



[THE HISTORIC ENVIRONMENT IN SALEHURST AND ROBERTSBRIDGE]

Salehurst and Robertsbridge Neighbourhood Development Plan
June 2016

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The Historic Environment in Salehurst and Robertsbridge

1.0 Introduction

Local heritage is at the heart of the identity of places, and district and parish councils are at the forefront of supporting its management, conservation and promotion for both residents and visitors to experience and learn from. This can be through the planning system, or through supporting community involvement in heritage assets.

The historic environment also makes a significant contribution to the economy. The historic environment is the context within which new development occurs, and successful development recognises the need for the new to respond to the old. In addition, a vibrant local historic environment attracts visitors and businesses to places, provides jobs and opportunities to acquire skills, and can be a driver for rural development by helping to improve the value of places and sites.

It is therefore important that historic environment data should be gathered as part of the evidence base for the Neighbourhood Plan, to provide a proper understanding of the parish.

This document has been prepared by Moles Consultancy to enable discussion with the Neighbourhood Plan Steering Group as to the extent of the historic environment within the parish.

What is the historic environment?

For the purposes of this study, the Historic Environment amounts to all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF 2012 Annex 2: Glossary p.52)

What can threaten the character and fabric of the historic environment?

The character and local distinctiveness of an historic area can be derived from wide-ranging influences. These include archaeological context, historic setting, former land-uses, types of buildings, the materials of construction, the fenestration patterns, decorative/repetitive details, etc. Character and local distinctiveness can be due as much to the numerous small, repetitive details as to individual or collections of buildings. Thus, the character of an historic environment can be undermined and compromised by the cumulative negative impact of small-scale development (such as extensions, window replacement, satellite dishes, inappropriate signage and street furniture etc.), which can destroy the uniformity and commonality that makes an area more than a collection of individual buildings, as much as by large-scale new-build development. Many of these small scale changes are classed as 'permitted development', which allows property owners to undertake certain alterations without the need to obtain planning consent.

Recent changes in legislation have extended the scope of this, increasing the threat which 'permitted development' poses to historic townscapes. However, in the parish there is both a wealth of Listed Buildings and a Conservation Area where such developments are only allowed if specific permission is granted.

Planning

A major positive tool in enabling councils to maximise the growth potential of heritage is the planning system. It is through the planning system that the historic environment is protected, enhanced and improved in a way that balances local economic, social and environmental needs and ambitions. Councils are using planning in a positive way to support the features which attract greater footfall, including the historic environment, that help to drive growth by developing attractive and distinctive places.

Heritage Assets

An important element of the historic environment is that of the heritage asset. This is defined as “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)”.

Heritage assets can be either designated or non-designated. Designated heritage assets include scheduled ancient monuments, Listed Buildings and Conservation Areas. These are protected under the Planning (Listed Buildings and Conservation Areas Act) 1990.

In contrast, non-designated heritage assets are identified by local authorities and do not have the same level of protection as designated assets. Examples of non-designated assets include Locally Listed Buildings.

Both designated and non-designated heritage assets enhance local distinctiveness and the historic environment often presents opportunities for improving the attractiveness of an area for the community, business and visitors.

How can the Neighbourhood Plan protect the historic environment?

The preparation of a Neighbourhood Plan affords the opportunity to prepare a positive strategy for the local historic environment.

Well-drafted plans can provide a sound policy basis from which to manage future development, including both new-build and change to existing stock. Once adopted, a neighbourhood plan will form part of the Local Plan and future development decisions will be made in accordance with it. Its policies need to be robust, as planning applications, (including smaller-scale development such as alterations and extensions), will be assessed against them and they will be relied upon to rebut

challenges at appeal. Furthermore, the neighbourhood plan is an opportunity to inform and engage the local community, providing guidance to property owners and promoting best practice.

Process

At the start of the plan-making process, it is useful to identify any designated heritage assets, such as Scheduled Monuments, Listed Buildings and Conservation Areas, along with any non-designated heritage assets, such as locally listed buildings, or areas of archaeological potential.

