comments of the Historic Buildings Advisor Heather Hall (comments dated 29.10.15, see Appendix 1) and assess the likely effect on the significance of several Listed structures located in close proximity to a proposed new dairy unit.

1.2 Topographical and Geological Background

The proposed site comprises approximately 2.5 hectares of gently-sloping land south of the modern farm buildings at Crouchlands Farm. The proposed development would lie within a single fairly large sub-rectangular pasture field that slopes from north-west to south-east from at c.45-35m AOD. Crouchlands Farm is located in Plaistow, West Sussex, approximately 1.2km south-east of Plaistow and 2.5km north of Kirdford.

The soils of this area are slowly-permeable seasonally-wet slightly acid but base rich loamy and clayey deposits. These in turn overlie the mudstones of the Weald Clay Formation (BGS 2015).

1.3 Historical Summary

The proposed site is located within the north-eastern part of Kirdford Parish, a formerly extensive parish (12495 acres) in the Hundred of Rotherbridge and the Rape of Arundel. Plaistow was a chapelry to Kirdford, with a chapel built 1853-54. Plaistow has been described as ‘...the prevailing character of the scenery is pleasing’ (Lewis 1848). Kirdland (Cynethryth’s Ford) is first attested in 1228 (Watts 2004, 350) and Plaistow (La Pley(e)stowe, ‘sport or playing place’) is first recorded in 1271 (Watts 2004, 474). Crouchlands Farm may derive from the surname of William Croucher of Kirdford (Austen 1990), or perhaps crouch meaning cross. Crouchlands Farm belonged to the Strudwick family; the house bears a datestone of 1652 with the initials H.S. (Henry Strudwick). The farm has a relatively complex descent to the current occupiers, the Luttman-Johnsons.

1.4 Archaeological Summary

The immediate area has seen relatively little archaeological investigation, although glassworks are recorded in the woods immediately to the west, at Hardnip Copse (HER: MWS5401), together with limekilns at Lanelds (HER: MWS168) and Crouchlands (HER: MWS7749). The heavy soils of the Low Weald were exploited as wood pasture from the early medieval period, and are well-wooded today. The proximity of wood fuel and iron ore deposits means the Weald has been a centre for iron production from the late Prehistoric period, and Henry Strudwick is himself described as an ‘iron master and of wood coals and timber’ (PRO: C6/162/44).

1.5 Methodology

This document follows the methodology outlined in the Project Design (Appendix 1).

The historic visual impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008), *The Setting of Heritage Assets* (English Heritage 2015), *Seeing History in the View* (English Heritage 2011), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), and with reference to *Guidelines for Landscape and Visual Impact Assessment 3rd edition* (Landscape Institute 2013), *Photography and Photomontage in Landscape and Visual Impact Assessment* (Landscape Institute 2011).



Figure 1: Site location (the proposed site is indicated) (contains OS data © Crown copyright 2015).

2.0 Cartographic and Historic Baseline

2.1 Documentary History

Crouchlands Farm is first documented in the post-medieval period (*Crowcheslande* 1616), although the name may derive from the surname of William *Croucher*, recorded in 1296 (Austen). The descent of the house and farm is relatively complex. The Strudwick Family held Crouchlands from the mid 16th century through to the 1660s, when it seems to have passed to Richard Stringer of Petworth (WSRO: Add Mss 10260). In 1755 the capital messuage called Crouchland was conveyed by Peter Mose of Petworth to Israel Jalabert of London (originally of Geneva) (WSRO: Add Mss 10512-13); around this time it was occupied by one William Lucas (WSRO: Add Mss 10270-72). Francis Jalabert of Crouchland married Frances Neville of Baker Street, London (Berkshire RO: D/EX 7801/3/1-6). Crouchlands (305a) appears among sale particulars relating to the Mitford Estates in 1805 (WSRO: MITFORD/1046). John Luttman Ellis was acting as a trustee for William Townley Mitford in the mid 19th century (WSRO: MITFORD/1635), and may have been conveyed across at this time.

2.2 Early Cartographic sources

The earliest sources available to this study are the OS surveyor's draft (1808) and the first edition 6" maps (surveyed 1875-6, published 1879). These depict a familiar landscape of fields and scattered woodland, with dispersed farmsteads connected by straggling and irregular lanes/linear commons. The main points to take from these maps are that Crouchlands, Lanlands and Hoares Green Cottage are all depicted on the earlier map, and Crouchland house is shown addressing the lane to the east, rather than the modern access from the north.



Figure 2: Extract from the 1808 Ordnance Survey surveyors draft map; the site is indicated (BL).

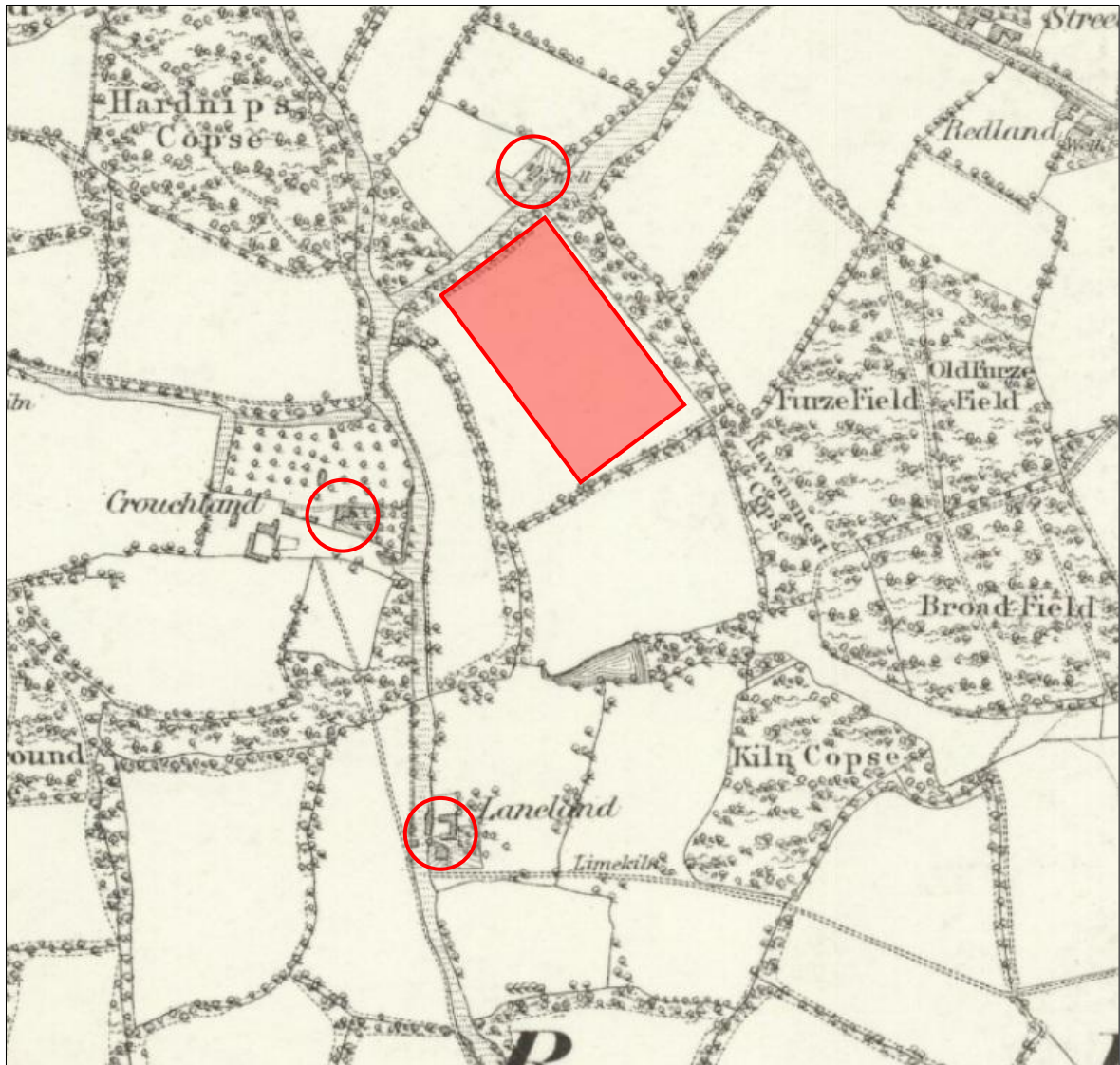


Figure 3: Extract from the 1879 OS 1st edition 6" map (West Sussex XII) (WSRO) (the site is indicated, as are the three heritage assets considered here).

