

LAND EAST OF GREENACRES, KEYMER ROAD AND SOUTH OF FOLDERS LANE, BURGESS HILL

Cultural Heritage Statement (Archaeology and Built Heritage)

JCH01003
Land east of Greenacres,
Keymer Road and South of
Folders Lane, Burgess Hill
v.4
14 July 2020

REPORT

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1 INTRODUCTION

- 1.1 This Cultural Heritage Statement has been researched and prepared by RPS, on behalf of Thakeham. The report is provided to inform the emerging master planning for the residential development of the Site and the initial pre-application discussions with the Council. This Cultural Heritage Statement covers archaeological and built heritage considerations for the Site and the immediate surrounding area. The report will need to be updated once the scheme's final fix is in place. The Cultural Heritage Statement does not currently provide sufficient information to support any planning application.
- 1.2 This report makes reference to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably The Setting of Heritage Assets and Conservation Principles has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Cultural Heritage Statement. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.3 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than two years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

Ancient Monuments and Archaeological Areas Act 1979

- 2.2 Legislation regarding scheduled monuments is contained in the Archaeological Areas Act 1990 [hereafter the '1979 Act']. The 1979 Act (as amended by the National Heritage Act 1983 and 2002 and updated in April 2014)) protects the fabric of scheduled monuments but does not afford statutory protection to their setting. As there are no scheduled monuments within the boundary of the Site, the policies contained within the 1979 Act are not engaged in this instance.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.3 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.4 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.5 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.6 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.7 Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.
- 2.8 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. This duty does not apply in this case, since no part of the Site is within a conservation area. The Site is 175m south from the nearest point of the Silverdale Road/Birchwood Grove Conservation Area.

National Planning Policy and Regulations

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019)

- 2.9 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.10 It defines a heritage asset 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'. This includes both designated and non-designated heritage assets.
- 2.11 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.
- 2.12 For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.
- 2.13 Under '*Considering potential impacts*' the NPPF emphasises that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.14 Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.
- 2.15 Paragraph 197 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.16 Paragraph 200 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.17 Furthermore, paragraph 201 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the Conservation Area or World Heritage Site as a whole.

Hedgerow Regulations

- 2.18 Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically Important if they are more than 20m long and over 30 years old and if they meet at least one of these criteria:
- They mark all or part of a parish boundary that existed before 1850;

- They mark an archaeological feature of a site that is a Scheduled Monument or noted on the Historic Environment Record;
- They mark the boundary of an estate or manor or looks to be related to any building or other feature that is part of the estate or manor that existed before 1600; or
- They are part of a field system or looks to be related to any building or other feature associated with the field system that existed before the Inclosure Acts (that is before 1845).

2.19 In practice (and following case law) hedgerows are deemed important under the above regulations if they can be demonstrated to exist on the appropriate pre-1845 parish tithe or enclosure map.

2.20 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the study site's archaeological potential and the need or otherwise for additional mitigation measures.

National Guidance

Planning Practice Guidance (DCLG)

2.21 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

2.22 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Conservation Principles, Policies and Guidance (English Heritage, April 2008)

2.23 Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

2.24 The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main heritage values being: evidential value; historical value; aesthetic value; and communal value.

Overview: Historic Environment Good Practice Advice in Planning

2.25 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. *GPA1: The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. *GPA2: Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. *GPA 3: The Setting of Heritage Assets* replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include *HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2016), *HEA2: Making Changes to Heritage Assets* (February 2016), *HEA3: The Historic Environment and Site Allocations in Local Plans* (October 2015), and *HEA4: Tall Buildings* (December 2015).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.26 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:
1. Understand the significance of the affected assets;
 2. Understand the impact of the proposal on that significance;
 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 4. Look for opportunities to better reveal or enhance significance;
 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
 6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.27 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.28 As with the NPPF the document defines setting 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'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.29 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.30 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

- 2.31 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.32 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

Local Planning Policy

- 2.33 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.
- 2.34 Local planning policy for the Site is currently prescribed by the Mid Sussex District Council, with relevant policies and guidance reproduced below.

Mid Sussex District Plan 2014-2031

- 2.35 The development plan for the district was adopted March 2018. The principal document within the Development Plan is the Mid-Sussex District Plan. The District Plan is the main planning document used by the Council when considering planning applications. It will cover the period to 2031 and includes the strategy, proposed level of development and the planning policies.
- 2.36 The built heritage policies relevant for consideration in this case are Policy DP34 Listed Buildings and Other Heritage Assets, and Policy DP35 Conservation Areas.

Policy DP34: Listed Buildings and Other Heritage Assets

- 2.37 Sets out the Council's policy with regard to heritage assets including their settings. Where relevant to this case, it states that:

'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;*

(...);

- *Special regard is given to protecting the setting of a listed building; and*
(...).

Other Heritage Assets

(...). The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of

the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance’.

Policy DP35: Conservation Areas

- 2.38 Sets out the Council’s policy with regard to proposed developments within conservation areas. It also gives regard to the setting of conservation areas. This clause of the policy, the only potentially relevant clause to this case, states that:

‘(...). Development will also protect the setting of the conservation area and in particular views into and out of the area.

(...).’

Policy DP37: Trees, Woodland and Hedgerows

- 2.39 Relevant to this case due to the presence of potentially historic hedgerows bounding and within the Site, is the consideration and protection afforded to historic hedgerows. The relevant clauses state that

‘The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

(...).

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- *incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- *prevents damage to root systems and takes account of expected future growth; and*
- *where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- *has appropriate protection measures throughout the development process; and*
- *(...).*

(...).’

Neighbourhood Planning

- 2.40 Section 61G of the Town and County Planning Act 1990 (as inserted by Schedule 9 Part 1 of the Localism Act (2011)) provides a local planning authority the power to designate an area as a neighbourhood area and gives communities the opportunity to play a stronger role in planning for the neighbourhood where they live and work.
- 2.41 The Burgess Hill Neighbourhood Area which, in reference to the Site, includes only the access point from Folders Lane, was initially designated in July 2012. The subsequent Burgess Hill Neighbourhood Plan, 2015-2031, produced by Burgess Town Council, was made on 28 January 2016. The following core objectives and policies relate to heritage (archaeology and built heritage) considerations:

Core Objective CO 1

- 2.42 *'Promote sustainable and well-designed development in the right location taking into account the character and amenity of the local area. Preserve and enhance residential neighbourhoods'.*

Core Objective CO 4

- 2.1.1 *'Protect the loss and encourage the re-use of historic and significant buildings or assets of community value. Protect the amenities of existing residential areas/neighbourhoods'.*

Policy H1 Protecting and Enhancing Heritage Assets and Conservation Areas

'Proposals within the Burgess Hill Conservation Areas will be required to preserve and enhance their special character or appearance. Support will be given to undertaking/updating appraisals and management plans for each Conservation Area. Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be supported in preference to their demolition and redevelopment'.

Policy H2 Back Garden Development

- 2.43 *'Development in back gardens in residential areas of Burgess Hill will generally not be supported. Exceptionally, proposals to intensify existing residential areas will only be supported where this can be achieved through good design and without harming local amenities. Any attractive prevailing character and appearance of the area must be protected'.*

Policy H3 Protect Areas of Townscape Value

- 2.44 *'Proposals for development and redevelopment within Areas of Townscape Value will require special attention to be paid to preserving and enhancing the existing character of the area in terms of spaciousness, building heights, building size and site coverage, building lines, Burgess Hill Made Neighbourhood Plan 2016 80 boundary treatments, trees and landscaping. The areas of townscape value are identified on the Proposals Map and are:*

1. Folders Lane;
2. Keymer Road;
3. Gatehouse Lane;
4. Malthouse Lane (south side) – area around Grasmere;
5. Oakwood Road;
6. Janes Lane; and
7. Leylands Road (from Marle Place to St John's Avenue)'.

- 2.45 It should be noted that in relation to the proposed development Site, the Burgess Hill Neighbourhood Plan Area only covers the access point to the Site from Folders Lane, where no built form is proposed.

Local Planning Guidance

- 2.46 Mid Sussex District Council have produced a series of Supplementary Planning Documents (SPDs) in support of the Mid Sussex District Plan. Of these, the Mid Sussex Design Guide Consultation Draft is relevant to the proposals and have been referred to in the production of this report. The Mid Sussex District Council carried out a public consultation for the draft Design Guide SPD from the 9th of October to the 20th of November 2019 and responses are being processed.

Mid Sussex Design Guide Consultation Draft

2.47

The Mid Sussex Design Guide Consultation Draft is intended to inform and guide the quality of design for all development across the District. Principle DG14, *'Respond to the existing townscape, heritage assets and historic landscapes'* is of the most relevance to built heritage considerations and states the following:

- *'Applicants should respond to the existing townscape, heritage assets and historic landscapes when preparing proposals;*
- *New development should generally respond to the scale, massing and grain of adjacent areas and the settlement context within which it is located (refer to Principle DG4). For larger sites there may be potential to introduce a new character / development form and massing, within the site itself (refer to Principle DG28); and*
- *Heritage assets and historic landscapes should be celebrated, enhanced and preserved where appropriate, for the enjoyment of existing and future residents. Applicants should respect heritage assets and their setting. Where appropriate, and where this does not cause harm to the significance of heritage assets, integrate these into proposals in order to reinforce a sense of place and define a strong local identity and distinctiveness'.*

3 HISTORIC ENVIRONMENT APPRAISAL

Introduction

- 3.1 The following section describes the Site and the surrounding area as it stands today; provides a brief overview of the historic development of Burgess Hill, with a more detailed focus on the Site; identifies those assets potentially affected by the development of the Site; and concludes with an assessment of the significance of those assets and the Site's archaeological potential.

Site Description

- 3.2 The Site is centred at TQ 32130 17784 and is approximately 15.3 ha. in area. The northern portion, of three fields, is slightly sloping north to south, c.56m AOD along its northern boundary, dropping to c.52m AOD where there is west-east running stream set in a strip of woodland. The southern portion of the Site, also of three fields, gently rises to the south and southeast to the south-eastern corner of the Site that is just above 60 m AOD. Most of the southern part of the Site is covered with scrub and more mature trees in the southern field. There is a heavily silted pond against the southern portion's western boundary. Access to the Site is granted at two points through the western boundary off Keymer Road.
- 3.3 The Site is situated on the southern edge of Burgess Hill, West Sussex. It lies to the south of Folders Lane and is immediately set to the east of Greenacres (now 'Willowhurst') and, further south, Broadlands, Keymer Road. Willowhurst has implemented planning permission for seven dwellings granted under planning permission DM/16/260, which have been built out. The southern portion of the Site is bound to the west and south by low-density housing centred around Broadlands and Well House Lane. To the east of the Site is open land including lakes.