Following on from this initial assessment, it is important to undertake a further assessment of the parish to identify any other assets that have not previously been identified.

2.0 Assessment of Heritage Assets

Designated Heritage Assets:

Statutorily Listed Buildings

A 'listed building' is a building, object or structure that has been judged to be of national importance in terms of architectural or historic interest and included on a special register, called the List of Buildings of Special Architectural or Historic Interest.

Listed Buildings are designated by the Secretary of State for Culture, Media and Sport as being of 'special architectural or historic interest'.

Recommendations for, and records of, Listed Buildings are maintained by Historic England which acts as the government's advisor on all additions and other alterations to the Statutory List. Listed Buildings cannot be altered or demolished without permission. Buildings are listed for a variety of reasons and may qualify under one or more of these criteria:

- Architectural interest: listing aims to include all buildings of importance to the nation for reason of their architectural design, decoration and craftsmanship;
- Historic interest: this includes buildings which display important aspects of the nation's social, cultural, economic or military history;
- Historical associations: buildings with close historical ties with nationally important people or events;
- Group value: particularly where buildings together make up an important architectural or historical unity or a fine example of planning (for example, squares, terraces, model villages).
- Listed Buildings are classified in grades to show their relative importance, Grade I, II* & II. All Listed Buildings are of special interest but Grade I

buildings are of paramount importance to the nation and Grade II* are of outstanding interest.

There are 105 statutorily listed buildings within the parish. This amounts to 2 grade I, 5 Grade II* and 98 Grade II (see figures 1 and 2 for two examples of listed buildings in the parish).



Figure 1 and 2: two very attractive listed buildings within the Conservation Area

The greatest distribution of listed buildings is within the conservation area. This is a further indication as to the significance and importance of the area.

A list of the buildings identified as a statutorily listed building is contained in appendix 1 (please note that the listing descriptions are not always accurate with regards to property address).

Conservation Area

The concept of conservation areas was introduced in England, Wales and Scotland by the Civic Amenities Act 1967. Legislation was introduced after there was widespread public concern over the pace of redevelopment in our historic towns and cities.

While the original legislation has been superseded, conservation area designation plays an essential part of the protection of the historic environment. The current legislation is the Planning (Listed buildings and conservation areas) Act 1990 (the Act).

Conservation areas are widely considered to be a useful tool by local authorities to protect the historic environment, and as a result more than 9,100 have been designated. The Act defines a conservation area as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Designation places certain duties on local authorities and these are described in Guidance on the management of conservation areas prepared by Historic England.

Conservation Areas may vary in character, form and size, from small groups of historic buildings to major parts of a town or city. While they may contain Listed Buildings, this is not always the case and often it is the sense of place created by different components such as unlisted traditional buildings, historic street patterns, open spaces, trees, boundary walls, views or even sites of human activity such as market places, which combine to provide special character.

Deciding which areas are of 'special interest' and warrant designation is a matter for local planning authorities, using adopted local criteria drawn up for the authority's area as a whole and involving the local community. For the designation of conservation areas to be effective, however, it is important that rational and consistent judgments are made in determining their special qualities and local distinctiveness, as well as their value to the local community. Such judgments should be based on a thorough understanding of the area in its wider context, reached through a detailed appraisal of its character.

The village contains one conservation area; Robertsbridge and Northbridge Street. This conservation area is described in a conservation area character appraisal (see figures 3 and 4).



Figures 3 and 4: two areas within the Robertsbridge and Northbridge Street Conservation Area

According to the Character Appraisal: "The historic area of Robertsbridge consists largely of the extent of the village, as it existed by the mid 16th century. The densely packed High Street, with its strong building line, is actually composed a large number of distinct, individual buildings, which have been sub-divided and in-filled over the centuries, to create the tightly-knit built form we see today. There are many surviving medieval buildings, as well as property boundaries and street layouts, all clearly legible in the present village".