2.3 Site Assessment

The site of the proposed development site was visited in November 2015 by E. Wapshott; the site was walked, boundaries, topography and any visible archaeological features were noted. A full photographic record can be found in Appendix 5.

The proposed dairy would lie within a large sub-rectangular field with a yard, buildings and static caravans at the northern end. The sheds provide parking for farm vehicles and storage for machinery, feed and waste. There are two wide entrances to the north of the field, opening onto a track that leads to Rickmans Lane. A large farmyard of barns, animal sheds and buildings lies to the north across the lane. The historic farmhouse, Crouchlands, is Grade II Listed, and stands to the west within a large garden; one of the outbuildings to the farmhouse is also Grade II Listed. The farmhouse is currently in separate ownership. A further historic farmhouse, Lanelands, also Grade II Listed, stands to the south, accessed via the track that runs alongside the field to the west.

The proposal field slopes slightly to the south, and along the southern boundary there is a small watercourse within a shallow gully. The field is currently used for pasture and features a mature grass sward. The soil is a mid yellowish-brown silty-clay. No earthworks or obvious above-ground features were viewed. Part of the area within the footprint of the proposed dairy is concealed/covered by farm paraphernalia/implements and has been disturbed/churned by farm machinery.

The field was divided up by wire fences, each subdivision accessed from the track to the west by gateways in the hedge; there are water troughs set alongside the wire fences. Only the southernmost fence survives intact as the wire in the others has been removed. The field has a mature but partly-maintained hedge boundary to the west, flanking the track. To the south and east the field is bordered by banks of woodland. Along the road to the north is a hedge with mature trees and shrubs. The field has a relict boundary composed entirely of trees along its western side, with significant gaps between. There is another gateway leading to the field from to the south, in the south-east corner.

Views from the field at ground level are constrained by the trees and restricted to the near distance. The gently-rolling landscape is easily visually screened by the tall oak, ash and other native species. Views to Crouchlands Farmhouse are possible through the trees and over the hedge to the west, although only to the roof and chimneys were visible. A bank of woodland to the south screened all views through to Lanelands Farm.

3.0 Historic Visual Impact Assessment

3.1 National Policy

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2012). The relevant guidance is reproduced below:

Paragraph 128

*In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, **including the contribution made by their setting**. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Paragraph 129

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (**including by development affecting the setting of a heritage asset**) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

It is also relevant to consider the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1):

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

This test applies only where the effect of planning permission materially affects either the Listed building or its setting. Where such an effect has occurred, the Local Authority (or the Secretary of State) then considers whether the desirability of preservation of the historical asset or its setting is such that the planning balance falls in favour of refusing the application.

3.1.1 Case Law

The duty under Section 66(1) was extensively discussed by the Court of Appeal in the case of *East Northamptonshire District Council and others v Secretary of State for Communities and Local Government and another* [2014] EWCACiv 137, more commonly known as 'The Barnwell Judgement'. In that case the Court of Appeal held that under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the duty required the decision maker to give the desirability of preserving the building or its setting 'not merely careful consideration for the purpose of deciding whether there would be some harm, but considerable importance and weight when balancing the advantages of the proposed development against any such harm'.

However, it is a common misinterpretation that this decision means that *any* harm to a historic asset or its setting would be sufficient to refuse an application when in actual fact the level of harm and the desirability of preservation must be weighed as against the proposed benefits of the

application. Indeed, the Court continued that if the harm to the setting of the Grade I Listed building would be less than substantial, then the strength of the presumption against the grant of planning permission would be lessened, albeit not entirely removed.

It is important, therefore, to bear in mind that one must first establish whether any harm is caused by the proposed development and then whether the historical asset or its setting is sufficiently desirable of such protection and then and only then can the harm be weighed as against the proposed benefit. This reflects the position in National Policy guidance.

3.2 Setting and Views

The principle guidance on this topic is contained within two EH publications: *The Setting of Heritage Assets* (2015) and *Seeing History in the View* (2011b). While interlinked and complementary, it is useful to consider the following sites in terms of their *setting* i.e. their immediate landscape context and the environment within which they are seen and experienced, and their *views* i.e. designed or fortuitous vistas experienced by the visitor when at the heritage asset itself, or that include the heritage asset.

Setting is the primary consideration of any HVIA. It is a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a monument or structure. The following extract is from the English Heritage publication *The Setting of Heritage Assets* (2011a, 4 & 7); while it has been superseded (by GPA3), the following definition remains relevant:

Setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset. Setting is not a heritage asset, nor a heritage designation. Its importance 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... In some instances the contribution made by setting to the asset's significance is negligible; in others it may be the greatest contribution to significance.

The HVIA below sets out to determine the magnitude of the effect and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this.

Historic and significant views are the associated and complementary element to setting, but can be considered separately as a development may appear in a designed view without necessarily falling within the setting of a heritage asset *per se*. As such, significant views fall within the aesthetic value of a heritage asset, and may be *designed* (i.e. deliberately conceived and arranged, such as within parkland or an urban environment) or *fortuitous* (i.e. the graduated development of a landscape 'naturally' brings forth something considered aesthetically pleasing, or at least impressive, as with particular rural landscapes or seascapes), or a combination of both (i.e. the *patina of age*, see below). The following extract is from the English Heritage publication *Seeing History in the View* (2011b, 3):

Views play an important part in shaping our appreciation and understanding of England's historic environment, whether in towns or cities or in the countryside. Some of those views were deliberately designed to be seen as a unity. Much more commonly, a significant view is a historical composite, the cumulative result of a long process of development.

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worthy of preservation. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

3.3 Conservation Principles

In making an assessment, this document adopts the conservation values laid out in *Conservation Principles* (English Heritage 2008), and as recommended in the Setting of Heritage Assets (page 17 and appendix 5). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset. These values are: *evidential*, *historical*, *aesthetic* and *communal*.

3.3.1 Evidential Value

Evidential value is derived from the potential of a structure or site to provide physical evidence about past human activity, and may not be readily recognised or even visible. This is the primary form of data for periods without adequate written documentation. It is the least equivocal value: evidential value is absolute; all other ascribed values (see below) are subjective.

3.3.2 Historical Value

Historical value is derived from the ways in which past people, events and aspects of life can be connected via a place to the present; it can be *illustrative* or *associative*.

Illustrative value is the visible expression of evidential value; it has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through a shared experience of place. Illustrative value tends to be greater if a place features the first or only surviving example of a particular innovation of design or technology.

Associative value arises from a connection to a notable person, family, event or historical movement. It can intensify understanding by linking the historical past to the physical present, always assuming the place bears any resemblance to its appearance at the time. Associational value can also be derived from known or suspected links with other monuments (e.g. barrow cemeteries, church towers) or cultural affiliations (e.g. Methodism).

Buildings and landscapes can also be associated with literature, art, music or film, and this association can inform and guide responses to those places.