Historic Development

- 3.4 Burgess Hill has developed out of the northern parts of the ancient parishes of Clayton and Keymer. Both Saxon settlements are mentioned in the Domesday Book. The name is likely to be derived from the Burgeys family. It grew from an area of common grazing land known as St. John's Common, the name derived from a sheep and lamb fair held on St. John the Baptist day dating back to 1342.
- 3.5 The area was dependent on agriculture with 32 farmhouses around the Common before 1950, but only eight now remain. One of which, High Chimneys in Keymer Road was built in the eighteenth century. From the sixteenth century a number of brickworks and potteries were established in Burgess Hill. This industry dominated Burgess Hill for c.100 years until 1930.
- 3.6 By the early eighteenth century, the enclosure of St. John's Common had begun with four shops and one or two alehouses being established on, or immediately adjoining the Common. The combination of enclosure of the Common and the opening of the London, Brighton and South Coast Railway in 1841 led to the expansion of the town. Products from the brickworks and potteries were transported by rail. Between 1850 and 1880, the character of the area changed from being relatively quiet and rural to a country town with a population of c.4,500 people.
- 3.7 Burgess Hill became the separate ecclesiastical parish of St. John's Common in 1863 but was not made a civil parish until 1933.
- 3.8 Considerable numbers of later (i.e. post-c.1860) nineteenth-century buildings survive. With the two foci for the early town (St John's Common and Burgess Hill) discernible in the surviving standing buildings. As a result of the town's late development, Burgess Hill includes few examples of vernacular architecture. However, many of the post-railway brick buildings have utilised locally-produced materials from the numerous local brick and tile works in the nineteenth and twentieth centuries.

- 3.9 Between 1900 and 1939 saw steady residential growth along existing roads of Burgess Hill (except during World War I, 1914-1918). Large scale expansion began again from 1952 when building controls were lifted after the Second World War (1939-1945). The expansion of the town has continued with no significant break to the present time.
- 3.10 The majority of Burgess Hill's residential housing dates from between 1951 and 1961 when the population of the town almost doubled to 14,000 during this time. Further development includes industrial estates constructed in the 1950s and later the Martlets Shopping Centre in 1972.
- 3.11 More major redevelopment followed in the 1990s with the creation of the Indoor Market Place Shopping Centre; the construction of the Jane Murray Way and the A2300 Link Road to the A23/M23 to the west of the town; the Triangle Leisure Centre and several hundred new homes.

Historic Map Review

- 3.12 Gardner and Gream's map of 1795 shows the Site occupied by agricultural land by this date. There was little change by the time of the 1813 OS surveyor's map of the area and Greenwood's map of 1825.
- 3.13 The 1845 Keymer Tithe Map shows the Site, with High Chimneys (now listed Grade II) as a farmhouse and garden with a barn and yard adjacent to the house. The Site comprises eight arable fields and was surrounded by grass and arable fields to the south. Keymer Road and Folders Lane is located to the east and north of the Site respectively. The pond can be seen on the western boundary with a number of buildings beyond, including Purtons Farm.
- 3.14 The 1875 1:2,500 Sussex map shows the Site broadly surrounded by green open space. By the 1897 1:2,500 Sussex map, built form has been constructed south west of the Site, Parklands on Keymer Road and The Gables north of Folders Lane. Purtons Farm is named. The morphology is much the same in the 1910 1:2,500 Sussex map, excepting the development of Parklands House between Broadlands and High Chimneys. By the 1937 1:2,500 Sussex map, a row of housing has been constructed along Folders Lane with gardens abutting the northern perimeter of the Site. The development in the vicinity to the Site is much the same by the time of the 1947 aerial photograph and 1955 1:10,000 Ordnance Survey (OS) map. There is further residential infill development to the west of the Site
- 3.15 By the 1974 OS 1:10,000 map, Burgess Hill becomes more infilled to the north of the Site and to the west beyond Keymer Road. A substantial number of houses infill the area to the northeast of the Site by the time of the 1985 1:10,000 OS map. A small number of houses were constructed adjacent to the Site to the north west and north east by the time of the 2000 1:10,000 raster map. A small number of houses infill an area behind Folders Lane to the north east of the Site by the time of the 2006 1:10,000 raster map. There are also further residential infills along the north side of Well House Lane.
- 3.16 By the time of the Vector Local Map 1:10,000 2019 map, the Site has been further enclosed by built form with even more development to the north and west. This includes a row of houses along the north perimeter of the Site and series of seven houses, including the Greenacres development to the west. The result is that the Site now sits in an increasingly suburbanised context.

Built Heritage

Introduction

- 3.17 In order to identify those built heritage assets that have the potential to be affected by the proposed redevelopment of the Site, an initial search radius of 1km was used. This was considered suitable considering the Site's setting and the nature of the likely proposals. During the Site walkover survey it was determined that no heritage assets situated beyond a 500m radius have the potential to be affected by the proposed redevelopment of the Site. This was due to the

relatively discrete nature of the Site, enclosed as it is by built form to the north and west, and mature trees and hedgerows elsewhere.

- 3.18 No listed buildings or non-designated heritage assets are located within the Site. Two listed building lies within 500m of the Site to the west and southeast, and one conservation area lies partially within 500m of the Site to the north.
- 3.19 The Grade II listed Well House Farm, 200m to the southeast of the Site's south-eastern corner, holds no inter-visibility with the Site. In addition to the dense, mature-treed hedge bounding the Site, the asset is well-enclosed within mature, dense hedgerows, with further domestic planting and with a number of intervening twentieth-century houses. Well House Farm will be unaffected by any residential development of the Site and, as a consequence, is given no further consideration.
- 3.20 Only the following asset is considered to have the potential to be affected by the proposed redevelopment of the Site and is assessed below:
 - High Chimneys (Grade II, NHLE: 1025857).

Assessment of Built Heritage Assets

- 3.21 **Description:** High Chimneys was first designated as a Grade II listed building on 22 Apr 1950. It is situated immediately west of the Site, approximately 60m from the western field boundary and approximately 10m from the western access point. The listing citation notes:

'C18. 2 storeys. 4 windows. Red brick. Modillion eaves cornice. Glazing bars intact. Doorway with flat hood supported on brackets'.
- 3.22 The building is large with seven bays in a long range aligned north-south, sash windows, three chimneys and a porched entrance. The main aspect of the heritage asset is eastwards towards the Site.
- 3.23 Since its construction, High Chimneys has undergone various additions. This has included planning permission for a two-storey extension to provide double garage, living room, kitchen, two bedrooms and two bathrooms with attic storage space in 1981, conversion of existing double garage to bedroom with *ensuite* shower room in 1985, a single-storey kitchen extension in 1987, demolition of garden store and erection of garage and garden store in 1989, the erection of an oak framed garage in 2000, proposed single storey pitch roof extension to enlarge existing kitchen and utility room in 2004 and the construction of new detached two car garage unit in 2010. These additions are to the north and rear.
- 3.24 **Setting:** The immediate setting of High Chimneys is its garden overlooked by the main east facing elevation and built forms south and adjacent to the asset. The immediate setting of the garden provides a notable contribution to the significance of High Chimneys given its designed features of an open lawn, water features and specimen trees. However, the grounds are discrete and domesticated in character, largely sequestered from the surrounding landscape, including from the Site. The grounds no longer hold any character of the historic farmstead.
- 3.25 To the south, the seven buildings known as Greenacres (which was approved planning permission in 2017) does not contribute to the immediate setting of High Chimneys as the buildings are screened by planting. Another large residential building is located south of High Chimneys between the asset and Greenacres, which again is screened by planting, limiting impact on its immediate setting.
- 3.26 Other examples of built form are located in the wider setting of High Chimneys. Housing surrounds the asset to the north, south and west. Including a c.1920s' Arts and Crafts style house to the north east and a row of twenty first-century houses along the northern perimeter of the Site. Although the main aspect of High Chimneys is towards the Site, a part of its wider setting, the view is mostly screened by mature trees and planting.

- 3.27 The 1845 Keymer Tithe Map indicates that High Chimneys was owned by the same landowner that owned the surrounding arable and grass fields to the east, as well as the adjacent barn and yard. This indicates some historic functional connection and ownership association with the northern portion of the Site. Consequently, this residual, historic association provides a small, secondary level of contribution to the asset's historic illustrative value. Much of the aspect towards the Site is now screened with mature trees along the historic boundary, within the asset's grounds and in a belt of planting within the Site along the boundary. The result is a loss of legibility of this historical connection, thereby limiting the contribution of Site, as a small part of the asset's wider setting, to the significance of High Chimneys.
- 3.28 **Significance:** High Chimneys has a high significance reflected by its Grade II listing. Having been constructed in the eighteenth century the age of the building contributes to its significance. Furthermore, as the fabric of the building is red brick, this may relate to the brickworks that developed in Burgess Hill from the sixteenth century, linking the building to its wider setting.
- 3.29 Although the building has been remodelled, much of the original eastern frontage remains illustrating a classical revival style. The additions may have had a negative impact to the house given the increase in scale to the house. However, the proportions and materials have been well matched to the original part of the house meaning the negative impact is minimised. Despite the additions, High Chimneys still holds heritage values including historic, architectural and evidential values. These factors all contribute to the high level of significance that High Chimneys holds. The contribution of the immediate setting of the garden has a much greater contribution to the significance of the asset compared to the wider setting, where the legibility of the historical connection has been largely lost.
- 3.30 In summary, High Chimneys is a designated heritage asset of high significance. This significance is primarily provided by the architectural and historic special interest of the building's fabric and form. The enclosed, domesticated grounds, part of the immediate setting, provide a notable contribution to the asset's significance. Although there is no character or appearance of the former farmstead surviving. The wider setting, of which the Site forms a small part, provides a secondary, minor level of contribution to the asset's significance.

Archaeological Potential

- 3.31 In order to identify those archaeological heritage assets that have the potential to be affected by the proposed redevelopment of the Site and to assess the likely archaeological potential of the Site, an initial search radius of 1km was used. This was considered suitable considering the Site's setting and the nature of the likely proposals. During the Site walkover survey it was determined that there were no readily apparent archaeological heritage assets in the Site. The Site includes a sewer running north-south towards the western boundary of the eastern field. The northern three fields include widely spaced French drains running down slope north-south.
- 3.32 The Site is surrounded by and the six/seven fields forming the Site are divided by historic hedgerows. These are discussed below.