Section 72 of the act requires that the District Council pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area.

Other Historical Areas

Local Planning Authorities (in this case Rother) are obliged under the Planning (Listed buildings and Conservation Areas) act 1990, to identify any part of their own area, which are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Whilst it is up to the District Council to designate any new Conservation Area, it is considered acceptable for the Neighbourhood Plan to identify areas that they consider worthy of further consideration for designation, or where further consideration should be given.

It is interesting to note that Salehurst has not been designated as a Conservation Area. Due to the history associated with the area, its importance in the development of the local area, along with the quality and condition of the built form, it is considered that this area is worthy of assessment for consideration as a Conservation Area.

Within Salehurst, properties are currently subject to substantial alteration without the need to apply for planning permission. Such works include the installation of replacement windows and doors, replacement (inappropriate) materials and loss of historic features.



Figures 5 and 6: Two fine properties within Salehurst

The emerging Neighbourhood Plan should identify that Salehurst is an important area that should be protected from inappropriate development, and consider how best to achieve this.

If the area were to be designated as a Conservation Area, this would require the District Council to undertake a detailed assessment of the area to determine whether it fully meets the local designation criteria identified by the District Council. In addition, the District Council will also be required to undertake extensive consultation prior to designation.

Designation as a Conservation Area brings with it implications for property owners including:

- Wider control over demolition.
- Greater restriction over works which would otherwise be 'permitted development'. For instance, planning permission is required to:-
 - Provide a two-storey extension to a dwellinghouse;
 - Provide a single storey extension to the side of a dwellinghouse;
 - Carry out additions or alterations to the roof of the dwellinghouse;
 - Provision at the side of a dwellinghouse of a swimming pool, building or enclosure required for a purpose incidental to the enjoyment of the dwellinghouse;
 - Install a micro-wave antenna on a chimney, wall, roof slope which faces onto and is visible from a highway;
 - Provide external cladding e.g. stone, timber, tiles etc., to a dwellinghouse;
 - Fix a satellite dish to a chimney, to a building which exceeds 15 metres in height or to a roof slope which fronts the highway.
- Wider protection of trees.
- Planning Authorities may use Article 4 Directions in order to take away certain 'Permitted Development' rights, in order to bring within planning control, development which may have an adverse effect on the character or appearance of the area.
- More intensive assessment of proposals requiring planning permission or Conservation Area Consent to ensure that they 'preserve' or 'enhance' the special character of the area. It should be remembered, though, that designation is not intended to stop change altogether but better manage new development so that it does not harm the area.
- Additional publicity for planning applications in Conservation Areas and those outside Conservation Areas which affect their setting

Non-Designated Heritage Assets

Since 1949 historic buildings and structures have received statutory protection where they meet comprehensive criteria by English Heritage. Many historic buildings and structures fall below the national criteria that warrant a level of protection as buildings of local interest.

Over the last few years Central Government has been putting growing emphasis on the need to promote 'local distinctiveness'. Local communities are increasingly being

asked to highlight what they consider to be important within their familiar environment. Intensive development pressures have highlighted the need to maintain and protect the local built environment. There are local buildings which help to define the areas where we live and work. These buildings make a contribution to the character of the areas in which they are located. Further, they contribute to the local scene or are valued for their local historical associations.

Although such buildings may not be nationally designated or even located within the boundaries of a Conservation Area, they may be offered some level of protection by their identification as part of a formally adopted list of local heritage assets.

It should be noted that the NPPF contains policies that apply to heritage assets regardless of whether or not they are locally listed. However, local listing provides a sound, consistent and accountable means of identifying local heritage assets to the benefit of successful planning for the area and to the benefit of owners and developers wishing to fully understand local development opportunities and constraints.

As a result, many authorities identify properties that they consider should receive extra recognition. These properties are identified as Locally Listed and are a 'non-statutory' designation. Buildings on the list will not be subject to new or additional controls; the existing planning controls over changes of use, external alterations, extensions etc. will continue to apply and will remain unchanged.

