

Police House Field, Birchgrove Road, Horsted Keynes
Initial Heritage Impact Assessment
January 2020

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Report

Initial Heritage Impact Assessment

Site

Police House Field, Horsted Keynes

Date

January 2020

Planning Authority

Mid Sussex District Council

Site Centred At

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Executive Summary

This heritage statement has been prepared to support a proposal for residential development and associated works at Police House Field, Horsted Keynes, 'the site', and to assess the potential impact of the proposed development of a small residential development on the setting and significance of heritage assets located within the subject site and its vicinity.

In accordance with Paragraph 189 of the *National Planning Policy Framework* (NPPF 2019), and the relevant policies contained in the Mid Sussex District Council development plan, this report first identifies and describes the historical development of the subject site; outlines the significance of relevant heritage assets before going on to consider the impact of the proposal on that significance.

The nearest listed building is Grade II listed Lucas Farmhouse (NHLE No. 1025681). There are other listed buildings within the vicinity, primarily located within the core of the village. However these are located some distance away and given this, the lack of visual connection between them and the site and the lack of any meaningful historic association it is clear that the proposed development would not affect their significance and it is not necessary to consider these further. The boundary of the Horsted Keynes Conservation Area abuts the part of the western boundary of the site.

The proposed development of the site has the potential to impact upon the significance of the heritage assets, by altering the way in which they are experienced as a result of introducing built form to the site.

The report concludes that the site makes a contribution to the significance of the listed building, by virtue of being part of the network of fields that formed part of the agricultural land surrounding the farmstead. It was, historically, under the same ownership and occupation, however this relationship has been severed. Whilst there is clearly some historical association between the site (even though it is physically detached from Lucas Farm) it would have once been experienced as land associated and functioning as part of the farmstead. Use of the site has evolved over time, with farm buildings removed.

The final layout, scale, massing and orientation of built form along with any landscape mitigation would clarify the final analysis of the heritage impact and how it would alter the experience of the heritage asset. The fundamental significance of the listed building, i.e its form, plan-form, interior and architectural integrity and immediate setting would not be affected by the proposed development. In principle, with retention of and further planting to increase the vegetative buffer along Danehill and rounding the corner of Birchgrove Road, along with the provision of legible space between the units closest to Birchgrove Road and the listed building, any impact would be less than substantial, at the medium end of the scale.

There would be some impact on the experience of the Horsted Keynes Conservation Area, however this would be quite limited. Any impact on the significance of the Conservation Area as a result of impact on setting would be very low. Introducing housing within part of the landscape setting of the CA is recognised as resulting in a low level of harm. Given that part of the original field has already been given over to built-form and will represent a natural extension to the built envelope of the village, it is considered that any impact in significance as a result of a slight change would be at the lower end of the scale.

In terms of scale and layout (details in terms of design and materiality are not yet set) the proposed dwellings have the potential to sit well within the existing landscape, and maintain a verdant setting. The retention (and potentially increasing) the existing buffering at the north east corner is beneficial. It is considered that the inclusion of units at this corner (30 units in total are proposed) would result in a level of harm falling within the range of 'less than substantial'. In accordance with paragraph 196 of the NPPF, less than substantial harm should be weighed against the public benefits of the proposal. The level of harm would

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depend on final design parameter and mitigation measures but it would remain a less than substantial harmful effect.

1.0 Introduction

- 1.1** This Heritage Statement considers Police House Field, Birchgrove Road, Horsted Keynes (Figure 1). The site (hereafter referred to as the subject site) is located at National Grid Reference TQ 38826 28164. It has been prepared to assess the principle of development of residential development on the significance of heritage assets which lie within, or in the vicinity of the subject site. The application is at an early planning stage. As such layout, detailed design and materiality of any future proposal would require further assessment and may, to a degree, serve, to mitigate the level of harm identified, subject to the appearance of the proposed dwellings within the heritage context.
- 1.2** In accordance with the Paragraph 189 of the *National Planning Policy Framework* (2019) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated. The assessment includes the results of a site walkover, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.3** Relevant heritage assets located in the immediate vicinity have been identified are discussed at Sections 3 and 4.
- 1.4** It is noted that the site is allocated in the Mid Sussex draft Site Allocations Development Plan Document 'Land south of the Old Police House' SA28 for 25 units. This states that in terms of the historic environment and cultural heritage development of the site should:
- Provide appropriate mitigation to protect the rural setting of the Grade II listed Lucas Farm to the north of the site by creating a sufficiently sized landscape buffer at the north eastern corner of the site and by retaining and enhancing the tree belt on the eastern boundary. The mitigation strategy should be informed by a Heritage Impact Assessment.
 - Conserve the setting of the Horsted Keynes Conservation Area by ensuring that development is not dominant in views through appropriate design and landscaping. The mitigation strategy should be informed by a Heritage Impact Assessment.
 - The site is located near the crest of a sandstone ridge in the High Weald, a favourable location for archaeological sites, requiring Archaeological Assessment and appropriate mitigation arising from the results.

Location and Description

- 1.5** The site is an open field and located at the junction of Birchgrove Road and Danehill Road on the edge of the village. The site is bounded by vegetation and trees of varying coverage, with a dense belt of trees on Danehill boundary to the north-east. To the south and east are fields with scattered detached dwellings and farm buildings. To the west and the north-western boundary there are dwellings which lie on the eastern side of the village.
- 1.6** To the north, on the opposite side of Birchgrove Road, is Grade II Lucas Farmhouse, set back from the road with a section of high and lower hedge row marking the boundary of the front garden. A single storey outbuilding (not historic) with a pitched roof lies to the south-west of the farmhouse, directly opposite the site.
- 1.7** A public footpath runs between The Police House and No. 4 Swedish Houses, to the site. The boundary of the Horsted Keynes Conservation Area (CA) runs along the northerly section of the western boundary of the site (see Figure 3). The CA extends to the west, north and south, encompassing the historic Core of the village and beyond.



Plate 1 The Site



Plate 2 Lucas Farmhouse

2.0 Planning Background and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

2.1 The *Planning (Listed Building and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

2.2 Section 66(1) states:

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.

2.3 Section 69 of the Act requires local authorities to define as conservation areas any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention *to the desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

2.4 Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework (NPPF 2019)*, entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- conservation of England's heritage assets in a manner appropriate to their significance; and
- recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

2.6 Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset, and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

2.7 *Heritage Assets* are defined in Annex 2 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 assets include designated

heritage assets and assets identified by the local planning authority (including local listing).

- 2.8** *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.9** *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10** *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11** The NPPF is supported by the PPG (July 2019). In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:
- 2.12** *"Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets."*
- 2.13** Paragraph 18a-013 (Paragraph: 013 Reference ID: 18a-013-20190723) outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.14** Paragraph 18a-013 concludes:
- 2.15** *"The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation."*
- 2.16** The key test in NPPF paragraphs 193-196 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. It states:
- "What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting"*
- 2.17** Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it

needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.

- 2.18** Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.
- 2.19** Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.
- 2.20** While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.
- 2.21** Paragraph 196 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit."

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*
- *reducing or removing risks to a heritage asset; and*
- *securing the optimum viable use of a heritage asset in support of its long-term conservation."*

- 2.22** Paragraph 197 states:

the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 2.23** In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.24** The *Mid Sussex District Plan* (MSDP, March 2018) is the relevant development plan. The MSDP 2018 contains a number of relevant policies including DP26: Character and Design, DP34: Listed Buildings and Other Heritage Assets and DP35: Conservation Areas, which require that new development conserves or enhances the borough's heritage.