Geology

- 3.33 The solid geology of the site is Weald Clay with bands of Sand running to the north and south of the Site (British Geological Survey England and Wales 1:63,600 Series, Sheet 318/333 – Brighton and Worthing, 1984).
- 3.34 The soils along the track of the stream are described as loamy and sandy soils with naturally high groundwater and a peaty surface.

Archaeological and Historical Background

Prehistoric

Palaeolithic	450,000	-	12,000 BC
Mesolithic	12,000	-	4,000 BC
Neolithic	4,000	-	1,800 BC
Bronze Age	1,800	-	600 BC
Iron Age	600	-	AD 43

Historic

Roman	AD 43	-	410
Saxon/Early Medieval	AD 410	-	1066
Medieval	AD 1066	-	1485
Post Medieval	AD 1486	-	1799

Introduction

- 3.35 This assessment considers archaeological evidence from within the Site and 1km radius around the Site held in the West Sussex Historic Environment Record and the East Sussex Historic Environment Record.
- 3.36 In terms of designated archaeological heritage assets, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or Protected Historic Wreck sites lie within the Site or its immediate vicinity.

Prehistoric

- 3.37 Until relatively recently prehistoric activity and settlement sites are thought to have been extremely scarce on the Clay Weald of West Sussex.
- 3.38 An archaeological evaluation undertaken on land at Folders Farm in 2007 on the north side of Folders Lane. This recorded relatively small-scale prehistoric activity in the form of residual finds tentatively dated to a Neolithic-Iron Age date range. In addition, features such as pits and post holes were recorded though these were undated (MWS9092).
- 3.39 A collection of prehistoric worked flint has been recorded c.650m to the north west of the Site (MWS8064).
- 3.40 Prehistoric activity may have occurred in the general vicinity of the Site but is unlikely to be represented by more than small quantities of residual scattered flints or discrete features. Consequently, the potential for prehistoric remains within the Site is considered to be **low to moderate**.

Roman

- 3.41 It is likely that during the Roman period the Site lay within the heavily wooded weald and is unlikely to have been a focus of significant Roman settlement or activity. Consequently, the potential for Roman remains is considered to be **low**

Anglo-Saxon and Medieval

- 3.42 No evidence dating to the Anglo Saxon period has been recorded within the vicinity of the Site. The potential for activity relating to this period is **low**.
- 3.43 Well house Farm, 200m to the southeast of the Site and with a surviving Grade II listed nineteenth-century farmhouse, is noted on the HER as the site of a medieval farmstead [MW S12976].
- 3.44 During the medieval period the HLC data indicates that the main body of the Site was informal parkland, probably within the estate of Frekeberge occupied by woodland or agricultural land, and then subject to piece meal enclosure during later periods.
- 3.45 Overall the potential of the Site for the medieval period is considered to be low to moderate. Outlying elements of the medieval farmstead at Frekeberge (beyond the search area to the east), such as boundary ditches, could be present, with agricultural activity such as drainage ditches and former field boundaries potentially present elsewhere on Site.

Post-Medieval and Modern

- 3.46 Many of the existing farms and homesteads within the vicinity of the Site will have originated within the post medieval period as the Wealden Forest began to be cleared and brought into cultivation. The archaeological evaluation undertaken at Folders Farm to the north of the Site recorded evidence of boundary ditches and tree throws suggesting enclosure and woodland clearance during this period (ASE 2007).
- 3.47 There are a number of records of post-medieval sites and structures within and close to the search area that have no bearing on the Site and so will not be discussed in detail. In summary, these are: an early eighteenth-century brickworks (MWS4891); a park (MWS120); a number of brickyards and brick fields (including MWS4891) and a number of historic farmsteads in the wider landscape (including MWS9093, 9518 and 9598.).
- 3.48 Overall the archaeological potential of the Site for the Post Medieval period must be defined as **low**. Evidence for land division and agricultural activity is however likely to be present.

Historic Hedgerows

- 3.49 This section examines, in turn, the five Criteria relating to the identification of archaeologically and historically important hedgerows within the Site.

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose, 'historic' means existing before 1850.

- 3.50 The hedgerow running along the eastern boundary of the Site forms part of the historic parish boundary of Keymer and Ditchling parishes, as shown on the 1845 Keymer Tithe Map.

2. The hedgerow incorporates an archaeological feature which is:

a. Included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or

b. Recorded at the relevant date in a Historic Environment Record.

- 3.51 No scheduled monuments are present within the Site. Therefore, no hedgerows meet Criterion 2a. The West Sussex HER does not contain archaeological records for the Site. The Site's hedgerows, therefore, do not meet Criterion 2b.

3. The hedgerow:

- a. Is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and***
- b. Is associated with any monument or feature on that site.***

- 3.52 The West Sussex HER does not contain any archaeological records wholly or partly within the overall site. Therefore, the hedgerows do not meet Criterion 3a. No hedgerows are associated with an archaeological monument or feature situated within an identified archaeological site. Therefore, no hedgerows meet Criterion 3b.

4. The hedgerow:

- a. Marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date at a Record Office; or***
- b. Is visibly related to any building or feature of such an estate or manor.***

- 3.53 There is no evidence that the hedgerows mark the boundary of a pre-1600 estate or manor. Therefore, no hedgerows meet Criterion 4a. No hedgerows are visibly related to any building or feature of such a pre-1600 estate or manor. Therefore, no hedgerows meet Criterion 4b.

5. The hedgerow:

- a. Is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts; or***
- b. Is part of, or visibly related to, any building or other feature associated with such a system, and that system:***
- i) Is substantially complete; or***
- ii) Is of a pattern which is recorded in a document prepared before the 1990 Town and Country Planning Act, for the purposes of development control within the authority's area, as a key landscape characteristic.***

- 3.54 Notes accompanying the Amendment to the Hedgerows Regulations 1997 state that the phrase 'pre-dating the Inclosure Acts' should be taken as 1845 as that is the earliest known Inclosure Act listed in the Short Titles Act of 1896.

- 3.55 The following hedgerows are present on Site and formed an integral part of a field system pre-dating the Inclosure Acts, as shown in green on the Keymer Tithe map of 1845, and the Ordnance Survey map of 1875:

- The shared boundary of the eastern and central fields, running north-south of the northern portion;
- The shared boundary of the western and central fields, running north-south of the northern portion;
- The hedgerow forming the boundaries either side the line of a stream;
- The hedgerows enclosing the southern portion; and
- The surviving dividing hedgerows within the southern portion of the Site.

- 3.56 No hedgerows are visibly related to any building or feature with an associated field system. Therefore, no hedgerows meet Criterion 5b

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 4.1 The Site forms the 15.3-hectare land parcel which is listed as site SA13 '*Land East of Keymer Road and South of Folders Lane, Burgess Hill*' in the Mid Sussex District Council Site Allocations Development Plan (2019). There is an indicative scope for 300 dwellings on the Site, thereby comprising an area of c.15.1 ha. The proposal will likely comprise two-storey buildings with a vehicular access point via Greenacres and Broadlands, associated infrastructure and landscaping.

Assessment of Impact

- 4.2 The following section will assess the likely impact of the proposed development on the significance of the heritage asset identified and assessed above.

High Chimneys (Grade II, NHLE: 1025857)

- 4.3 High Chimneys is the primary consideration in terms of potential impact to built heritage from the proposed Site.
- 4.4 The significance of High Chimneys primarily arises from its fabric, form and age. The immediate setting of its garden with designed features and open lawn provides a notable contribution to the asset's significance.
- 4.5 The contribution of its wider setting is limited as development surrounds the asset to the north, south and west aspects. The 1845 Keymer Tythe Map indicates a historical illustrative connection to its surrounding fields including the site. However, the functional and ownership association was broken in the twentieth century, with the fields along Folders Lane have since been developed and the view to the Site is mostly screened by mature trees and a planting belt [Plates 1 and 2]. This has reduced the contribution of the wider setting to the significance of High Chimneys to a low level. Additionally, there is limited legibility of the asset's significance, its special architectural and historic interest, from the Site.
- 4.6 The Site's development will result in change to a small part of the asset's wider setting with the introduction of built form to the east within the Site. Any of the screened and filtered views from High Chimneys to the Site will consequently include some legibility of the new development. The Site's development with two storey buildings would be likely to cause less than substantial harm to the significance of High Chimneys. The quantum of harm to the asset's significance would likely be towards the lower end of this spectrum. This is based on the limited inter-visibility (which is likely to be further reduced outside of the winter months), and the residual, historic, and now severed functional and ownership associations between High Chimneys and the Site.
- 4.7 This conclusion will be to be reviewed, updated and refined once the development scheme's final fix for the Site is in place. The emerging scheme will give the opportunity to look to landscaping opportunities – boundary planting and planting within the Site – and a buffer on the eastern margin of the Site to distance the new built form from the asset. The delivery of such considerations with the final fix of the scheme would, to a degree, mitigate the likely impacts to the significance of High Chimneys.

Archaeology and Hedgerows

- 4.8 The archaeological potential of the Site is largely low-moderate across all periods. However, it is likely that there will be a requirement to model that potential. This would be most appropriately undertaken post planning, secured by an appropriately worded condition on any planning consent for the Site. The programme is likely to include a geophysical survey followed by, as necessary, a programme of targeted archaeological trial trenching in advance of any development.

- 4.9 In regard to the historic hedgerows identified, the scheme would need to substantially retain the boundary and surviving internal hedgerows currently dividing the Site within any emerging development scheme, taking up opportunities to strengthen the hedgerows' planting.

5 CONCLUSION

- 5.1 This Built Heritage Statement has been prepared in order to assess the potential impact on the historic environment (archaeology and built heritage) and the archaeological potential of the Site in relation to the development of land East of Greenacres, Keymer Road and South of Folders Lane, Burgess Hill. The report is provided to inform the emerging master planning for the residential development of the Site and the initial pre-application discussions with the Council. This Cultural Heritage Statement covers archaeological and built heritage considerations for the Site and the immediate surrounding area.
- 5.2 This Cultural Heritage Statement meets the requirements of the NPPF and local planning policy but does not yet provide sufficient information to support any development application for the Site. This report will need to be suitably updated once the scheme's final fix is in place.
- 5.3 At this stage the Site's archaeological potential is likely to low-moderate for all periods. The only potentially affected built heritage asset is the Grade II listed High Chimneys to the west of the Site.