It should be noted that the fact that a building is on a local list means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining the outcome of a planning application. Essentially, where permission is required for works, the council will ensure that any proposal respects the building. These properties should not be confused with statutorily Listed Buildings.

Historic England has produced detailed guidance on the best practice in producing local lists of heritage assets.

Rother District Council has not formally identified any non-designated assets. However, it is recommended that the Neighbourhood Plan have the opportunity to deal with this issue.

It is therefore recommended that the Parish Council establish a local list for the parish (see figure 7 for a potential Local List property).



Figure 7: A potential Local List Property?

It is recommended that local residents and historians be involved in the identification of these local assets as they are best placed to understand what are important to them and their heritage. Part of the process of identifying any properties considered worthy of identification would be to consult with the owners affected.

In order to identify assets it is recommended that a set of criteria be established. It is recommended that the following be considered:

- of outstanding design, detailing, appearance or special interest;
- extremely good examples of traditional or established style, or of unusual type;
- contribute positively to the local area - for example, key landmark buildings, notable buildings on important routes into the area, which create a vista or contribute to the skyline;
- have important historical or social associations;
- All buildings must be largely intact and not adversely affected by later extensions or alterations.

A useful starting point when preparing a Local List is to review the Conservation Area Character Appraisal. In this case, the appraisal has identified all of the properties that it believes make a positive contribution to the character or appearance of the conservation area. These should be assessed for their suitability for identification as Local List properties.

3.0 Heritage Recommendations

The following are recommended actions with regards to heritage:

1. The Parish Council considers the level of protection that they wish to see afforded to Salehurst. There are a number of different options open to them, including the possibility of designating Salehurst as a Conservation Area. This would be subject to agreement by Rother District Council as the Local Planning Authority, who would be required to undertake their own detailed assessment of the area. If considered worthy of designation, Rother District Council would undertake consultation with all affected parties.
2. The Neighbourhood Plan Steering Group identifies a small group of interested parties to prepare a list of properties that meet the criteria for Local Listing

Appendix 1 – Heritage Assets

Statutory Listed Buildings

Title	Location	Grade
BROWN'S HOUSE	BROWN'S HOUSE, BISHOP'S LANE, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
BAILEY REEDS	BAILEY REEDS, BODIAM ROAD, Salehurst and Robertsbridge, Rother, East Sussex	II
HIGHAM COTTAGES & SHEPHERD'S COTTAGE	SHEPHERD'S COTTAGE, BOURNE LANE HIGHAM COTTAGES, 2 AND 3, BOURNE LANE, Salehurst and Robertsbridge, Rother, East Sussex	II
PEANS FARMHOUSE	PEANS FARMHOUSE, BRIGHTLING ROAD, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
THE SALEHURST HALT PUBLIC HOUSE	THE SALEHURST HALT PUBLIC HOUSE, CHURCH ROAD, SALEHURST, Salehurst and Robertsbridge, Rother, East Sussex	II
THE TOMB OF VISCOUNT MILNER IN THE EXTENSION OF ST MARY'S CHURCHYARD TO THE NORTH EAST OF THE CHURCH	THE TOMB OF VISCOUNT MILNER IN THE EXTENSION OF ST MARY'S CHURCHYARD TO THE NORTH EAST OF THE CHURCH, CHURCH ROAD, SALEHURST, Salehurst and Robertsbridge, Rother, East Sussex	II
FAYRE COTTAGE & TUDOR ROSE COTTAGE	5, FAIR LANE FAYRE COTTAGE, 7, FAIR LANE TUDOR ROSE COTTAGE, 6, FAIR LANE, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
JASMINE COTTAGE & LABURNUM COTTAGE & PRIMROSE COTTAGE	8, 9 AND 10, FAIR LANE, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	23, 24 AND 25, FAIR LANE, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
REDLANDS FARMHOUSE	REDLANDS FARMHOUSE, FAIR LANE, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
OASTHOUSE, GRANARY AND CARTSHED AT REDLANDS FARM TO THE NORTH WEST OF THE FARMHOUSE	OASTHOUSE, GRANARY AND CARTSHED AT REDLANDS FARM TO THE NORTH WEST OF THE FARMHOUSE, FAIR LANE, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
BARN AT PARK FARMHOUSE TO THE SOUTH WEST OF THE FARMHOUSE	BARN AT PARK FARMHOUSE TO THE SOUTH WEST OF THE FARMHOUSE, FAIR LANE, PARK FARM, Salehurst and Robertsbridge, Rother, East Sussex	II