Historical value depends on sound identification and the direct experience of physical remains or landscapes. Authenticity can be strengthened by change, being a living building or landscape, and historical values are harmed only where adaptation obliterates or conceals them. The appropriate use of a place – e.g. a working mill, or a church for worship – illustrates the relationship between design and function and may make a major contribution to historical value. Conversely, cessation of that activity – e.g. conversion of farm buildings to holiday homes – may essentially destroy it.

3.3.3 Aesthetic Value

Aesthetic value is derived from the way in which people draw sensory and intellectual stimulation from a place or landscape. Value can be the result of *conscious design*, or the *fortuitous outcome* of landscape evolution; many places combine both aspects, often enhanced by the passage of time.

Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape; it incorporates composition, materials, philosophy and the role of patronage. It may have associational value, if undertaken by a known architect or landscape gardener, and its importance is enhanced if it is seen as innovative, influential or a good surviving example. Landscape parks, country houses and model farms all have design value. The landscape is not static, and a designed feature can develop and mature, resulting in the ‘patina of age’.

Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape.

Aesthetic values are where a proposed development usually has its principal or most pronounced impact. The indirect effects of a major dairy unit are predominantly visual, but could be olfactory, and the scale and massing of new structures will draw attention within vistas where local blocking does not prevail. In most instances the impact is incongruous; however, that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

3.3.4 Communal Value

Communal value is derived from the meaning a place holds for people, and may be closely bound up with historical/associative and aesthetic values; it can be *commemorative/symbolic*, *social* or *spiritual*.

Commemorative and symbolic value reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten.

Social value need not have any relationship to surviving fabric, as it is the continuity of function that is important.

Spiritual value is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character, and can be very sensitive to change.

3.3.5 Summary

As indicated, individual developments have a minimal or tangential effect on most of the heritage values outlined above, largely because almost all effects are indirect. The principle values in contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous. There are also clear implications for other value elements (particularly historical/associational and communal/spiritual), where views or sensory experience is important.

3.4 Likely Impacts of the Proposed Development

Types and Scale of Impact

Four types of archaeological impact associated with developments of this nature have been identified, as follows:

Construction phase

The proposed construction will have direct, physical impacts on the buried archaeology of the site through the excavation of the foundations, the undergrounding of cables, and the provision of any permanent or temporary vehicle access ways into and within the site. Such impacts would be permanent and irreversible.

Operational phase

The proposed might be expected to have a visual impact on the settings of some key heritage assets within its setting during the operational phase. Such factors also make it likely that any large development would have an impact on Historic Landscape Character. The operational phase impacts are temporary and reversible.

Cumulative Impact

A single development will have a physical and a visual impact, but a second and a third site in the same area will have a synergistic and cumulative impact above and beyond that of a single site. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.

Aggregate Impact

A single development will usually affect multiple individual heritage assets. In this assessment, the term aggregate impact is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole.

3.4.1 Scale and Duration of Impact

The effect of development and associated infrastructure on the historic environment can include positive as well as negative outcomes. However, developments of this nature are generally large and inescapably modern intrusive visual actors in the historic landscape. Therefore the impact of such a development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and protected historic buildings.

For the purposes of this assessment, these impacts are evaluated on a six-point scale:

Impact Assessment

Neutral

No impact on the heritage asset.

Negligible

Where the developments may be visible but will not impact upon the setting of the heritage asset, due to the nature of the asset, distance, topography, or local blocking.

<i>Negative/unknown</i>	Where an adverse impact is anticipated, but where access cannot be gained or the degree of impact is otherwise impossible to assess.
<i>Negative/minor</i>	Where the developments impact upon the setting of a heritage asset, but the impact is restricted due to the nature of the asset, distance, or local blocking.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the setting of a heritage asset, due to the sensitivity of the asset and proximity; it may be ameliorated by local blocking or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe impact on the setting of a heritage asset, due to the particular sensitivity of the asset and/or close physical proximity; it is unlikely local blocking or mitigation could ameliorate the impact of the development in these instances.
<i>Group Value</i>	Where a series of similar or complementary monuments or structures occur in close proximity their overall significance is greater than the sum of the individual parts (e.g. Conservation Areas). This can influence the overall assessment.
<i>Permanent/irreversible</i>	Where the impact of the development is direct and irreversible e.g. on potential buried archaeology.
<i>Temporary/reversible</i>	Where the impact is indirect, and for the working life of the site.

In addition, the significance of a monument or structure is often predicated on the condition of its upstanding remains, so a rapid subjective appraisal was also undertaken.

Condition Assessment

<i>Excellent</i>	The monument or structure survives intact with minimal modern damage or interference.
<i>Good</i>	The monument or structure survives substantially intact, or with restricted damage/interference; a ruinous but stable structure.
<i>Fair</i>	The monument or structure survives in a reasonable state, or a structure that has seen unsympathetic restoration/improvement.
<i>Poor</i>	The monument survives in a poor condition, ploughed down or otherwise slighted, or a structure that has lost most of its historic features.
<i>Trace</i>	The monument survives only where it has influenced other surviving elements within the landscape e.g. curving hedgebanks around a cropmark enclosure.
<i>Not applicable</i>	There is no visible surface trace of the monument.

Note: this assessment covers the survival of upstanding remains; it is not a risk assessment and does not factor in potential threats posed by vegetation – e.g. bracken or scrub – or current farming practices.

3.5 Statements of Significance of Heritage Assets

Most of the heritage assets considered as part of this historic visual impact assessment have already had their significance assessed by their statutory designations; which are outlined below:

3.5.1 Listed Buildings

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, during which significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of

'architectural merit' were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations have their own permissions and regulatory procedures (such as the Church of England). Some structures, such as bridges, monuments, military structures and some ancient structures may have Scheduled Monument status as well as Listed Building status. War memorials, milestones and other structures are included in the list and buildings from the first and middle half of the 20th century are also now included as the 21st century progresses and the need to protect these buildings or structures becomes clear. Buildings are split into various levels of significance; Grade I, being most important; Grade II* the next; with Grade II status being the most widespread. English Heritage Classifies the Grades as:

<i>Grade I</i>	buildings of exceptional interest, sometimes considered to be internationally important (forming only 2.5% of Listed buildings).
<i>Grade II*</i>	buildings of particular importance, nationally important , possibly with some particular architectural element or features of increased historical importance; more than mere special interest (forming only 5.5% of Listed buildings).
<i>Grade II</i>	buildings that are also nationally important , of special interest (92% of all Listed buildings).

Other buildings can be Listed as part of a group, if the group is said to have 'group value' or if they provide a historic context to a Listed building, such as a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. Larger areas and groups of buildings which may contain individually Listed buildings and other historic homes which are not Listed may be protected under the designation of 'conservation area', which imposes further regulations and restrictions to development and alterations, focusing on the general character and appearance of the group.

3.6 Methodology

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (English Heritage 2015 Guidance Note 3), with reference to other guidance. The assessment of visual impact at this stage of the development is an essentially subjective one, and is based on the experience and professional judgement of the authors.

Visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are

many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 1), some of which are seasonal or weather-related.

The principal consideration of this assessment is not visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of heritage assets, and the sensitivity of that setting to the visual intrusion of the proposed development. The schema used to guide assessments is shown in Table 1 (below). A key consideration in these assessments is the concept of *landscape context* (see below).

3.7 Assessment and Landscape Context

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to the scale of the landform, and modified by cultural and biological factors like field boundaries, settlements, trees and woodland.

Landscape context is based on topography, and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

When new developments are introduced into a landscape, proximity alone is not a guide to magnitude of effect. Dependant on the nature and sensitivity of the heritage asset, the magnitude of effect is potentially much greater where the proposed development is to be located within the landscape context of a given heritage asset. Likewise, where the proposed development would be located outside the landscape context of a given heritage asset, the magnitude of effect would usually be lower. Each case is judged on its individual merits, and in some instances the significance of an asset is actually greater outside of its immediate landscape context, for example, where church towers function as landmarks in the wider landscape.