REFERENCES

General

Burgess Hill Neighbourhood Plan: 2015-2031(2016)
National Heritage List England (NHLE)
National Planning Policy Framework (NPPF, 2019)
National Planning Practice Guidance (PPG)
Mid Sussex District Plan: 2014-2031 (2018)
Mid Sussex Design Guide Consultation Draft (2019)

Bibliographic

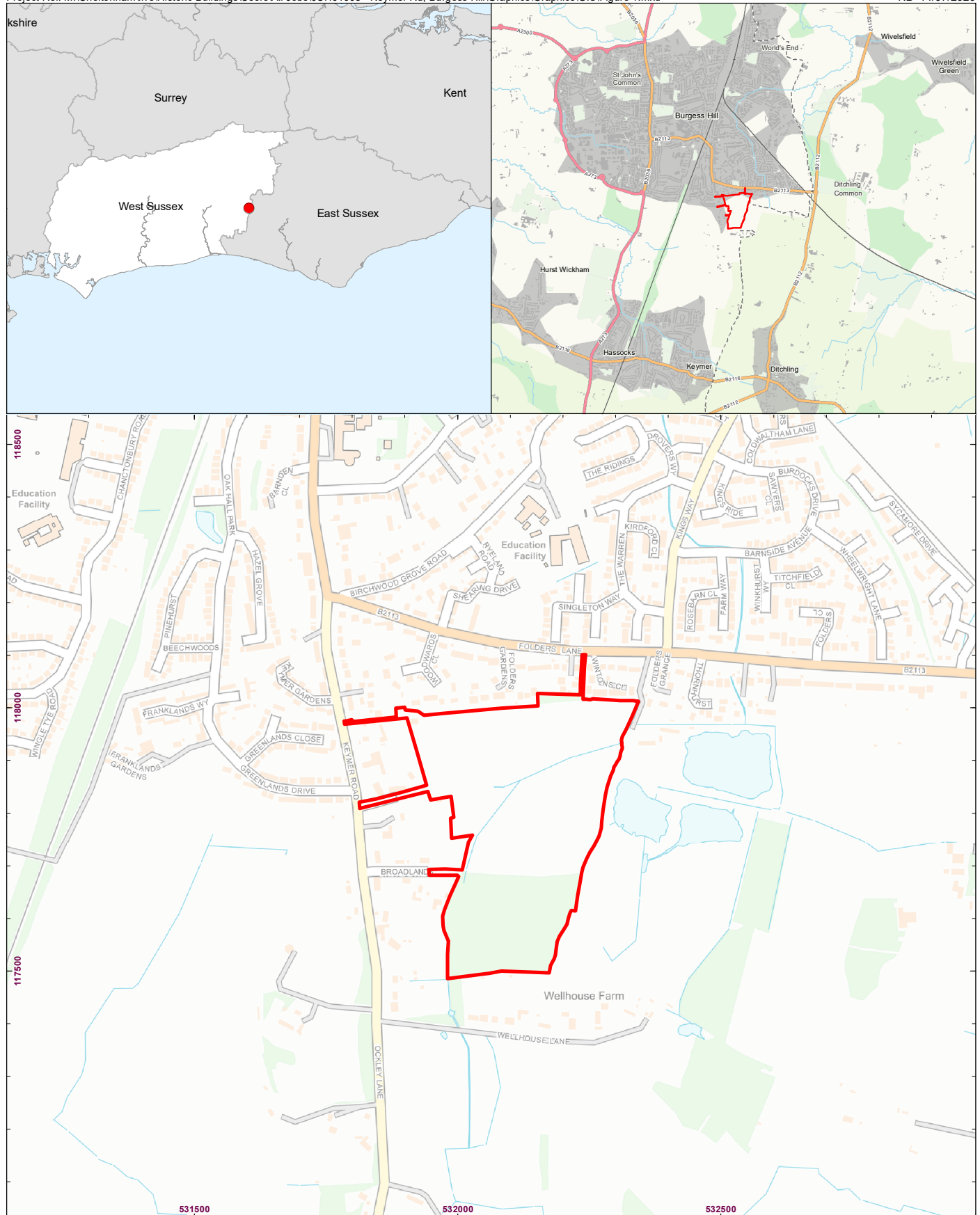
Harris, R., 2005. Burgess Hill Historic Character Assessment Report: Sussex Extensive Urban Survey

Websites

Burgess Hill Town Council - <https://www.burgesshill.gov.uk/briefhistoryofthetown>
Burgess Hill Museum - http://www.burgesshillmuseum.co.uk/town_history/index.htm#industrial
British History Online - <https://www.british-history.ac.uk/vch/sussex/vol7/pp179-181>
British Library - <http://explore.bl.uk>
Heritage Gateway - www.heritagegateway.org.uk
Historic England - <http://list.historicengland.org.uk>
MAGIC - www.magic.gov.uk
Mid Sussex District Council Website - <https://pa.midsussex.gov.uk/online-applications/>
The Genealogist – <https://www.thegenealogist.co.uk/>



FIGURES



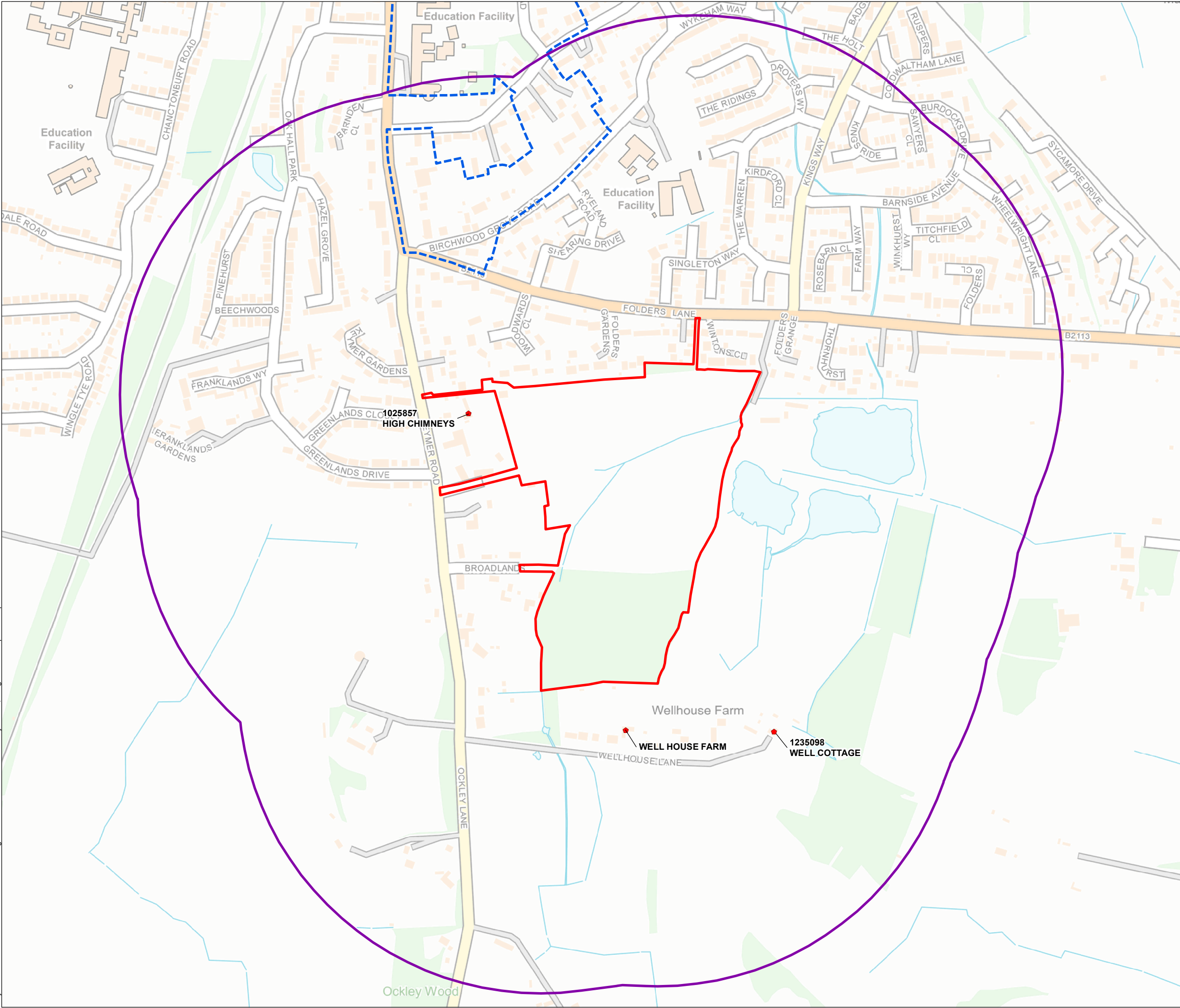
Site Boundary



0 100 200m
Scale at A4: 1:10,000

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Figure 1
Site Location



Legend

- Site Boundary
- 500m search radius

Designated Heritage Assets:

Listed Buildings

- Grade II

Conservation Areas

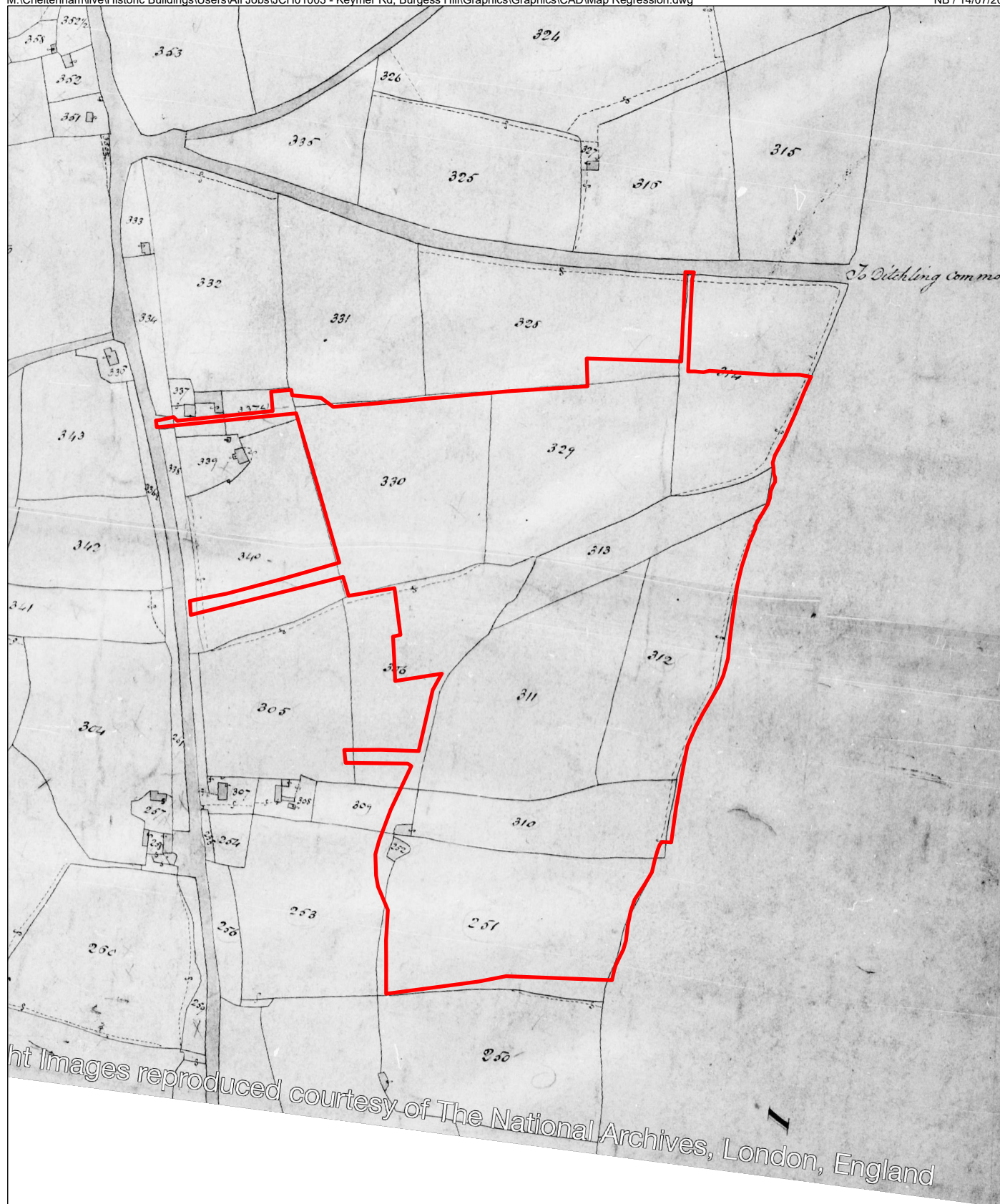
- Silverdale Road and Birchwood Grove Road, Burgess Hill



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Figure 2
Built Heritage Assets Plot