- 2.25** The relevant part of Policy DP26 states:

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside.

All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects valued townscapes and the separate identity and character of towns and villages.*

- 2.15** The relevant part of Policy DP34 states:

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- *A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal.*

- 2.16** The relevant part of Policy DP35 states:

Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- *New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complimentary materials;*
- *Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character.*

Horsted Keynes Neighbourhood Plan

- 2.17** The Horsted Keynes Neighbourhood Plan originally identified Police House Field for a housing development of 11 dwellings. It is understood that the Neighbourhood Plan will no longer make specific allocations, but will instead support the St Stephen's site and Old Police House Field site through allocation in the emerging MSDC Site Allocations DPD.

Other Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 2.18** The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the significance of the affected assets;
 - Understand the impact of the proposal on that significance;
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - Look for opportunities to better reveal or enhance significance;
 - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 2.19** Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.20** The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 2.21** The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 5. Making and documenting the decision and monitoring outcomes
- 2.22** The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

2.23 *Conservation Areas in Mid Sussex (August 2018)* provides a description and boundary for each Conservation Area and a brief assessment of the character of the CA. This is summarised and amplified upon in Section 3 of this report.

3.0 Historical Context

Introduction

- 3.1 The following section outlines the historical development of the subject site and wider area through the results of a map regression exercise and review of relevant background documentation.
- 3.2 The location of designated heritage assets within and surrounding the subject site is also discussed below.

Historical Development

- 3.3 Horsted Keynes is a parish and village situated on a hill midway between Haywards Heath and East Grinstead. Horsted Keynes is in the East Grinstead division of Sussex, in the hundred of Horsted, rape of Pevensey, rural deanery of Cuckfield, archdeaconry of Lewes and diocese of Chichester. Horsted Keynes includes Freshfield and Dane Hill which was formed into a separate civil parish in 1898.
- 3.4 It is recorded in the Domesday Survey of 1086 as Horstede; at 1066 the tenant of much of the area was Wulfgifa, and the lady of the manor was named as Ulueva (Eardley 1936). The manor was given to Sir William de Cahaigues and due to the relative proximity of another place named Horsted, the name Horstede de Cahaigues came into use.
- 3.5 The Cahaigues held the manor until the 14th century when it passed to the Leuknor family. This manor became the manor of Broadhurst, which then passed through several families, including the Michelborne and the Barantyne families. The other manor was Treemans, whose manor house lay to the south of the village.
- 3.6 The area was known for iron industry in the 17th century, and for brickmaking in Saxon times, when Horsted was also known as Bradehurst (Broadhurst).
- 3.7 The population of Horsted Keynes in 1811 was 627; in 1841 was 812; in 1861 was 790; in 1871 was 811; in 1881 was 1,149 (which included 160 in Danehill); in 1891 was 932; in 1901 was 888; in 1911 was 931; in 1921 was 961; and in 1931 was 960 (Sussex Directory entries for Horsted Keynes).
- 3.8 James Forbes Jowett and Henry Williams were the owners of the site at the time of the tithe survey and also owned a large proportion of the surrounding area, including Lucas Farm. The Reverend James Forbes Jowett was rector of Kingston Bagpuze, Berkshire.

Map Regression

- 3.9 Early maps show buildings at Lucas Farm as early as the 18th Century.
- 3.10 The 1842 Tithe map of Horsted Keynes (Figure 6) and apportionment records that the site equates to plot 321, named as Barn Meadow (meadow) in the apportionment, owned and occupied by James Forbes Jowett and Henry Williams and occupied by William Guy. Lucas Farm, located opposite the site, occupying plots including 492-494 were in the same ownership and occupancy as the site.
- 3.11 The 1875 Ordnance Survey Map (Fig.7) shows the site as a larger field (the north-west section of the field now occupied by dwellings) being marked as Plot 523, field boundaries appears as today. Three buildings in a horseshoe arrangement are located at the north-east corner of the site at the junction of what are now Birchgrove Road and Danehill Road. Lucas Farm is shown on the north side of Birchgrove Road, within plots 504 and 402.

- 3.12** The 1889 map (Figure 8) shows no apparent change on the site. Plot numbers have been changed to 727 (the site) and 683 and 684 (Lucas Farmhouse). An additional outbuilding is shown at Lucas farm, to the south-west of the farmhouse.
- 3.13** The 1910 Ordnance Survey (Figure 9) shows the site (remaining as plot 727) and Lucas Farmhouse with the standing buildings appearing unchanged, although the map is not that clear).
- 3.14** By the post-war period (1956 Ordnance Survey Map, Figure 10) the village envelope had expanded. Two pairs of semi-detached houses and two detached buildings, one notated 'County Police' had been developed at the north western part of the field. A cul-de -Sac (Lucas) is under development to the west of Lucas Farm. A small building is also shown to the east of the buildings still standing on the site. The public footpath is shown, having been redirected from further west within plot 727. The single storey outbuilding at the front of Lucas Farm had also been built.
- 3.15** The 1956-1982 Ordnance Survey Map (Figure 11) shows further infill development on the eastern edge of the village. The buildings on the site may have been altered or in part removed, it is not entirely clear. The adjacent field to the west had by now been given over to built form.
- 3.16** By 1993 (Figure 9) the original buildings on the site had been removed. The smaller building between those and the County Police building remains. Lucas Farmhouse had been extended to the east.
- 3.17** Later OS Maps show the site as it is today, with no standing buildings on the site, save the small brick built redundant structure.
- 3.18** Figure 2 shows the location of heritage assets, those considered in this report are the Horsted Keynes Conservation Area and Grade II listed Lucas Farm House.

4.0 Proposed Development and Potential Impact on Heritage Assets

Background

- 4.1 This section identifies and assesses the impacts of the principle of developing housing on the significance of heritage assets located within and in the vicinity of the subject site. In assessing the heritage impacts of the proposal, the relevant policies cited in section 2.0 have been referenced.
- 4.2 We note that a pre-application discussion within Mid Sussex District Council included comments from the Conservation Officer who has requested that the impact on the setting of Lucas Farmhouse is assessed.

The Proposed Development

- 4.3 The proposal is at an early stage, the sketch layout shows housing arranged over 30 plots with amenity space; an access road from Birchgrove Road (adjacent to the Old Police House); public open space/play area and retained verdant boundaries. Houses closest to Birchgrove Road would be set back from the road frontage and those closest to the CA boundary would also be set back. Existing trees would be retained and there are opportunities for further screening.
- 4.4 Although the detailed design and form of the proposal is not currently set, in terms of a possible design approach, domestic scale is assumed at 2 storeys in height, with the design referencing the local vernacular.

Potential Impacts on Heritage Assets

Listed Buildings

- 4.5 There are several listed buildings within the extended area, the majority of which are visually removed from the site and have no other direct association with the site. Grade II Listed Lucas Farmhouse (NHLE No. 1025681) lies opposite the site and within the setting of the heritage asset. It was listed in 1983. The list description states:

Two parallel ranges. Front range C18. Two storeys and attic. Three windows. One hipped dormer. Red brick. Stringcourse. Eaves cornice of brick coggings. Tiled roof. Casement windows. Door of 6 fielded panel. Later parallel range behind.