3.8 The Structure of Assessment

Given the large numbers of heritage assets that are usually considered by HVIAs, and with an emphasis on practicality and proportionality (see *Setting of Heritage Assets* page 7-8), this HVIA groups and initially discusses heritage assets by category (e.g. churches, historic settlements, funerary remains etc.) to avoid repetitious narrative; each site is then discussed individually, and the particulars of each site teased out. The initial discussion establishes the baseline sensitivity of a given category of monument or building to the projected visual intrusion, the individual entry elaborates on local circumstance and site-specific factors. It is essential the individual assessments are read in conjunction with the overall discussion, as the impact assessment is a reflection of both.

The heritage assets considered in this document were selected based on their proximity to the development and the concerns of Historic Buildings Advisor (Appendix 2); other Listed properties in the area are sufficiently distant from the proposed structure and/or are subject to comprehensive screening from woodland and have not been considered further.

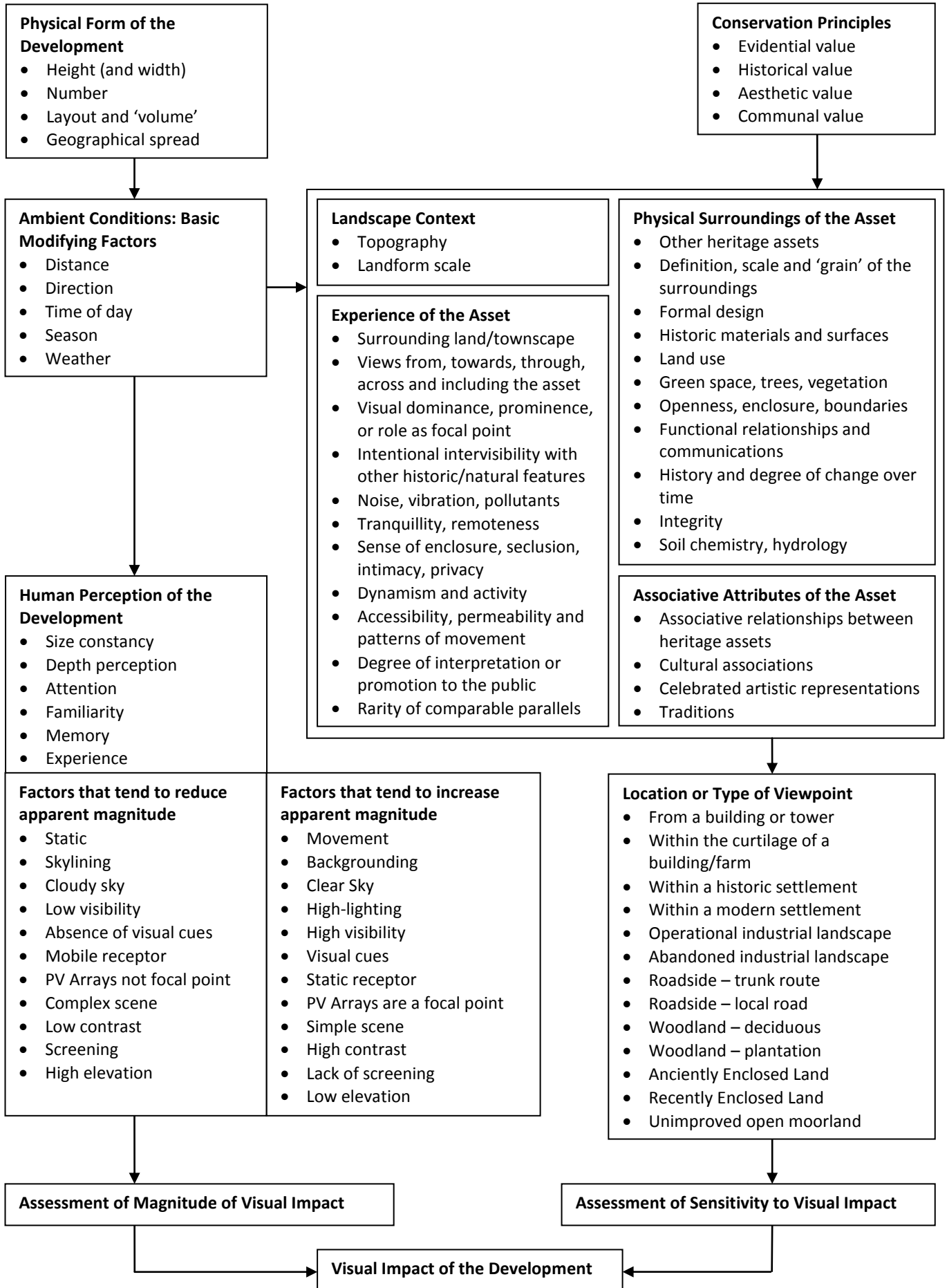


Table 1: The conceptual model for visual impact assessment proposed by the University of Newcastle (2002, modified to include elements of *Assessment Step 2* from the Setting of Heritage Assets (English Heritage 2011, 19).

3.9 Impact by Class of Monument or Structure

3.9.1 Farmhouse and Farm Buildings

Listed farmhouses with Listed agricultural buildings and/or curtilage; some may have elements of formal planning/model farm layout

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the sheds in which the carts were stored, the lofts used for hay, and the threshing barn to which the horses brought the harvest. Many of these buildings were also used for other mechanical agricultural processes, the structural elements of which are now lost or rare, such as apple pressing for cider or hand threshing, and may hold separate significance for this reason. The farmhouse is often Listed for its architectural features, usually displaying a historic vernacular style of value; they may also retain associated buildings linked to the farmyard, such as a dairy or bakehouse, and their value is taken as being part of the wider group as well as the separate structures.

The setting of the farmhouse is in relation to its buildings or its internal or structural features; farmhouses were rarely built for their views, but were practical places of work, developed when the farm was profitable and neglected when times were hard. In some instances, model farms were designed to be viewed and experienced, and the assessment would reflect this. Historic farm buildings are usually surrounded by modern industrial farm buildings, and if not, have been converted to residential use, affecting the original setting.

What is important and why

Farmhouses and buildings are expressions of the local vernacular (evidential) and working farms retain functional interrelationships (historical/associational). Farms are an important part of the rural landscape, and may exhibit levels of formal planning with some designed elements (aesthetic/designed but more often aesthetic/fortuitous). However, working farms are rarely aesthetically attractive places, and often resemble little more than small industrial estates. The trend towards the conversion of historic farm buildings and the creation of larger farm units severely impacts on historical/associational value.

3.9.2 Lesser Gentry Seats

Older houses with an element of formal planning; may survive as farmhouses

These structures have much in common with the greater Houses, but are more usually Grade II Listed structures. There were many more minor landed gentry and thus a great number of minor Houses. Not all landed families prospered; for those that did, they built Houses with architectural pretensions with elements of formal planning. The sensitivity of those structures to the visual impact of development would be commensurable to those of the great Houses, albeit on a more restricted scale. For those families that did not prosper, or those who owned multiple gentry residences, their former gentry seat may survive as farmhouse within a curtilage of later farm buildings. In these instances, traces of former grandeur may be in evidence, as may be elements of landscape planning; however, subsequent developments will often have concealed or removed most of the evidence. Therefore the sensitivity of these sites to the visual impact of development is less pronounced.