THE OAST HOUSE	THE OAST HOUSE, FAIR LANE, PARK FARM, Salehurst and Robertsbridge, Rother, East Sussex	II
THE OASTHOUSE	THE OASTHOUSE, FAIR LANE, ROBERTSBRIDGE ABBEY, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	1, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
HIGH WIGSELL	HIGH WIGSELL, BODIAM ROAD, Salehurst and Robertsbridge, Rother, East Sussex	II
HAISELMAN'S FARMHOUSE	HAISELMAN'S FARMHOUSE, BOURNE LANE, HAISELMAN'S FARM, Salehurst and Robertsbridge, Rother, East Sussex	II
BUGSELL FARMHOUSE	BUGSELL FARMHOUSE, BRIGHTLING ROAD, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
THE PARISH CHURCH OF ST MARY	THE PARISH CHURCH OF ST MARY, CHURCH ROAD, SALEHURST, Salehurst and Robertsbridge, Rother, East Sussex	I
CHURCH FARM AND COTTAGE & CHURCH FARM HOUSE	CHURCH FARMHOUSE, CHURCH ROAD CHURCH FARM AND COTTAGE, CHURCH ROAD, SALEHURST, Salehurst and Robertsbridge, Rother, East Sussex	II
HILL HOUSE	HILL HOUSE, 21, FAIR LANE, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
PARK FARMHOUSE	PARK FARMHOUSE, FAIR LANE, PARK FARM, Salehurst and Robertsbridge, Rother, East Sussex	II
BARN AND OUTBUILDING AT PARK FARM TO THE WEST OF THE PRECEDING BARN	BARN AND OUTBUILDING AT PARK FARM TO THE WEST OF THE PRECEDING BARN, FAIR LANE, PARK FARM, Salehurst and Robertsbridge, Rother, East Sussex	II
THE ABBEY	THE ABBEY, FAIR LANE, ROBERTSBRIDGE ABBEY, Salehurst and Robertsbridge, Rother, East Sussex	I
THE TROMPE L'OEIL RESTAURANT	THE TROMPE L'OEIL RESTAURANT, 13 AND 15, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
GLYDES	3, 5, 7 AND 9, HIGH STREET GLYDES, 7 AND 9, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	23, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	25 AND 27, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	29 AND 31, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	35, 35A AND 37, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II

No name for this Entry	39, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	41, 43, 45 AND 47, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	49, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
POET'S COTTAGE	63 AND 63A, HIGH STREET POET'S COTTAGE, 65, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
THE GRANGE	THE GRANGE, 69, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
PIPER'S COTTAGES	PIPER'S COTTAGES, 1, 2 AND 3, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	2, 4, 6 AND 8, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
ROSEBANK	ROSEBANK, 12 AND 14, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II*
THE POST OFFICE	THE POST OFFICE, 20 AND 22, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
BETHEL STRICT BAPTIST CHAPEL	BETHEL STRICT BAPTIST CHAPEL, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
TUDOR HOUSE	TUDOR HOUSE, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	36, 38, 40 AND 40A, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
SWYNFORDS	48, HIGH STREET SWYNFORDS, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
GREAT WIGSELL	GREAT WIGSELL, JUNCTION ROAD, BODIAM, GREAT WIGSELL, Salehurst and Robertsbridge, Rother, East Sussex	II*
THE CURLEW INN	THE CURLEW INN, JUNCTION ROAD, BODIAM, THE CURLEW, Salehurst and Robertsbridge, Rother, East Sussex	II
STAR HILL COTTAGE	STAR HILL COTTAGE, LONDON ROAD, Salehurst and Robertsbridge, Rother, East Sussex	II
LANGHAM HOUSE	LANGHAM HOUSE, 51, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II