Plate 3 View towards Lucas Farmhouse from the verge north of the site

- 4.6** The farmhouse was extended westward with a two storey addition in the 1980's and a further single storey extension circa 2006/2007. It is not clear when the farm use ceased or whether it remains as a smallholding. Buildings opposite the Farmhouse on the application site appear to have been removed by the 1980's.
- 4.7** The listed building has not been inspected internally. Clearly, the building has been altered and is now in use as a dwelling. Whilst change has taken place, the overall remaining form and architectural detailing and remnants of its use as a farmstead in terms of the immediate setting remain legible. The overall form of the building as it once stood remains discernible, despite its evolution. Setting in terms of part of the network of fields (although not to the west and south-west) that surround it along with the original road layout are retained.
- 4.8** The significance of the heritage asset is derived from remaining architectural integrity of the heritage assets itself, features within its immediate setting; its relationship with the immediate townscape and street pattern, including the approach from Danehill; the garden, entrance drive from Birchgrove Road and ancillary buildings add to setting and to the visual amenity of the historic landscape.
- 4.9** The open land to the north and east makes a contribution to the setting of the building. The parcel of land west of Danehill Lane and beyond this make up the network of fields within the historic landscape. The site also makes a contribution to its setting, although some visual buffering is provided by trees at the junction of Birchwood Road and Danehill Road. The site is more open further west along Birchgrove Road, allowing views of the Farmhouse. At the junction, on the approach northward on Danehill Lane (bounding the application site) the vistas forms a verdant approach to the road junction and the former farmstead. In the winter months (and to a greater extent in the summer) this verdant quality is retained, and screens the site to some degree, particularly directly in front of the listed building.



Plate 4 View from the north side of Birchgrove Road to towards Danehill Lane

- 4.10** The site makes a contribution to the setting of the heritage asset by virtue of forming part of the network of fields and the historic landscape that surrounded it and historical association in terms of use and ownership. There is some intervisibility but it is restricted. In addition, the original plot of land was truncated and developed for housing and the Police House in the mid-20th Century and has become known as 'Police House Field', which serves to further dissociate it from Lucas Farm.
- 4.11** The proposed indicative layout would introduce a loose pattern of built-form orientated inward, with legible space between proposed built-form and Lucas Farmhouse. As such there would be a buffer (which if increased would provide additional screening) between the listed buildings and the new development, minimising impact on the setting of the listed building. Built form will be visible from Birchgrove Road and the listed building, however it will to some degree be mitigated by landscaping and screening.
- 4.12** These factors, along with recognition that the site does make *some* contribution to the extended setting of Lucas Farmhouse lead to the conclusion that the proposed development of the application site would lead to a less than substantial harm effect. While the effect of the proposed development could be mitigated further to some extent by the detail of the final layout, such as varying the size of a buffer to the listed building, the effect will remain less than substantial harm (with or without further planting, we are of the opinion that the level of harm would fall remain 'less than substantial'). As demonstrated by the indicative layout shown in Fig. 3 it is possible to provide a sufficient buffer whilst still achieving 30 units

The Conservation Area

- 4.13** The Horsted Keynes Conservation Area boundary lies to the west of the part of the site, with a dense tree belt on the boundary. The CA was designated in 1985. The boundary is shown on Figure 2.
- 4.14** Detached houses in medium sized plots lie to the west of the site immediately adjacent to the site, with little intervisibility due to the tree boundary (to be retained). The core of the CA lies to the centre of the village, at the Green and along Church Lane to the north.

- 4.15** The brief CA Summary contained in *Conservation Area's in Mid Sussex* provides a usual summary of the character and appearance of the CA and states:

It includes the two oldest parts of the village. The first is centred on Church Lane and contains a number of historic buildings dating back to the 17th and 18th centuries, and the 13th century church. The second is centred on The Green, and includes parts of Station Road, Lewes Road and the southern end of Church Lane. The Green is a spacious open area lined by two storey buildings of predominantly brick construction with those on the southern side well set back from the road. Many of the properties around The Green and along Church Lane, including The Crown Public House and The Forge, are listed as being of architectural or historical importance. Trees and hedgerows are particularly important features within the village, as are the Recreation Ground and Cricket Ground which provide a spacious setting for development to the south of The Green.

The following features contribute to the particular character of the Conservation Area:

- the spacious character of The Green, the attractive groupings of buildings around The Green and the sense of enclosure created by both buildings and landscaping;*
- the variety of age and style of buildings, several of which are Listed Buildings;*
- the use of traditional and natural building materials;*
- the extensive views of the countryside from within the Conservation Area, especially around St Giles Church;*
- the hedgerows, trees and banked verges, including those in Church Lane, Bonfire Lane and Wyatts Lane; and*
- the views of the church from within the village.*

- 4.16** Views, apart from that of the Church, not visible from the application site, are not identified in the Council's summary. From Birchgrove Road, views into and out of the Conservation Area, views towards the site are obscured in part by tree cover and modern dwellings which lie along Birchwood Road.
- 4.17** The immediate setting of the CA has not altered greatly since it was designated. Ultimately, the boundary of the Conservation Area wraps around only part of the site and is bounded by tree cover. It is accepted the landscape backdrop of this clear (and in some ways inward looking) boundary will be impacted upon, however fields to the south of the CA close to the site and elsewhere surrounding the CA would remain. The proposed development would be seen in the backdrop in some limited views; however, it would sit within the context of existing modern development.
- 4.18** The overall experience of the Conservation Area from key vantage points will be maintained. Any impact on the significance of the Conservation Area as a result of impact on setting would be very low. The fact that introducing built form within part of the landscape setting of the CA is recognised, however given that part of the original field has already been given over to built-form and will represent a natural extension to the built envelope of the village, it is considered that any impact in significance as a result of a slight change would be less than substantial, at the lower end of the scale and could be mitigated by layout, design, landscaping and buffering.



Plate 5 Looking west within the site towards boundary of the CA

5.0 Summary and Conclusions

- 5.1** This initial heritage statement has been prepared to support a proposal for residential development and associated works at Police House Field, Horsted Keynes and to assess the potential impact of the proposed development of a small residential development on the setting and significance of heritage assets.
- 5.2** The nearest listed building is Grade II listed Lucas Farmhouse (NHLE No. 1025681). The boundary of the Horsted Keynes Conservation Area abuts the part of the western boundary of the site.
- 5.3** The proposed development of the site has the potential to impact upon the significance of the heritage assets, by altering the way in which they are experienced as a result of introducing built form to the site. The final layout, scale, massing and orientation of built form along with any landscape mitigation would clarify the final analysis of the heritage impact and how it would alter the experience of the heritage assets. However, with the retention of the existing vegetative buffer, any harm is considered to fall within the range of less than substantial.
- 5.4** The report concludes that the sites makes a contribution to the significance of the listed building, by virtue of being part of the network of fields that formed part of the agricultural land surrounding the farmstead. It was, historically, under the same ownership and occupation, however this relationship has been severed. Whilst there is clearly some historical association between the site (even though it is physically detached from Lucas Farm) it would have once been experienced as land associated and functioning as part of the farmstead. Use of the site has evolved over time, with farm buildings removed and the wider field developed at the north-western edge in the mid-20th Century.
- 5.5** There is some intervisibility between the site and the heritage asset, however it is restricted by tree cover bounding part of the site.
- 5.6** There would be some impact on the experience of the Horsted Keynes Conservation Area, however this would be quite limited. Any impact on the significance of the Conservation Area as a result of impact on setting would be very low. Introducing housing within part of the landscape setting of the CA is recognised as resulting in a low level of harm. However given that part of the original field has already been given over to built-form and will represent a natural extension to the built envelope of the village, it is considered that any impact in significance as a result of a slight change would be at the lower end of the scale and could be mitigated by layout, landscaping and buffering.
- 5.7** In terms of scale and layout (details in terms of design and materiality are not yet set) the proposed dwellings would sit well within the existing landscape, and maintain a verdant setting. In accordance with paragraph 196 of the NPPF, less than substantial harm should be weighed against the public benefits of the proposal. The level of harm would depend on final design parameter and mitigation measures.