What is important and why

The lesser houses are examples of regional or national architectural trends, as realised through the local vernacular (evidential value); this value can vary with the state of preservation. They

were typically built by gentry or prosperous merchants, could stage historically important events, and could be depicted in art and painting; they are typically associated with a range of other ancillary structures and gardens/parks (historical/associational). However, the lesser status of these dwellings means the likelihood of important historical links is much reduced. They are examples of designed structures, often within a designed landscape (aesthetic/design); however, the financial limitation of gentry or merchant families means that design and extent is usually less ambitious than for the great houses. Survival may also be patchy, and smaller dwellings are more vulnerable to piecemeal development or subdivision. The 'patina of age' can improve such a dwelling, but usually degrades it, sometimes to the point of destruction. There is limited communal value, unless the modern use extends to a nursing home etc.

Asset Name: Crouchlands Farm			
Parish: Plaistow, West Sussex		Within the Impact Assessment Area: YES	
Designation: GII	Condition: good/excellent	Significance: Medium	Distance to development: c.200m
<p><i>Description:</i> Built by Henry Strudwick in 1652; the Strudwicks were an important and wealthy local family, and Henry Strudwick is described as an 'iron master' who supplied munitions to the Navy at Portsmouth. A two-storey L-shaped timber-framed building. Datestone of 1652 and the initials "H.S.". The west front is faced with coursed stone on the ground floor and tile-hung above, with a slight overhang between. The south front is faced with red brick, with some tile-hanging on first floor. Some timbering with herring-bone red brick infilling is exposed in the east wall. Tiled roof. Three brick chimney stacks with square bases and diamond-shaped shafts. Casement windows. The character of the Listing would suggest the interior was not inspected.</p>			
<p><i>Topographical Location & Landscape Context:</i> Located on a slight south-east facing slope that drops down to a shallow valley with a small watercourse. The ground rises slightly to the west and north-west.</p>			
<p><i>Setting:</i> Now enclosed within large gardens, accessed down a lane framed by an avenue of mature trees and fenced off from the rest of the farm, in separate private ownership. The house is surrounded by areas of lawn, framed by mature trees to the south and south-west. To the east is a modern walled garden with outbuildings of 20th century date. A gravel yard lies to the north, small outbuildings stand to the north-east and larger buildings are scattered to the south-west. The 20th century gardens have created a formal and non-agricultural character to the setting, despite the proximity of the nearby modern farm. This lends a gentrified air to its setting, which has an intermittent historic basis.</p>			
<p><i>Principal Views:</i> Views from the house are across the fields to the south and south-west. There are key views to the house from along the lane to the north and over the gated entrance, where it is framed by formal hedging and flower borders. There is a key view through the trees from the lane to the east, where the roofs and chimneys are visible over the walled garden. The Listed outbuilding to the west frames the house in views from the north, south and west, providing it with a key agricultural element in its otherwise gentrified setting.</p>			
<p><i>Landscape Presence:</i> The house is effectively screened from the landscape by the bank of mature trees to the east and north-east and by the woodland to the south and west. The hedges, walled garden and fenced private nature of the grounds further enclose and screen the house. It has no landscape level of presence and is only glimpsed even from its immediate surroundings.</p>			
<p><i>Sensitivity of Asset:</i> The asset has been both a farmhouse and the residence of rich mercantile families; initially the Strudwicks, but a series of wealthy owners followed. The farm buildings located to the west have largely been lost during the course of the 20th century, and the house re-orientated. The original approach was from the east; by the 1960s the approach shifted around to the north and the eastern side given over to gardens. Principal views are to the south and south-west, and the approach from the north, with the hedgerow and bank of trees to the east providing seasonally-variable screening to the proposed development. The character of the low, rolling landscape with its generous tree cover means views are generally constrained to the adjacent field(s), with the Listed structure experienced within its own pocket landscape. Where it was possible to observe, the windows of the house appear rather small, mainly face north and south.</p>			
<p><i>Magnitude of Impact:</i> The trees, hedges, farm track and walled gardens all provide screening. There are a</p>			

few gable-end windows set into the apex of the roof, and views may be possible to the proposed dairy shed from these in the winter, less so in the summer months but lights may be glimpsed. The house has been deliberately withdrawn from public attention through the design of the approach and the lack of maintenance to its eastern boundaries. Its bucolic setting would be altered by the addition of a large agricultural building of semi-industrial character along the long track approach to the farm from the main road. The first key issue here is the experience of the journey to the house from the east, which would pass along a wide rural lane (linear common) and, unless subject to sympathetic design and operation, essentially pass between the large semi-industrial buildings of a functioning farmyard unit. The second key issue is less the visual effect and more the aural and ambient impact of the construction but particularly the operational phase of the dairy unit. A less important issue, but still perhaps relevant, is the potential smell; while it is entirely true that smells are an integral (if not always welcome) fact of rural life, large dairy units do generate smell. However, the presence of a bio-digester on the farmstead and prevailing westerlies should restrict the magnitude of this effect.

*Overall Impact Assessment: **Negative/minor to negative/moderate*** as while the proposed dairy unit is a large new modern element in close proximity, the seclusion of the asset restricts the ability of the visitor to perceive the environment beyond its pocket landscape.

Asset Name: Outbuilding, Crouchlands Farm			
Parish: Plaistow, West Sussex		Within the Impact Assessment Area: YES	
Designation: GII	Condition: good	Significance: Medium	Distance to development: c.180m
Description: 17 th century outbuilding. Small rectangular building of one storey. Red brick and stone. Tiled roof. Two four-centred red brick doorways with dripstones over.			
Topographical Location & Landscape Context: Located on a slight south-east facing slope that drops down to a shallow valley with a small watercourse. The ground rises slightly to the west and north-west.			
Setting: Enclosed within large gardens, accessed down a lane framed by an avenue of mature trees and fenced off from the rest of the farm, possibly in private ownership. The building stands to the west of the house, the space between screened and defined by walls and hedges. The 20 th century gardens which surround the building have created a formal and non-agricultural character to the setting, despite the proximity of the nearby modern farm. The building is framed by lawns and hedges.			
Principal Views: Views are between the outbuilding and house and to both from the north, along the approach from the lane. There would also be key views between the outbuilding, farmhouse and surrounding fieldscape.			
Landscape Presence: The outbuilding is effectively screened from the landscape by the bank of mature trees to the east and north-east and by the woodland to the south and west. The hedges, walled garden and fenced private nature of the grounds further enclose and screen the structure. It has no landscape level of presence and is seen or experienced within its immediate surroundings.			
Sensitivity of Asset: The asset is an outbuilding to the house, and is therefore largely functional in character; it would not have been built with views in mind or related to the wider landscape but specifically to the house, yard and immediate setting.			
Magnitude of Impact: The walled gardens, hedges and trees and farmhouse would impede all views. The building is of one storey and views out across to the proposed development are unlikely to be possible. There would be limited on its setting either, in relation to the house.			
Overall Impact Assessment: Negligible.			