 Site Boundary

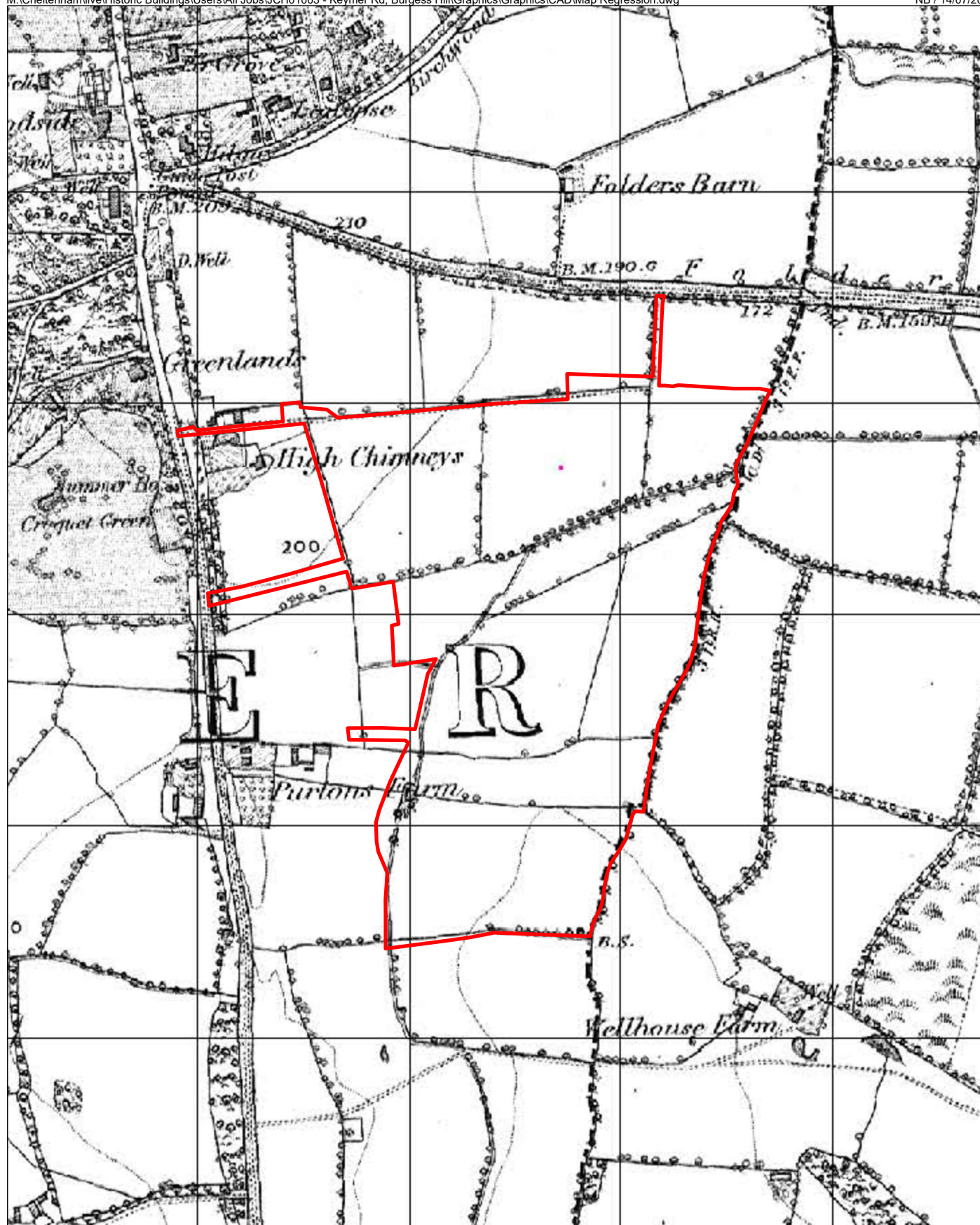


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Figure 3

1845 Keymer Tithe Map



 Site Boundary

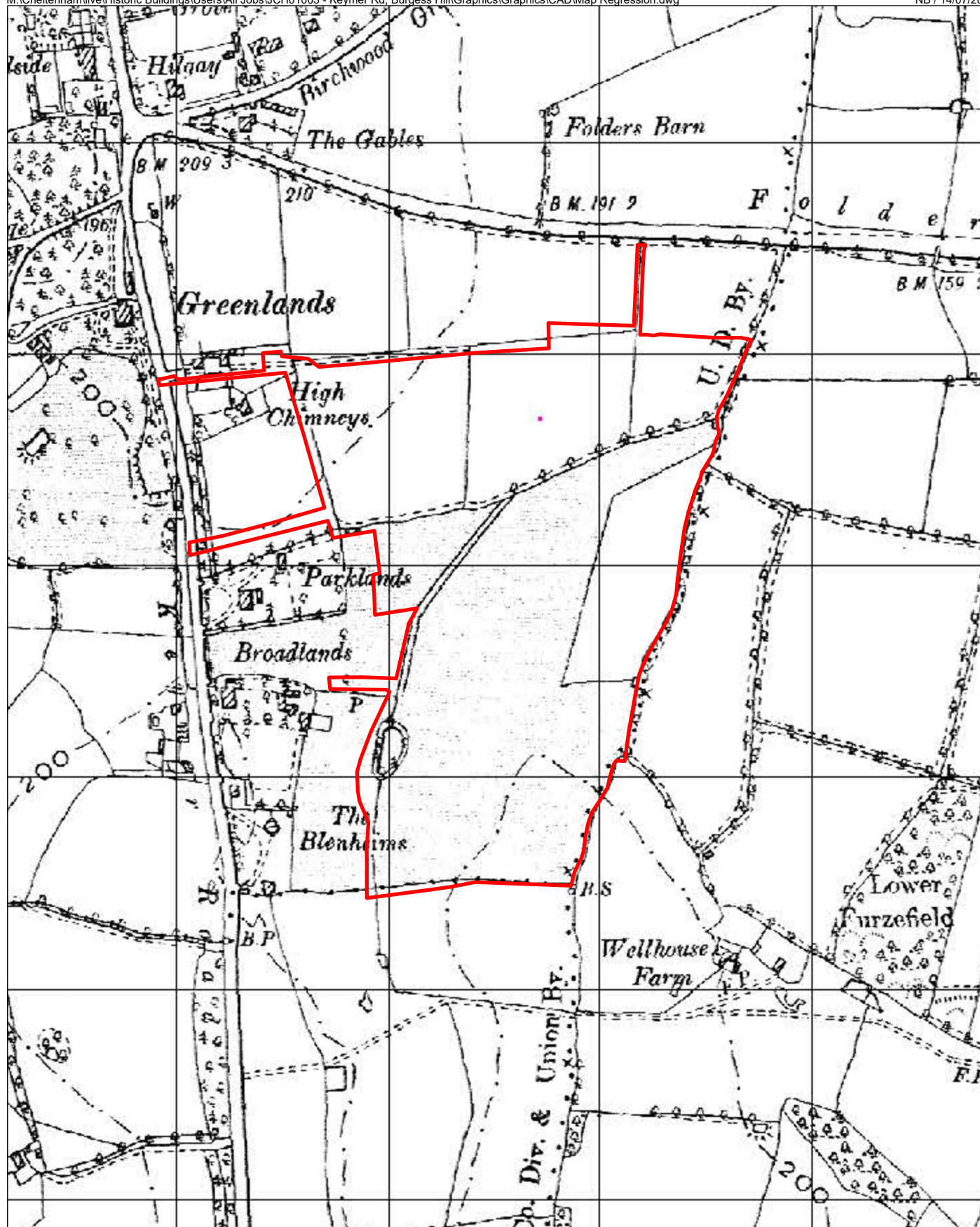


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Figure 4

1879 Ordnance Survey Map



 Site Boundary

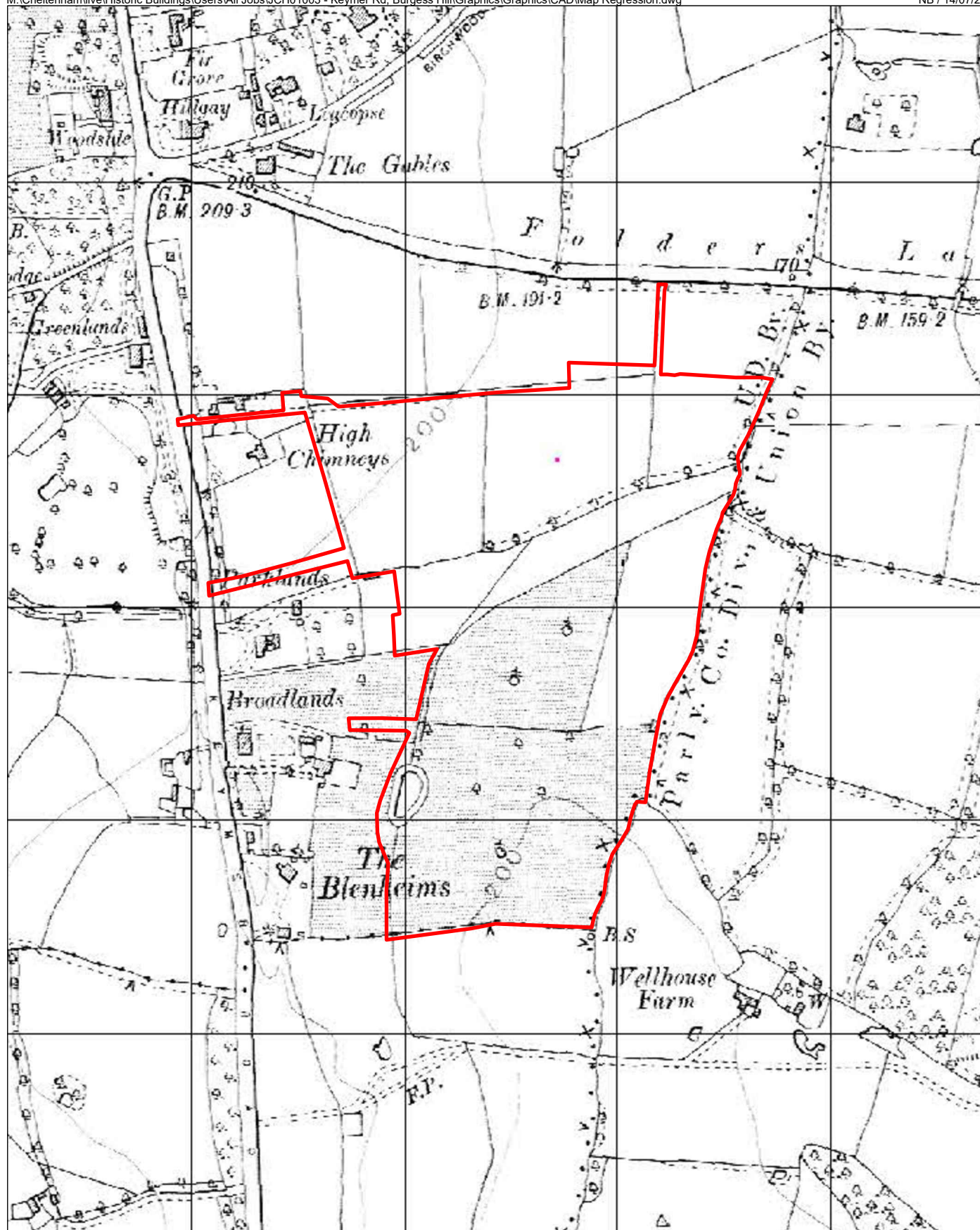


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Figure 5

1899 Ordnance Survey Map



 Site Boundary

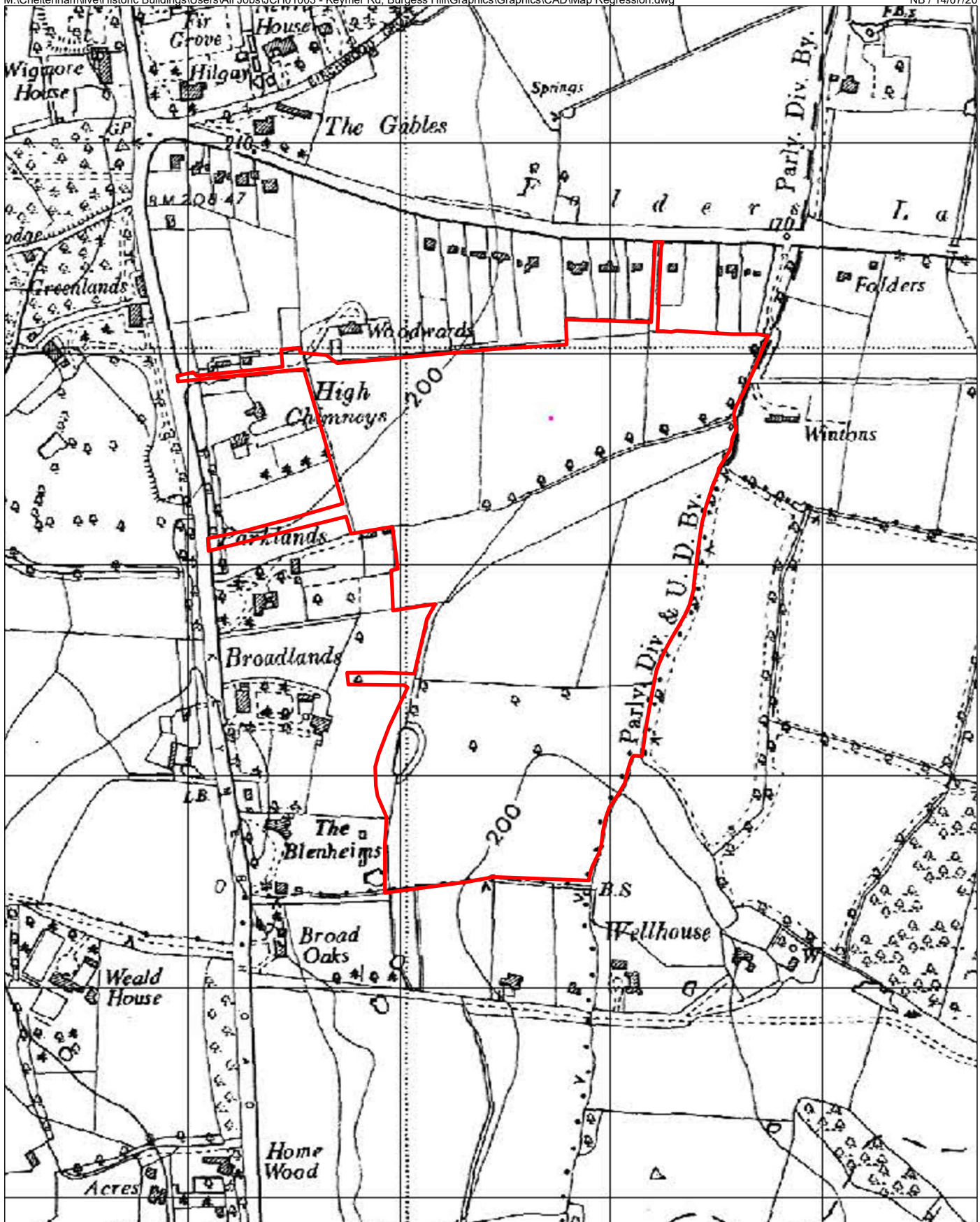


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Figure 6

1912 Ordnance Survey Map



 Site Boundary



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Figure 7
1938 Ordnance Survey Map