Sources

The British Library (BL);

The National Archives (TNA);

West Sussex Record Office (WSRO)

Cartographic

Websites

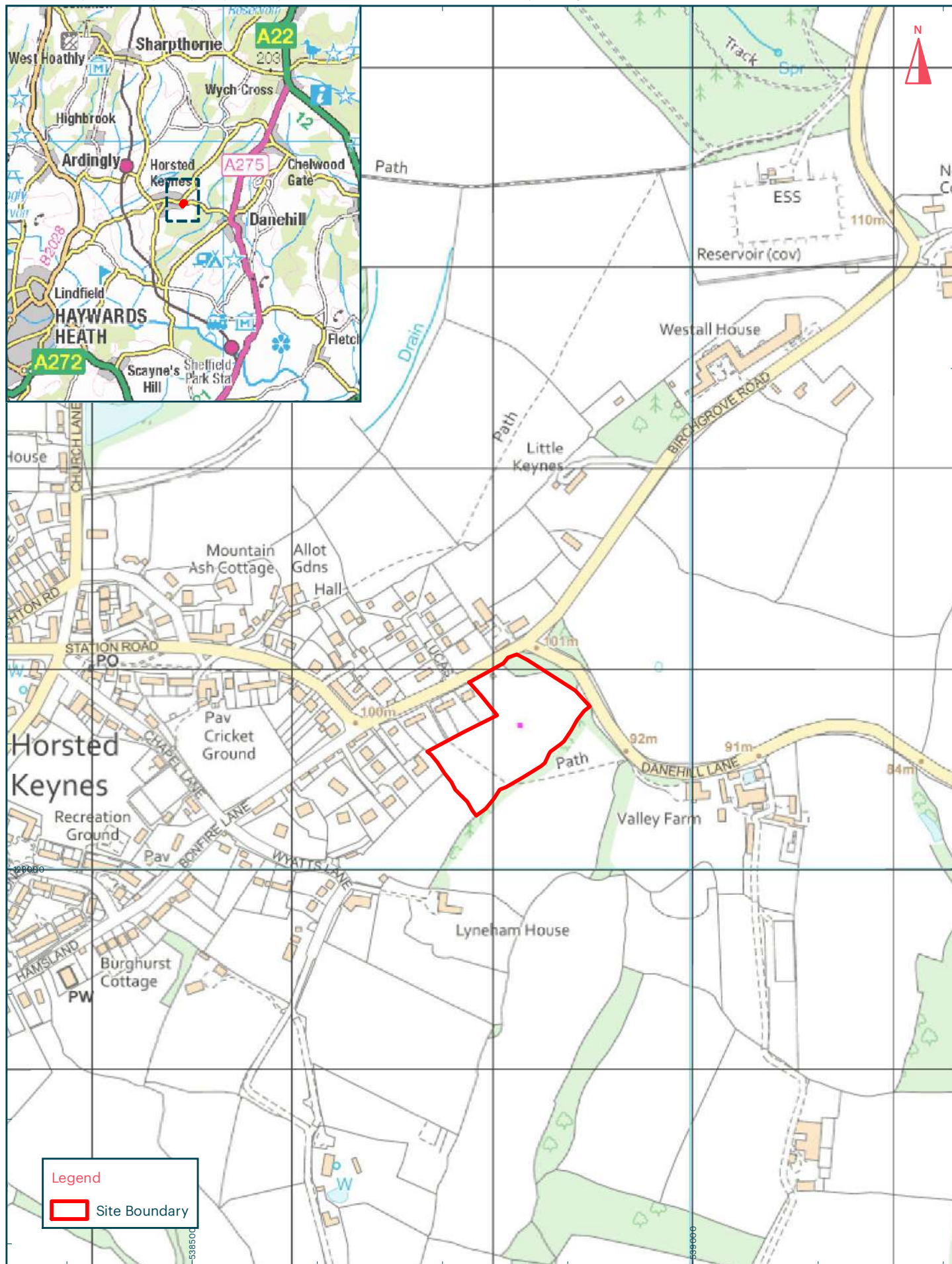
Heritage Gateway - www.heritagegateway.org.uk

Historic England - The National Heritage List for England - historicengland.org.uk/list

<https://www.midsussex.gov.uk>

Bibliography

Eardley, F. S. (1939) Horsted Keynes, Sussex: the Church and Parish of St Giles (London: Macmillan & Co Ltd)