Asset Name: Lanelands			
Parish: Plaistow, West Sussex		Within the Impact Assessment Area: YES	
Designation: GII	Condition: fair	Significance: Medium	Distance to development: c.400m
Description: 17 th century house. Timber-framed building largely refaced in the 18 th century. Two parallel ranges. The front or east range has fronted brick infilling on ground floor and is tile hung above, the back or west range wholly tile-hung. Tiled roof. Casement windows. On the north side is a large brick chimney			

<p>breast with crow-stepped gable containing a double bacon-loft. Two smaller brick chimney breasts on the south wall. In its current state it appears to have been gentrified into a well-to-do country residence.</p>
<p><i>Topographical Location & Landscape Context:</i> Located on a slight raised knoll on the break of a slight slope to the north to a shallow valley with a small watercourse. The house sits on the level peak of the knoll, the ground levelling to the east and south. There is a very slight slope to the south-west.</p>
<p><i>Setting:</i> Accessed off a long private track from Plaistow Road. The house stands in extensive grounds, in the south-west corner of its land, with a bank of woodland in the shallow valley/gully to the north, open to the fields to the south and west. The house is framed by barns to the north and west which enclose it, the historic farmyard providing its immediate setting. Extensive semi-formal gardens appear to have been created to the east, which the house and outbuildings overlook, and through which the house is approached.</p>
<p><i>Principal Views:</i> The views to and from the house are across the fields to the east and west, amongst which it is experienced. The blocks of agricultural fields are punctuated by banks of mature trees and tall hedges, breaking up wider landscape views.</p>
<p><i>Landscape Presence:</i> A low farmhouse building within a complex historic agricultural landscape. It is visible within its fields, but not at a landscape scale, as distant views are almost impossible due to woodland, with numerous wooded hedgerows and linear copses.</p>
<p><i>Sensitivity of Asset:</i> The asset was a farmhouse, of agricultural character, set out amongst the fields which would have been its landholding. It relates to this immediate setting and immediate fieldscape views, which lie principally to the south and south-west. The farmhouse was not designed for views with windows being small and the roofline low, the majority of the windows facing east or west, with no visible windows on the north wall, which is dominated by a large stack.</p>
<p><i>Magnitude of Impact:</i> A bank of trees screens views to the north, but in winter screening would be reduced. There would be no direct views from the farmhouse, and the barns also provide both the immediate setting and some local blocking. The principal approach from the east would not be affected. There would be views from the fields and from along the track to the north on the approach to the farm. The wider agricultural setting would be affected, due to the semi-industrial nature of the proposed new dairy, and ambient operational light and noise would be an issue.</p>
<p><i>Overall Impact Assessment:</i> Negative/minor.</p>

Asset Name: Hoares Green Cottages (Crouchland Farm manager's cottage)			
Parish: Plaistow, West Sussex		Within the Impact Assessment Area: YES	
Designation: u/d	Condition: good	Significance: Low	Distance to development: c.30m
<p><i>Description:</i> Dating to Pre-1808, a pair of cottages, now one. Two storeys, with tile hung upper level and painted/rendered ground floor. Tiled roof, hipped to left, half-hipped to right. French doors to ground floor, other windows appear to be uPVC.</p>			
<p><i>Topographical Location & Landscape Context:</i> Located on the summit of a very slight ridge, with the ground dropping away to the north and to the south.</p>			
<p><i>Setting:</i> Enclosed within a small garden, accessed off the lane next to a main entrance into the modern farmstead. The plot is defined by maintained hedges, with mature trees to the north and north-east. A narrow band of trees on the other side of the lane runs away to the south-south-east. Immediately to the west is the modern farmstead, of large steel-framed sheds separated by concrete yards. The cottage is subject to the ambient light, noise and smell of a large (350 cow) dairy enterprise. Across the lane to the south is a second yard area with a single shed.</p>			
<p><i>Principal Views:</i> Views are restricted by the trees and woodland flanking the lane, and those of the garden.</p>			
<p><i>Landscape Presence:</i> As a small structure largely screened by trees and adjacent to a large modern farmstead, the landscape presence of the building is very restricted. It is seen or experienced within its immediate surroundings, essentially within its curtilage or from the lane.</p>			
<p><i>Sensitivity of Asset:</i> The asset is a small structure that probably originated as either a tied farmworker's cottage or as a roadside squatter dwelling. Its architectural merit has yet to be tested, but it is a fairly</p>			

aesthetically pleasing structure, considerably enhanced by its garden setting. The proximity of the modern farmstead detracts from that setting, in terms of ambient light, noise, smell and traffic.

Magnitude of Impact: The construction of the proposed dairy unit to the south would extend the footprint of the farmstead south of the lane. The northern part of that area is already used for parking and storage, but the proposed would extend and intensify that use. However, the setting of the cottage has already been heavily compromised by the existing farmstead, and the cottage probably was, and is still, an agricultural dwelling associated with the farm. This is, perforce, how modern farming is undertaken.

Overall Impact Assessment: **Negative/minor to negative/moderate.**

3.9.3 Historic Landscape

General Landscape Character

The landscape of the British Isles is highly variable, both in terms of topography and historical biology. Natural England has divided the British Isles into numerous ‘character areas’ based on topography, biodiversity, geodiversity and cultural and economic activity. The County Councils and AONBs (Areas of Outstanding Natural Beauty) have undertaken similar exercises, as well as Historic Landscape Characterisation.

Some character areas are better able to withstand the visual impact of development than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of sites than an open and largely flat landscape overlooked by higher ground. The English landscape is already populated by a large and diverse number of intrusive modern elements, e.g. electricity pylons, factories, quarries and turbines, but the question of cumulative impact must be considered. The aesthetics of individual developments is open to question, but the impact of intrusive new visual elements within the landscape are likely to be **negative**.

The proposed site would be located within the *Low Weald* north of the South Downs (Countryside Agency) and the *North Western Low Weald* Landscape Character Area (LCA) (see West Sussex County Council *A Strategy for the West Sussex Landscape* [incorporates County Landscape Character Assessment] 2003).

- This LCA is characterised as a gently-undulating pastoral landscape with a dense network of woodlands and shaws with mature hedgerow trees, scattered settlements and winding roads and track/bridleways.
- The relatively subdued topography, coupled with the many woodland areas, impedes long views, lending an enclosed and introspective feel to the area.
- The proposed development – a proposed dairy unit – is in keeping with the pastoral and agricultural character of the LCA. However, the scale and character of the development would be incongruous within this rural environment. Key issues for this LCA include the introduction of large farm buildings and the loss of tranquillity. The generally flat or very gently undulating landscape means that the screening from hedgerow trees and woodland would be an important factor, both in visual and aural terms; elevated viewpoints from which landscape views would be possible are highly restricted within this landscape. Given that fact, the impact on the historic landscape is assessed as **negative/minor**.

3.9.4 Aggregate Impact

The aggregate impact of a proposed development is an assessment of the overall effect of a single development on multiple heritage assets. This differs from cumulative impact (below), which is an assessment of multiple developments on a single heritage asset. Aggregate impact is particularly difficult to quantify, as the threshold of acceptability will vary according to the type, quality, number and location of heritage assets, and the individual impact assessments themselves.

The selection criterion for this assessment was largely based on proximity and predicted likely impact. The setting of the four assets considered would suffer some level of harm, but the effect of the proposed development on the wider historic landscape is taken to be **negligible**.

3.9.5 Cumulative Impact

Cumulative impacts affecting the setting of a heritage asset can derive from the combination of different environmental impacts (such as visual intrusion, noise, dust and vibration) arising from a single development or from the overall effect of a series of discrete developments. In the latter case, the cumulative visual impact may be the result of different developments within a single view, the effect of developments seen when looking in different directions from a single viewpoint, of the sequential viewing of several developments when moving through the setting of one or more heritage assets.

The Setting of Heritage Assets 2011a, 25

*The key for all cumulative impact assessments is to focus on the **likely significant** effects and in particular those likely to influence decision-making.*

GLVIA 2013, 123

The visual impact of a single large development can be significant, but the cumulative impact could undoubtedly eclipse this in some areas. An assessment of cumulative impact is, however, very difficult to gauge: the threshold of acceptability has not been established, and landscape capacity would inevitably vary according to landscape character. In terms of cumulative impact in this landscape, the proposed development would see the expansion of the modern farmstead at Crouchlands across the lane to the south, with a cumulative impact on, in particular, the Hoare Green Cottages. Taking into account the size of the existing farmstead, and the scale of the proposed development, the cumulative impact is taken to be **negative/minor** to **negative/moderate**. This could be partly mitigated through design.