 Site Boundary

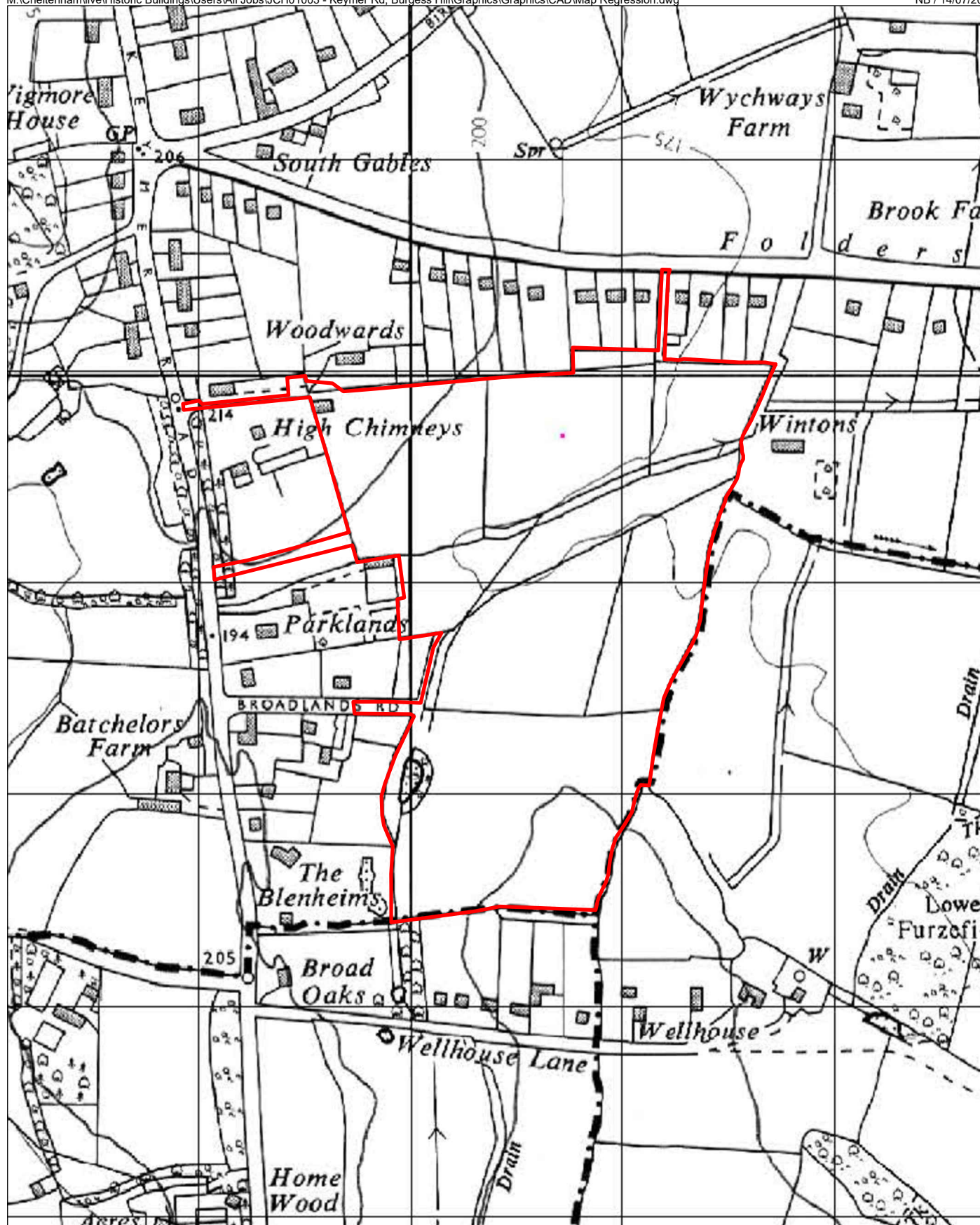


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Figure 8

1947 Aerial Photograph



Site Boundary

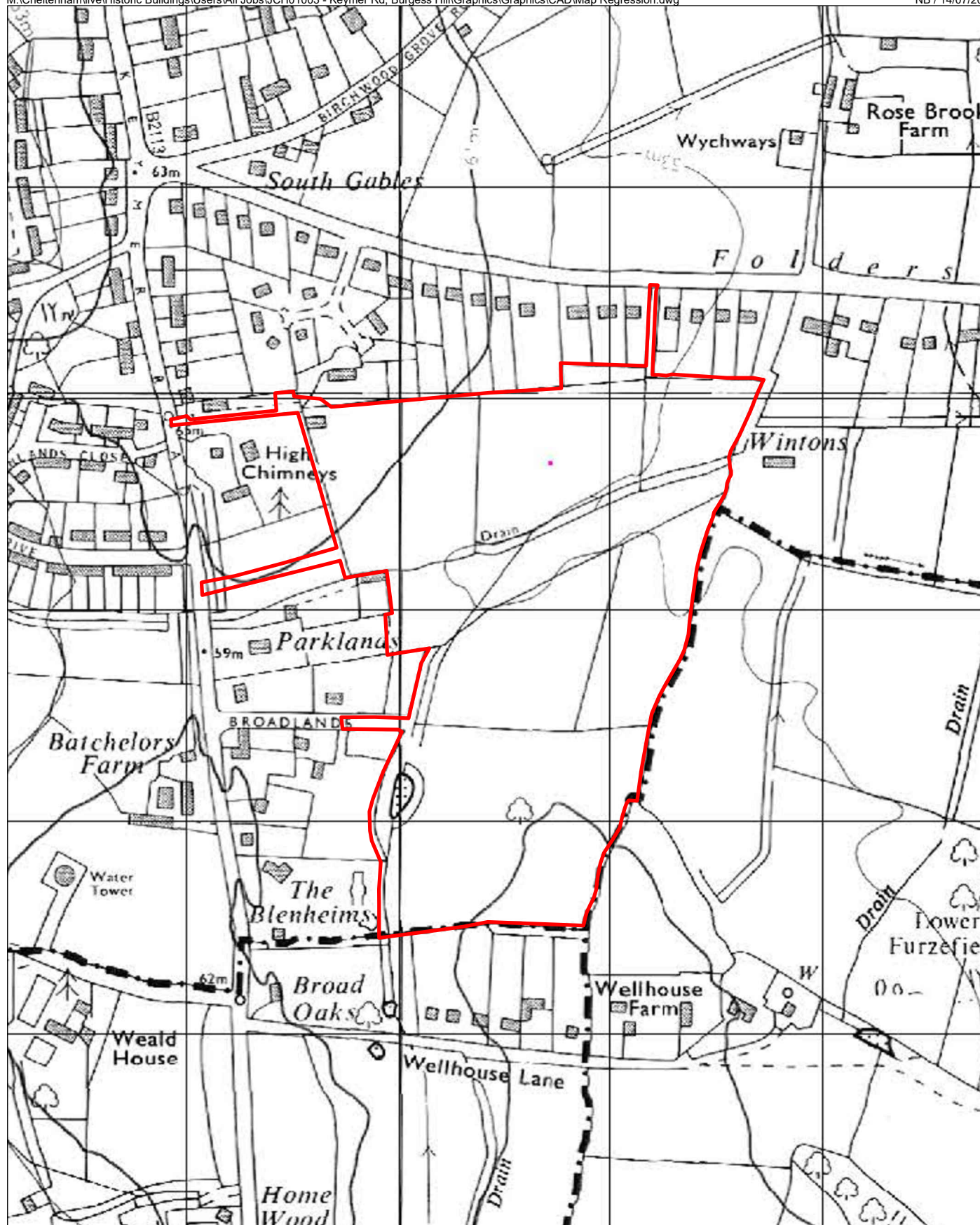


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Figure 9

1962 Ordnance Survey Map



 Site Boundary

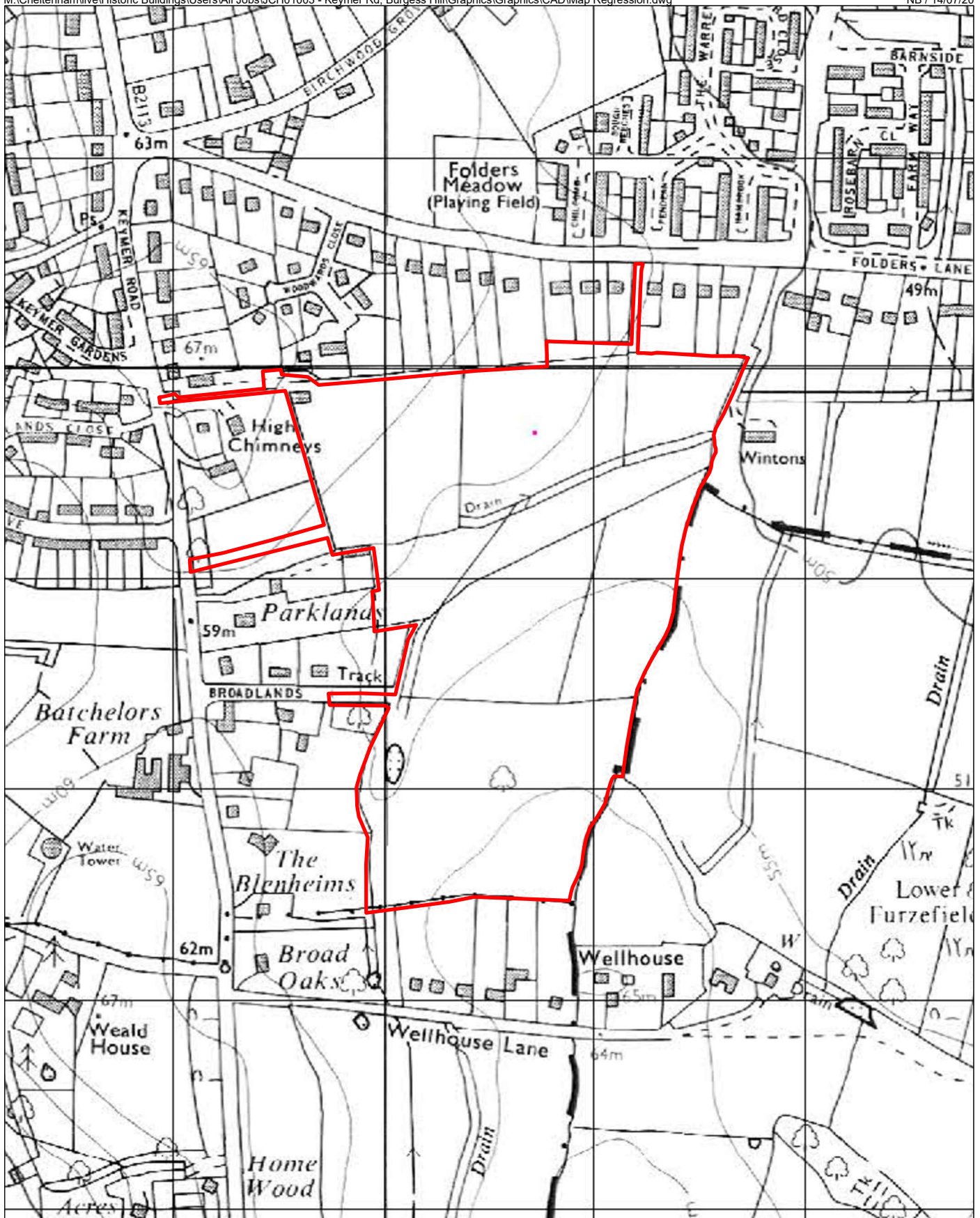


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Figure 10

1974 Ordnance Survey Map



Site Boundary