ROBERTSBRIDGE HOUSE	ROBERTSBRIDGE HOUSE, 61, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
WHITE HORSE COTTAGE	WHITE HORSE COTTAGE, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
SWIFTS	67, HIGH STREET SWIFTS, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
THE UNITED REFORMED CHURCH	THE UNITED REFORMED CHURCH, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
LE CHECKER ; THE PREMISES OF JOHN WARD AND COMPANY, SOLICITORS	LE CHECKER, 46, HIGH STREET 46A, HIGH STREET THE PREMISES OF JOHN WARD AND COMPANY, SOLICITORS, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
WELLINGTON COTTAGE	WELLINGTON COTTAGE, 50, HIGH STREET 52, 54 AND 56, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
BUSHEYGATE	BUSHEYGATE, JOHN'S CROSS ROAD, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
THE OASTHOUSES AND GRANARY AT GREAT WIGSELL TO THE NORTH WEST OF THE HOUSE	THE OASTHOUSES AND GRANARY AT GREAT WIGSELL TO THE NORTH WEST OF THE HOUSE, JUNCTION ROAD, BODIAM, GREAT WIGSELL, Salehurst and Robertsbridge, Rother, East Sussex	II
BANTONY	BANTONY, LONDON ROAD, BANTONY, Salehurst and Robertsbridge, Rother, East Sussex	II
SPRING COTTAGE	SPRING COTTAGE, LONDON ROAD, Salehurst and Robertsbridge, Rother, East Sussex	II
HACKWOODS FARMHOUSE	HACKWOODS FARMHOUSE, LUDPIT LANE, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	3, NORTHBRIDGE STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	5 AND 7, NORTHBRIDGE STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	11, 13 AND 15, NORTHBRIDGE STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	19, NORTHBRIDGE STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II

MERRY COTTAGE & MILLFARM COTTAGE & PLOUGH COTTAGE	MERRY COTTAGE, 21B, NORTHBRIDGE STREET PLOUGH COTTAGE, 21A, NORTHBRIDGE STREET MILLFARM COTTAGE, 21, NORTHBRIDGE STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	12, NORTHBRIDGE STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
MONK'S COTTAGE & ROTHER VIEW & YE OLDE MONK'S HOUSE	MONK'S COTTAGE, NORTHBRIDGE STREET YE OLDE MONK'S HOUSE, NORTHBRIDGE STREET ROTHER VIEW, NORTHBRIDGE STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II*
MOAT FARMHOUSE	MOAT FARMHOUSE, ROCKS HILL, MOAT FARM, Salehurst and Robertsbridge, Rother, East Sussex	II
SMUGGLERS COTTAGE & SNUG COTTAGE & THE SANCTUARY	SNUG COTTAGE, STATION ROAD 4, STATION ROAD THE SANCTUARY, 6, STATION ROAD SMUGGLERS COTTAGE, 8, STATION ROAD, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
BAYHAM	BAYHAM, 17, NORTHBRIDGE STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
QUAKER COTTAGE	QUAKER COTTAGE, NORTHBRIDGE STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
KESTON COTTAGE	KESTON COTTAGE, 28, NORTHBRIDGE STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
OASTHOUSES AND GRANARY AT MOAT FARM TO THE WEST OF THE FARMHOUSE	OASTHOUSES AND GRANARY AT MOAT FARM TO THE WEST OF THE FARMHOUSE, ROCKS HILL, MOAT FARM, Salehurst and Robertsbridge, Rother, East Sussex	II
LANGHAM COTTAGE	LANGHAM COTTAGE, 10, STATION ROAD, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
BUSH BARN COTTAGE	BUSH BARN COTTAGE, SILVERHILL, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
ABBEY RUINS	ABBEY RUINS, FAIR LANE, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II*
PARSONAGE FARMHOUSE	PARSONAGE FARMHOUSE, ROCKS HILL, SALEHURST, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	1-5, SCHOOL TERRACE 4, NORTHBRIDGE STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II