3.10 Summary of the Evidence

ID	List No.	Name	NGR	Assessment
GII	1226663	Crouchlands House	TQ0124529673	Negative/minor to Negative/moderate
GII	1265744	Outbuilding at Crouchlands	TQ0106029361	Negligible
GII	1226588	Lanelands	TQ0118129068	Negative/minor
u/d	-	Hoare Green Cottages	TQ0124829670	Negative/minor to negative/moderate
-	-	Aggregate impact	-	Negative/minor
-	-	Cumulative impact	-	Negative/minor to Negative/moderate
-	-	Historic landscape character	-	Negative/minor

Table 2: Summary of impacts.

3.11 Mitigation

The land management guidelines for the North Western Low Weald LCA include provision for the conservation, management and replanting of historic hedgerows, and increasing tree cover. Sympathetic design that blends the proposed structure into the landscape (e.g. coloured roof panels etc.) would help minimise the visual intrusion, as would tree planting and hedge management, particularly those to the west of the site. A key element would be to avoid the impression the modern farmstead has spread to encompass the lane and the approach to Crouchland house.

4.0 Conclusion

The proposed development would be located within a large pasture field, south of a functioning farmstead and partly on the footprint of an existing farmyard. This modern farmstead historically formed part of Crouchlands Farm. The Listed house was built in the mid 17th century by Henry Strudwick, part of an important local dynasty and an 'iron master' supplying munitions to the Navy. The few designated heritage assets in the area selected for assessment would be affected by the proposed, but not to a significant degree. Mitigation through sympathetic design and tree planting could partly offset the harm that might arise.

With this in mind, the overall impact of the proposed development can be assessed as **negative/minor** to **negative/moderate**. The impact of the development on any buried archaeological resource within its footprint would be permanent and irreversible.

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Ordnance Survey 1st edition 6" map, Sussex Sheet XII, surveyed 1875-6, published 1979.

Add Mss 10260

Add Mss 10270-72

Add Mss 10512-13

MITFORD/1046

MITFORD/1635

Berkshire Record Office

D/EX 7801/3/1-3

British Library

1808 OS surveyor's draft map

Appendix 1

PROJECT DESIGN FOR VISUAL IMPACT ASSESSMENT AT CROUCHLANDS FARM, PLAISTOW, WEST SUSSEX

Location:	Crouchlands Farm
Parish:	Plaistow
County:	West Sussex
NGR:	TQ0126729533
Planning Application ref:	PS/15/03039/PE
Proposal:	Dairy unit
Date:	10.11.15

1.0 INTRODUCTION

This document forms a Project Design (PD) which has been produced by South West Archaeology Limited (SWARCH) on behalf of Kirsty Lodge of Aardvark EM Ltd. (the Agent). It sets out the methodology for historic visual impact assessment and reporting at land at Crouchlands Farm, Plaistow, West Sussex.

2.0 ARCHAEOLOGICAL BACKGROUND

The proposed site is located within a gently-rolling landscape of irregular fields and wooded areas. Medieval and post-medieval iron and glass production were important, with several recorded sites in the immediate vicinity (e.g. Hardnips copse). A number of the farmhouses in this area date to the medieval period, with Crouchlands built in c.1652.

3.0 AIMS

3.1 The principal objectives of the work will be to:

- 3.1.1 Identify and assess the significance of the likely landscape and visual impacts of the proposed development on limited number of designated and undesignated heritage assets;
- 3.1.2 Produce a report containing the results of the visual impact assessment.

4.0 METHOD

4.1 Visual Impact Assessment (VIA):

- 4.1.1 A small number of designated and undesignated historic assets will be selected, based on proximity and intrinsic importance and the potential impact of the development assessed following English Heritage 2015 guidelines on the Setting of Heritage Assets.
- 4.1.2 Significant historic assets and monument groups will be identified and visited to assess the impact on their setting. This will be used to produce a statement of significance for those heritage assets potentially impacted upon by the development.
- 4.1.3 The likely impact will be assessed using the methods based on English Heritage 2015 Guidelines on the Setting of Heritage Assets.

5.0 REPORT

5.1 A report will be produced and will include the following elements:

- 5.1.1 A report number and the OASIS ID number;
- 5.1.2 A location map, copies of the view shed analysis mapping, a map or maps showing assets referred to in the text and copies of historic maps and plans consulted shall be included, with the boundary of the development site clearly marked on each. All plans will be tied to the national grid;
- 5.1.3 A concise non-technical summary of the project results;
- 5.1.4 The aims and methods adopted in the course of the investigation;
- 5.1.5 A copy of this PD will be included as an appendix.

5.2 The full report will be submitted within three months of completion of fieldwork. The report will be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. A copy will be provided to the HES in digital 'Adobe Acrobat' PDF format.

5.3 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online AccesS to the Index of archaeological investigations*) database under record number southwes1-232110

6.0 ARCHIVE DEPOSITION

6.1 An ordered and integrated site archive will be prepared in accordance with Management of Research Projects in the Historic Environment (MoRPHE) English Heritage 2006 upon completion of the project. If artefactual material is recovered the requirements for archive storage shall be agreed with the West Sussex Museum under an accession number to be obtained.

6.2 A summary of the contents of the archive shall be supplied to the HEPAO.

7.0 PERSONNEL

The project will be managed by Dr. Brynmor Morris; the desk-based research and the visual impact assessment will be carried out by SWARCH personnel with suitable expertise and experience. Relevant staff at West Sussex County Council will be consulted as appropriate. Where necessary, appropriate specialist advice will be sought.

Bryn Morris

South West Archaeology Ltd the Old Dairy, Hacche Lane Business Park, Pathfields Business Park, South Molton, Devon EX36 3LH
Telephone: 01769 573555 email: mail@swarch.net

Appendix 2 Historic Buildings Advisor Comments

The existing outbuilding on the site appears to be a modern structure, and as such its loss is unlikely to be problematic. Crouchland House and its outbuilding to the south-east is listed grade II. The cottages known as Hoares Green Cottages are not designated; however they are evident on the Kirdford Tithe Map of 1847. Similarly, Laneland to the south is a non-designated grouping identified on the HER and Kirdford Tithe map. The Sussex HLC indicates a modern character to the landscape of the development site, though the surrounding context to the west around Crouchland House (historically the farmhouse) retains a medieval character of aggregate assart fieldscapes. To the east and south, small areas of 'early modern' (c.1800-1913) regenerated wood also remain, roughly aligned with historic ponds to the south.

Given the scale of the building and its visibility from the lane, and the presence of public rights of way, the proposed Dairy has great potential to affect the setting of the listed buildings and wider historic environment here.

Any forthcoming application should include a comprehensive assessment of the potential impacts as set out in GPA3 the Setting of Heritage Assets.

Whilst the area was historically made up of dispersed farmstead settlements, of which a number survive in proximity, and the proposal has agricultural use, it is doing so on an industrial scale. This would require a significant level of justification, particularly as there does not appear to be mitigation in terms of supporting the historic use of traditional farm structures.

Heather Hall
Historic Buildings Advisor
29 October 2015

Appendix 3 Listing Text

Grade II

Crouchland (Farm)house

UID: 424062

List entry Number: 1226663

House. Built by Henry Stradwick in 1652. L-shaped timber-framed building, with the date 1652 and the initials "H.S." on it. The west front is faced with coursed stone on the ground floor and tile-hung above, with a slight overhang between. The south front is faced with red brick, with some tile-hanging on first floor. Some timbering with herring-bone red brick infilling is exposed in the east wall. Tiled roof. Three brick chimney stacks with square bases and diamond-shaped shafts and the tops truncated like cones. Casement windows. Two storeys. Three windows.