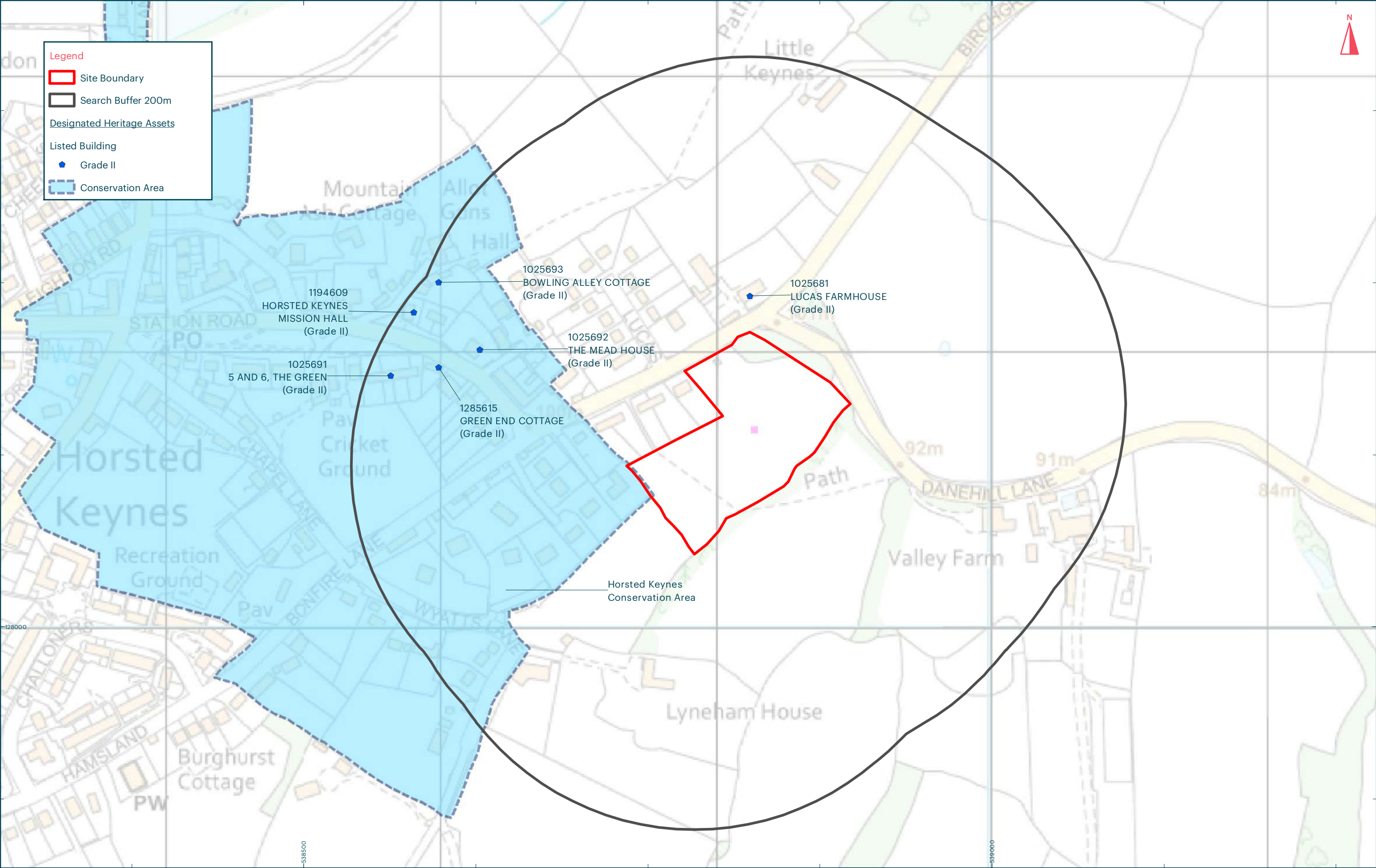
Title:
Figure 1: Site Location

Address:
Police House Field, Horsted Keynes

Scale at A4: 1:5,000

0 150m

orion.



Title:
Figure 2: Heritage Assets

Address:
Police House Field, Horsted Keynes

Scale at A3: 1:2,500

0 80m





Legend

Site Boundary





Title:
Figure 4: 1724 Budgens Map

Address:
Police House Field, Horsted Keynes

Scale at A4: 1:20,000

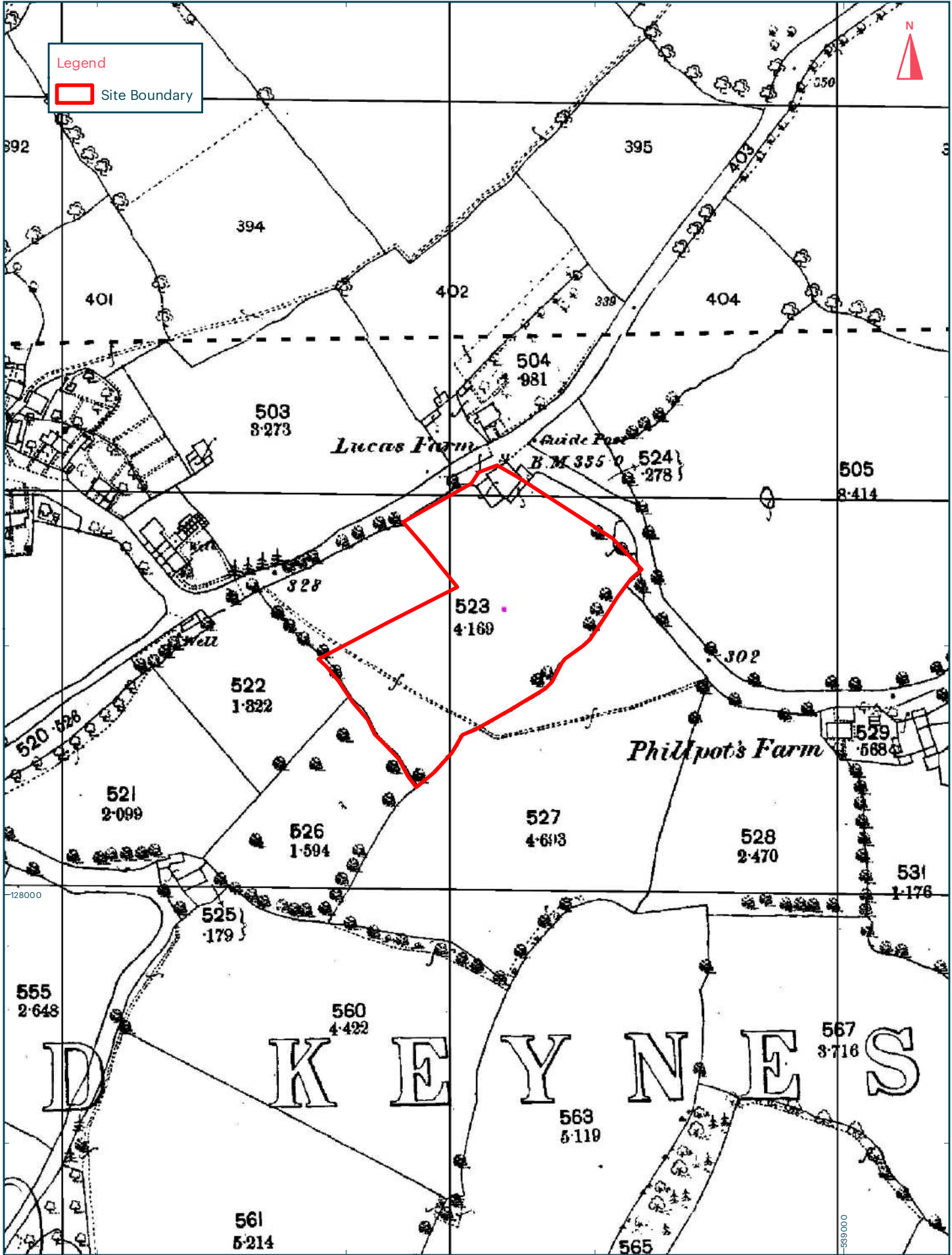


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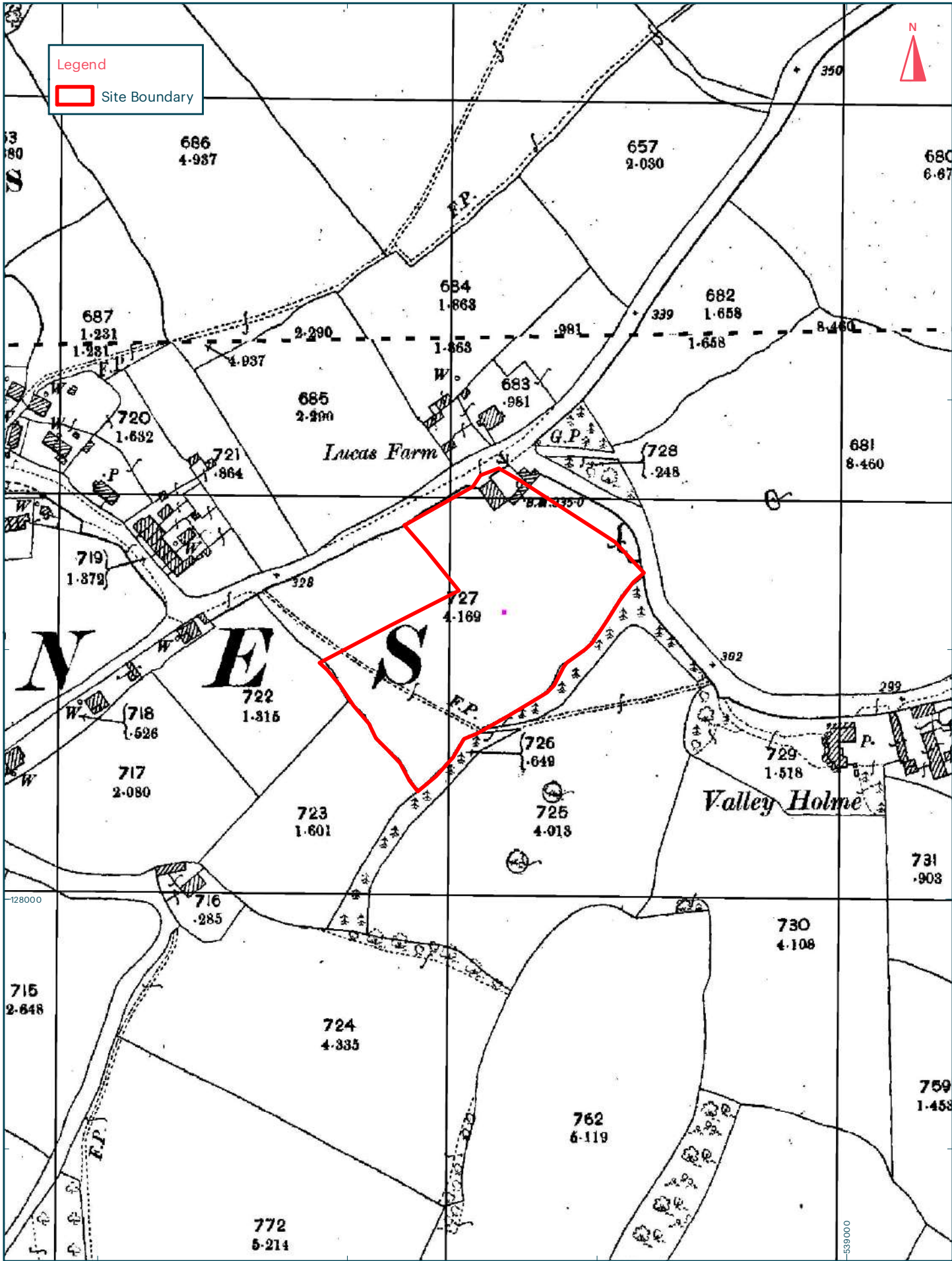