OASTHOUSES AND GRANARY AT PARSONAGE FARM TO THE NORTH OF THE HOUSE ON THE NORTH SIDE OF THE ROAD	OASTHOUSES AND GRANARY AT PARSONAGE FARM TO THE NORTH OF THE HOUSE ON THE NORTH SIDE OF THE ROAD, ROCKS HILL, SALEHURST, Salehurst and Robertsbridge, Rother, East Sussex	II
THE OSTRICH HOTEL	THE OSTRICH HOTEL, STATION ROAD, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	16, 18 AND 20, NORTHBRIDGE STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
THE GEORGE HOTEL	THE GEORGE HOTEL, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	16 AND 18, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	26 AND 28, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
THE SEVEN SISTERS INN	THE SEVEN SISTERS INN, 34, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II*
No name for this Entry	42 AND 42A, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
THE GROVE	THE GROVE, 58, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
LARGE BARN AT GREAT WIGSELL TO THE SOUTH EAST OF THE HOUSE	LARGE BARN AT GREAT WIGSELL TO THE SOUTH EAST OF THE HOUSE, JUNCTION ROAD, BODIAM, SALEHURST, GREAT WIGSELL, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	55, 57 AND 59, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
YEW LODGE	YEW LODGE, GEORGE HILL, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
BARCLAYS BANK	BARCLAYS BANK, 53, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
OLD BEAMS	OLD BEAMS, 53A, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
PIPER'S COTTAGE, ST CATHERINES	71, HIGH STREET ST CATHERINES, 73, HIGH STREET PIPER'S COTTAGE, 75, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	29, 30, 31 AND 32, FAIR LANE, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II

POST OFFICE TERRACE & SPOUTINGS, POST OFFICE TERRACE	POST OFFICE TERRACE, 1-4, CHURCH ROAD SPOUTINGS, POST OFFICE TERRACE, 1, CHURCH ROAD, SALEHURST, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	11, 12 AND 13, FAIR LANE, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
BOARSNEY FARMHOUSE	BOARSNEY FARMHOUSE, BODIAM ROAD, BOARSNEY FARM, Salehurst and Robertsbridge, Rother, East Sussex	II
CLIMSETT'S FARMHOUSE	CLIMSETT'S FARMHOUSE, BODIAM ROAD, CLIMSETT'S FARM, Salehurst and Robertsbridge, Rother, East Sussex	II
CHURCH LANE COTTAGES	CHURCH LANE COTTAGES, 1-4, CHURCH ROAD, SALEHURST, Salehurst and Robertsbridge, Rother, East Sussex	II
GOODGROOMS	GOODGROOMS, CHURCH ROAD, SALEHURST, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	1, 2, 3 AND 4, FAIR LANE, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	19 AND 20, FAIR LANE, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
GEORGE HILL HOUSE	GEORGE HILL HOUSE, GEORGE HILL, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
No name for this Entry	11, HIGH STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
WESTERN PART OF THE FORMER OASTHOUSE TO MILL FARM	WESTERN PART OF THE FORMER OASTHOUSE TO MILL FARM, NORTHBRIDGE STREET, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II
BARN AT GROVE FARM INCLUDING ATTACHED CARTSHED	BARN AT GROVE FARM INCLUDING ATTACHED CARTSHED, ROBERTSBRIDGE, Salehurst and Robertsbridge, Rother, East Sussex	II

Scheduled Ancient Monument

<u>Robertsbridge Abbey</u>	Scheduling	Salehurst and Robertsbridge, Rother, East Sussex
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