Listing NGR: TQ0124529673

Outbuilding in the garden of Crouchland to the west of the house

UID: 424063

List entry Number: 1265744

Outbuilding. Small rectangular building of one storey. Probably C17. Red brick and stone. Tiled roof. Two four-centred red brick doorways with dripstones over.

Listing NGR: TQ0106029361

Lanelands

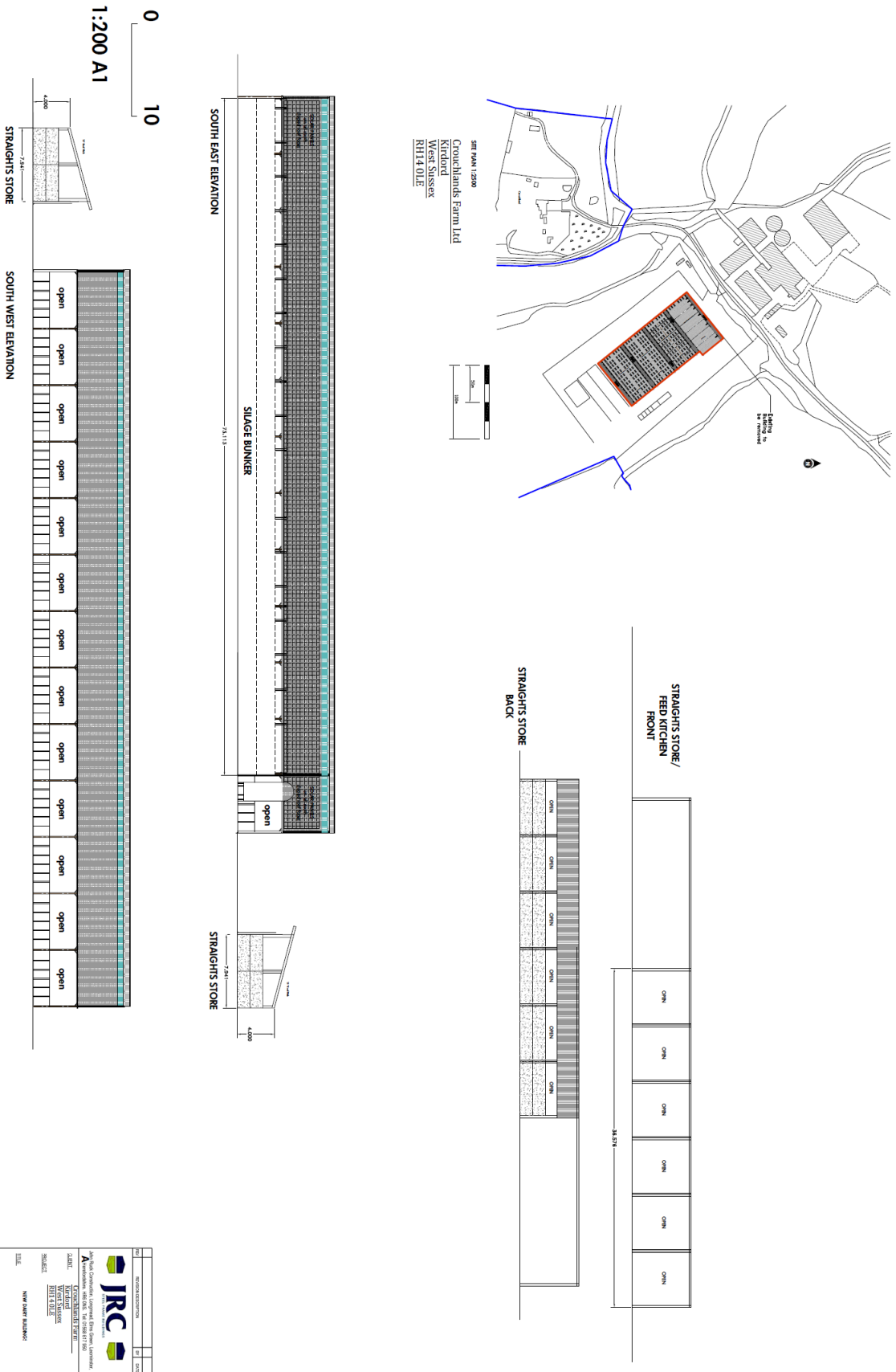
UID: 423884


List entry Number: 1226588

House. C17 or earlier timber-framed building largely refaced in the C18. Two parallel ranges. The front or east range has fronted brick infilling on ground floor and is tile hung above, the back or west range wholly tile-hung with a slight belfeast above ground floor of both. Tiled roof. Casement windows. On the north side is a large brick chimney breast with crow-stepped gable containing a double bacon-loft. Two smaller brick chimney breasts on the south wall.

Listing NGR: TQ0118129068

Appendix 4
Plans of the Development



NO.	REVISION/DESCRIPTION	BY	DATE
			
JRC JACOBS REALTY CONSULTANTS 100, SOUTH ROAD, BRIGHTON, BN1 1AB, UK TEL: 01273 592999 FAX: 01273 592998 WWW.JRC.CO.UK			
CLIENT:	CROUCHLANDS FARM LTD		
PROJECT:	NEW DAIRY BUILDINGS		
LOCATION:	CROUCHLANDS FARM, PLAISTOW, WEST SUSSEX		
DATE:	13/08/2010		
SCALE:	AS SHOWN		
DESIGNER:	JRC		
CHECKER:	JRC		
APPROVED:	JRC		
DATE:	13/08/2010		

Appendix 5 Baseline Photographs

Walkover



View across the yard with buildings at the north of the field; viewed from the south-east.



View across the yard area to the field beyond; viewed from the north-west.



View along the track from the parish lane which leads through the yard to the field; viewed from the south.



View to north-west corner of the field, adjacent to the yard area, where there are some static caravans; viewed from the south-east.



View across the yard to the north end of the field; viewed from the north.



Part of the farm storage area at the northern of the field; viewed from the north-west.



View across the northern part of the field to the yard and buildings; viewed from the south-west.



View to the static caravans; viewed from the south.



View to the north-west corner of the field where farm implements are parked; viewed from the south-east.



View down the field; viewed from the north.



View along the relict boundary along the western side of the field composed entirely of mature trees; viewed from the north-east.



View to Crouchlands Farmhouse from the field, the roof and chimneys (indicated) are just visible through the trees; viewed from the east.



As above; from the east.



View up the western part of the field, with the relict boundary to the right; viewed from the south.



View to the proposed site of the new dairy building, as viewed through the relict boundary; viewed from the south-west.



View to the southern end of the proposed new dairy building; viewed from the west-south-west.



View down the western part of the field, west of the relict boundary; viewed from the north.



One of the gateways in the western boundary of the field that leads onto the farm track; viewed from the east.



View to the remaining post-and-wire fence at the southern end of the field; viewed from the west-north-west.



View up the eastern side of the relict field boundary; viewed from the south.



View along the western hedgerow; from the south-south-east.



View along the farm track, from near Lanelands, looking back towards the field; viewed from the south.



View to the bank of woodland that frames the field to the south and that provides local blocking to Lanelands; viewed from the south-west.



View down the track that runs past Crouchlands (farm) house, showing the screening from the mature trees and the hedgerow; viewed from the north-north-west.

HVIA



View of the drive to Crouchlands (farm)house, with its avenue of trees and separate gated area defining the private grounds associated with the house; from the north-north-east.



View to Crouchlands (farm)house, with brick outbuilding to the west; viewed from the north-east.



View to Crouchlands (farm)house across the 20th century walled garden; viewed from the east.



View down the farm track west of the field to Lanelands Farm; viewed from the north.



View across the level grass lawns of Lanelands; viewed from the north-west.



View to Lanelands, showing the screening provided to the west and north by its timber-boarded barns; viewed from the north-west.



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