<p>Title: Figure 5: 1795 Gream & Gardener Map</p> <p>Address: Police House Field, Horsted Keynes</p>	<p>Scale at A4: 1:12,000</p> <div><div>0</div><div>400m</div></div>	
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<p>Title: Figure 7: 1875 OS Map 1:2500</p> <p>Address: Police House Field, Horsted Keynes</p>	<p>Scale at A4: 1:2,500</p> <p>0 80m</p>	
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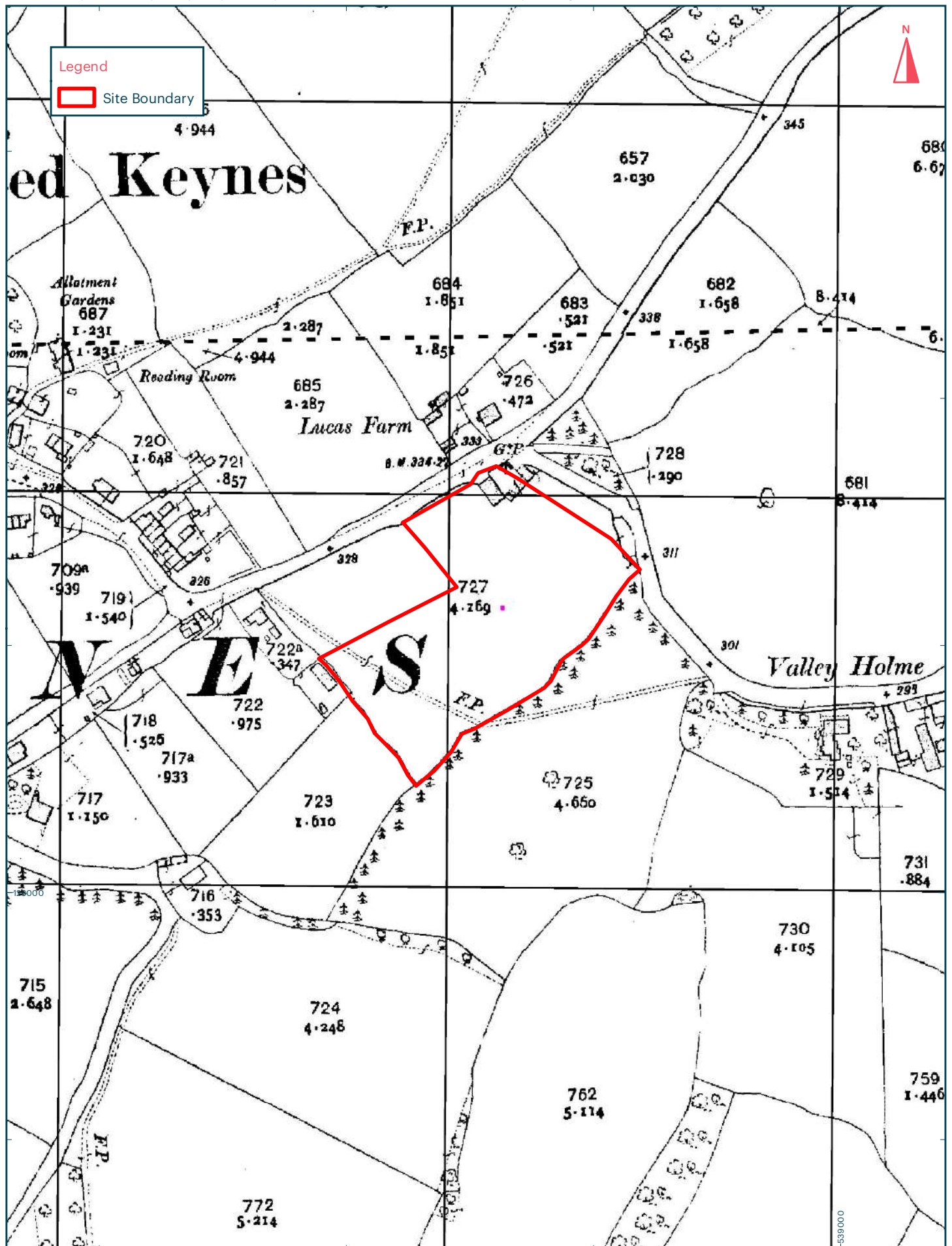
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Figure 8: 1899 OS Map 1:2500

Address:
Police House Field, Horsted Keynes

Scale at A4: 1:2,500



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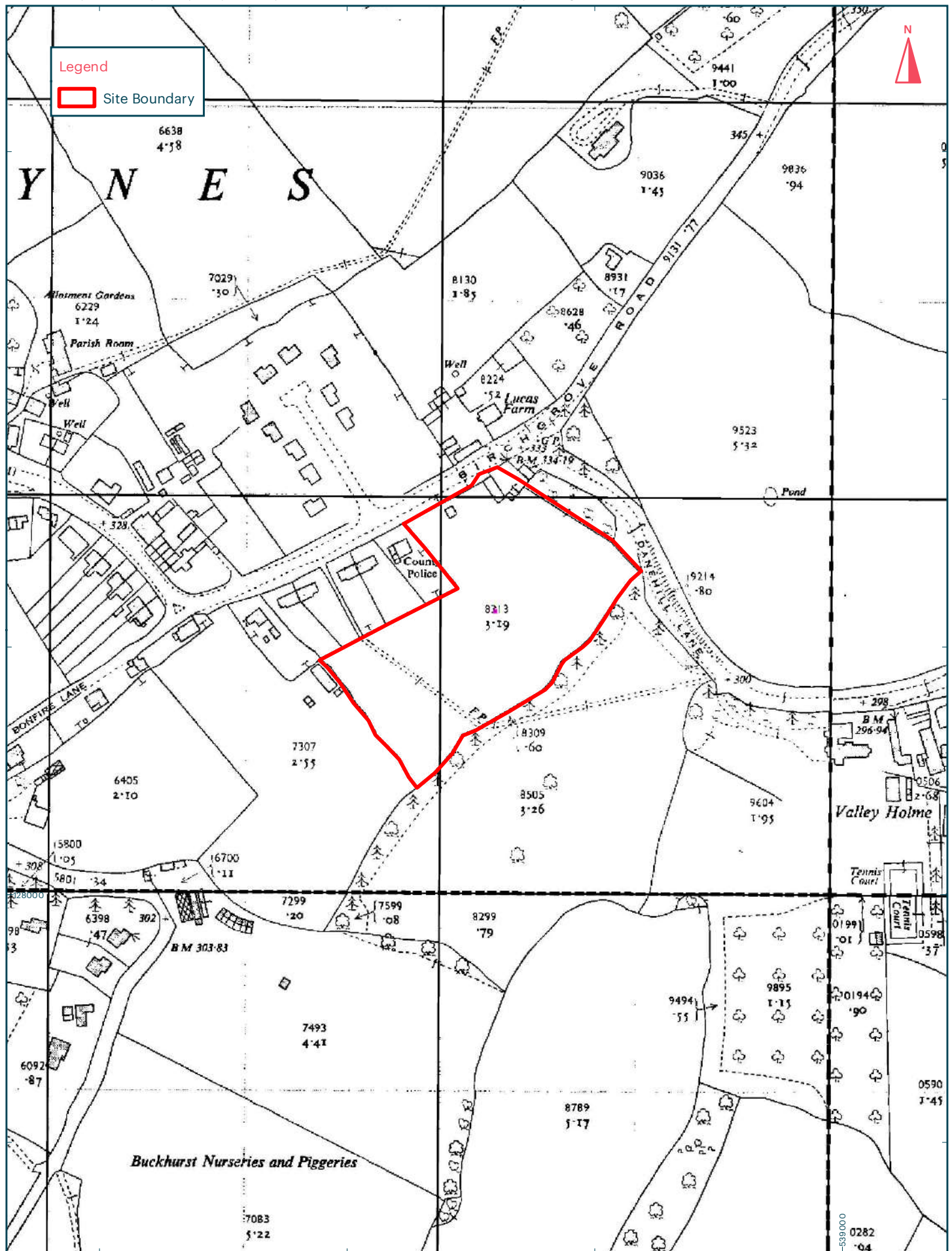
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Figure 9: 1910 OS Map 1:2500

Address:
Police House Field, Horsted Keynes

Scale at A4: 1:2,500



orion.



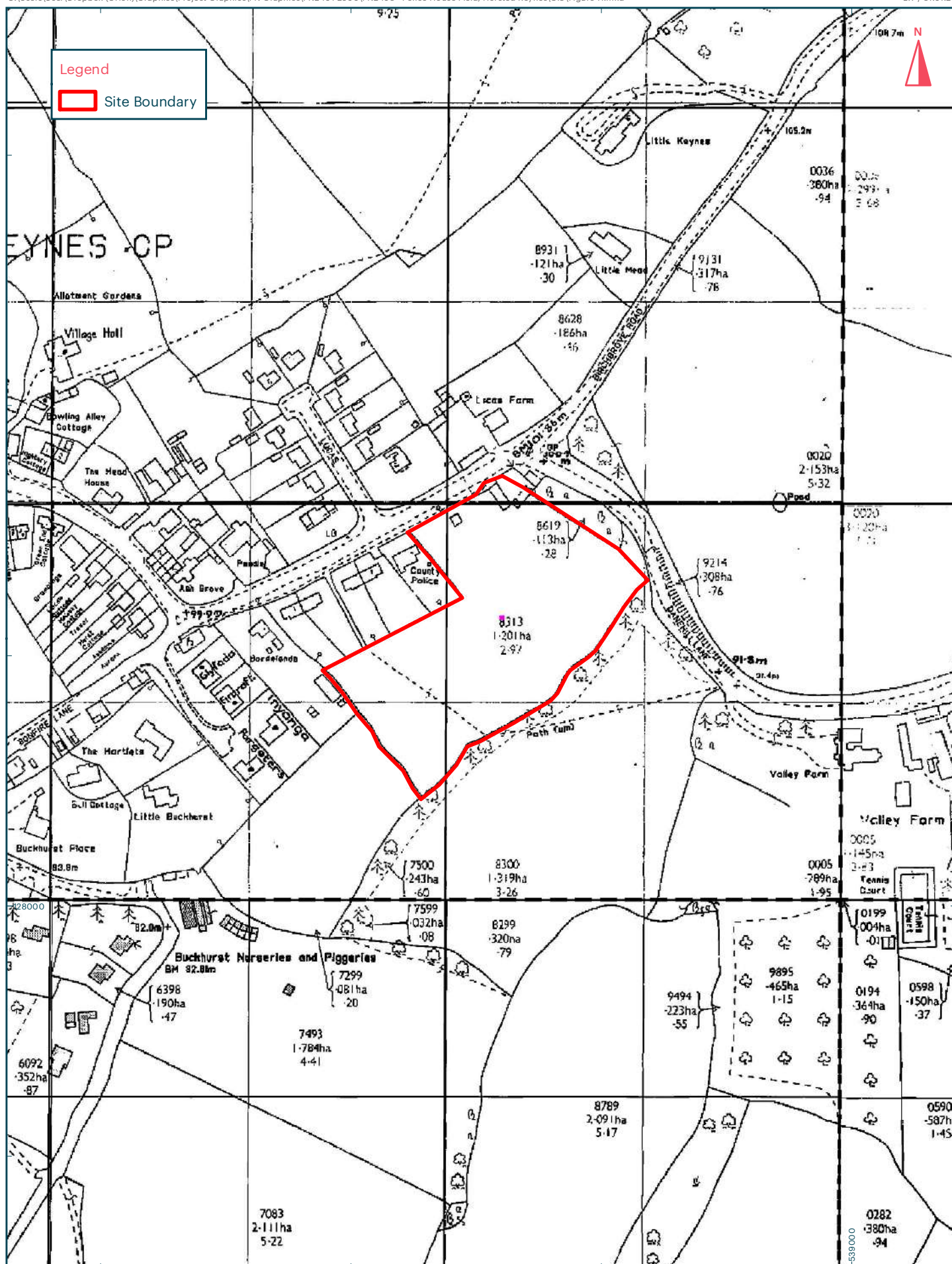
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Figure 10: 1956 OS Map 1:2500

Address:
Police House Field, Horsted Keynes

Scale at A4: 1:2,500



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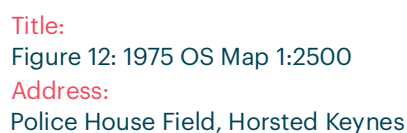
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Figure 11: 1956-1982 OS Map 1:2500

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Police House Field, Horsted Keynes

Scale at A4: 1:2,500

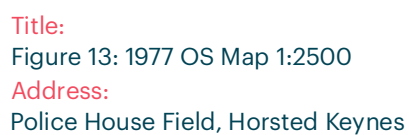


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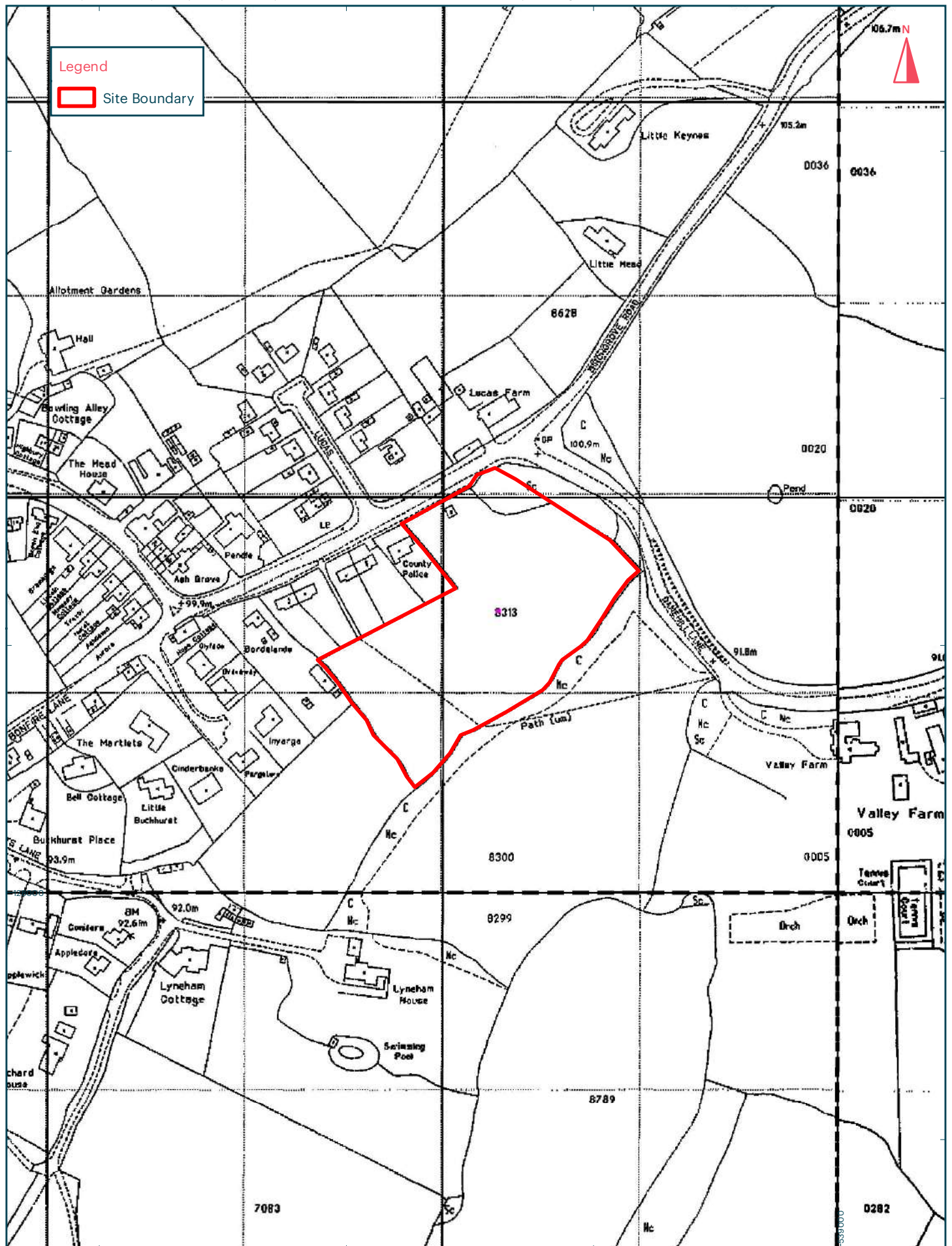
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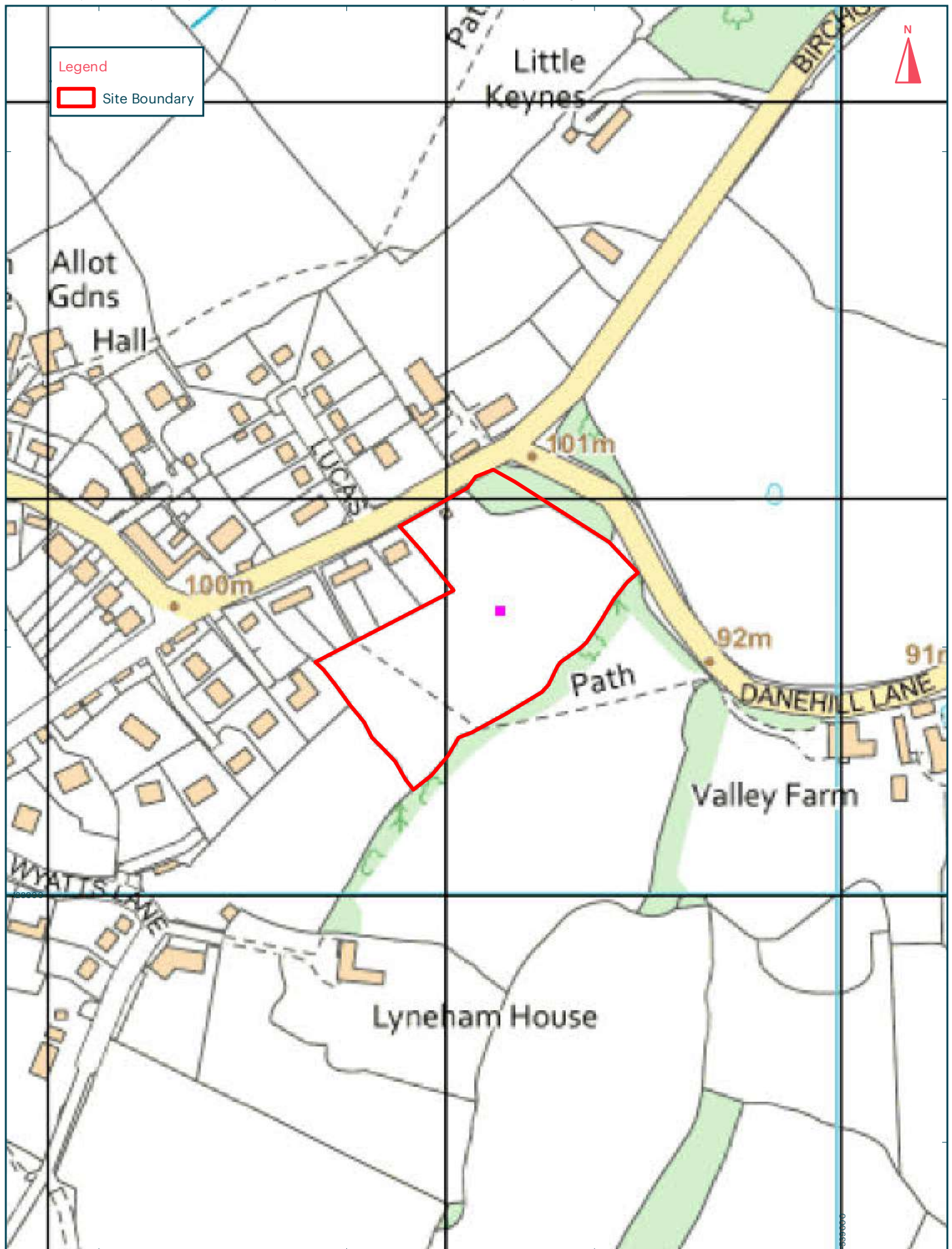
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Figure 14: 1993 OS Map 1:2500

Address:
Police House Field, Horsted Keynes

Scale at A4: 1:2,500

0 80m

orion.



Title:
Figure 15: 2019 OS Map 1:10,000

Address:
Police House Field, Horsted Keynes

Scale at A4: 1:2,500



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