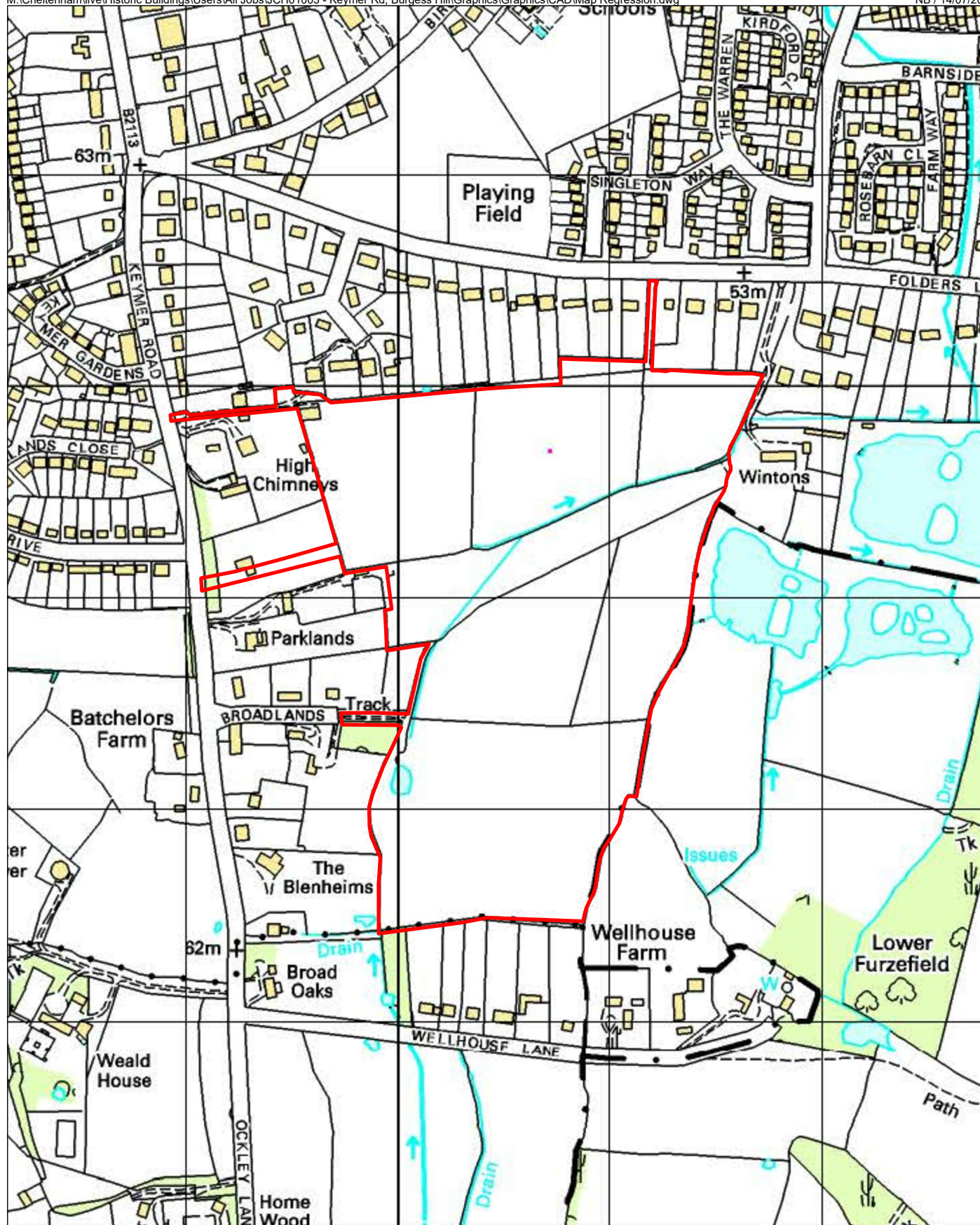


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Figure 11

1985 Ordnance Survey Map



 Site Boundary

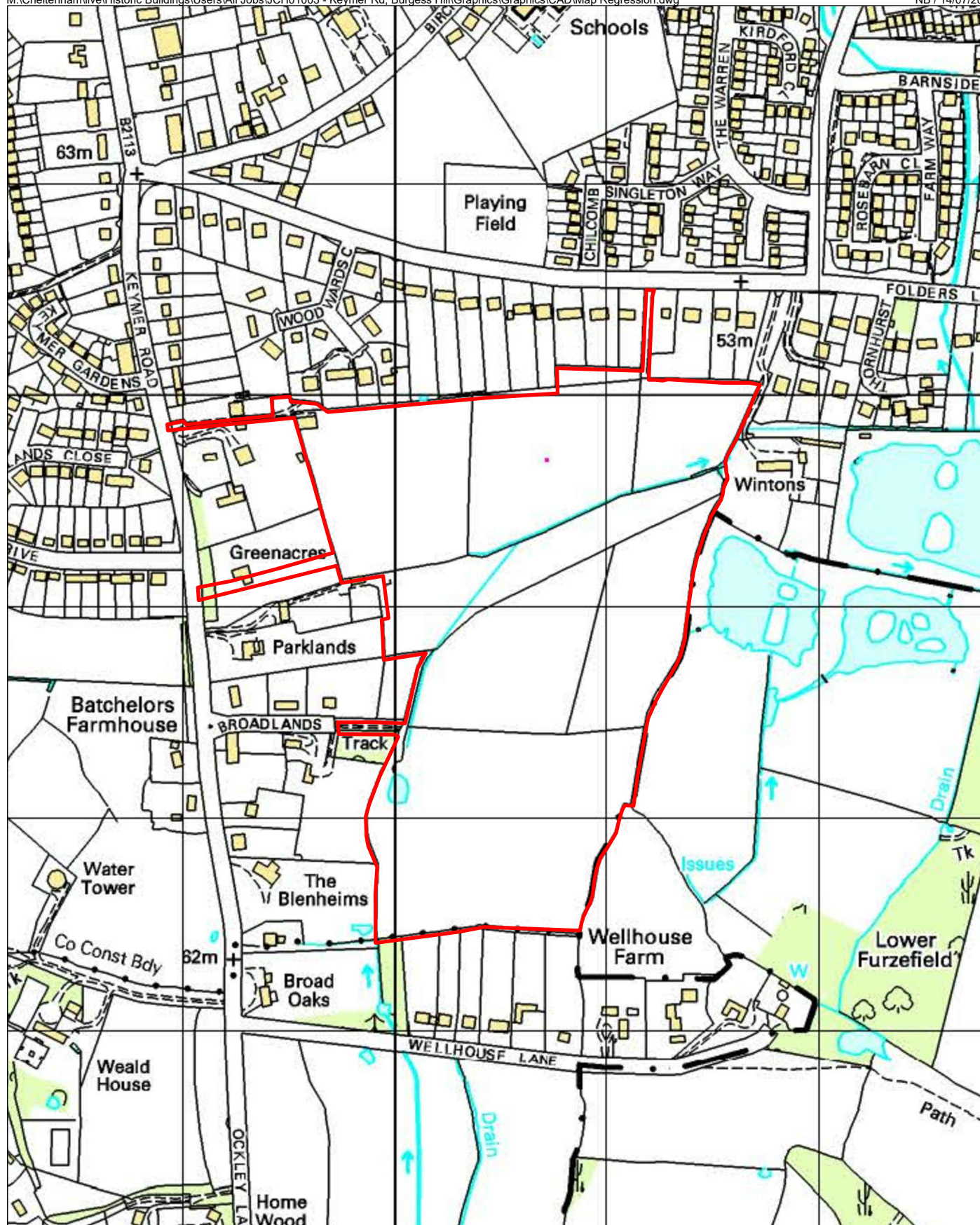


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Figure 12

2000 Ordnance Survey Map



Site Boundary

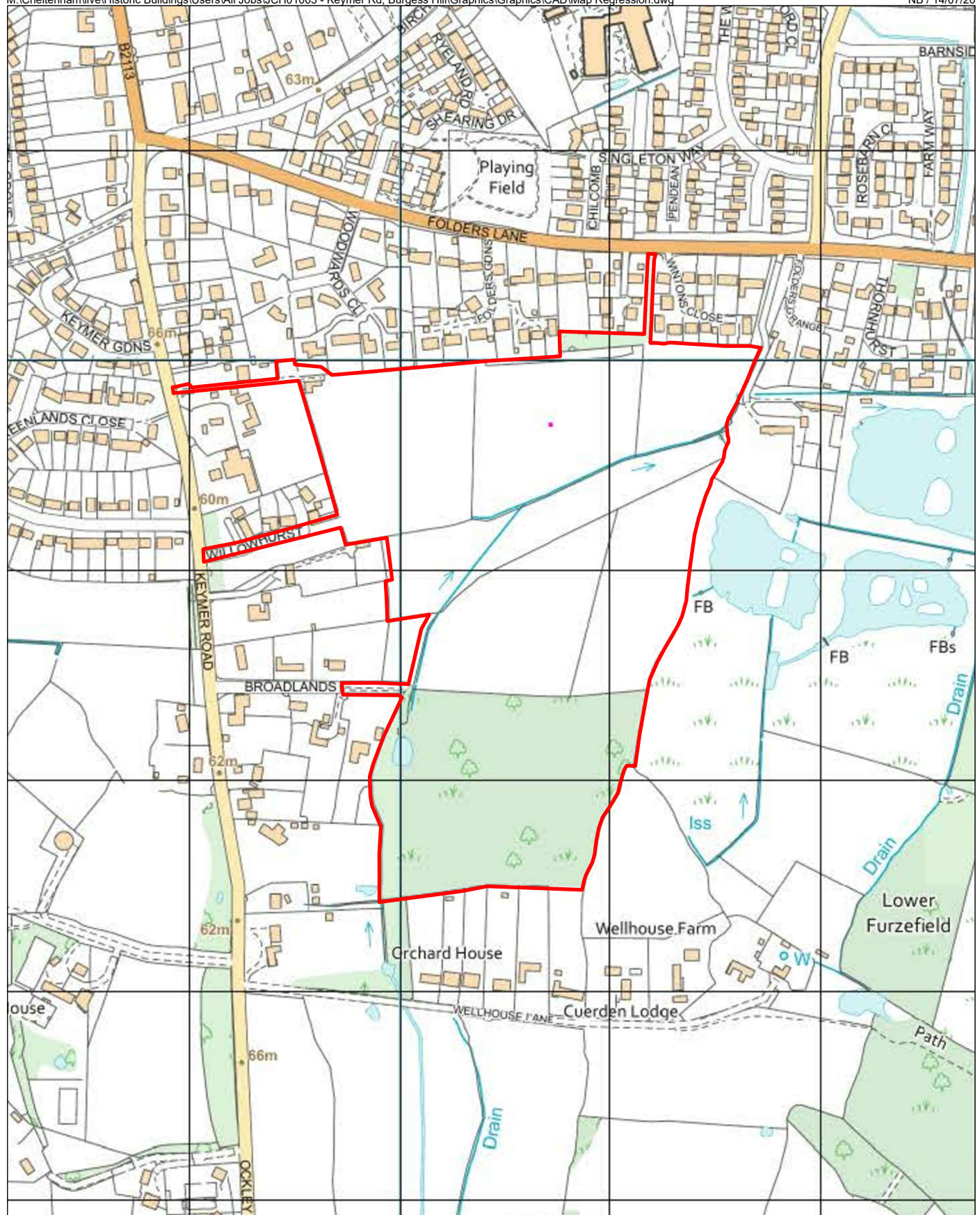


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Figure 13

2006 Ordnance Survey Map



 Site Boundary



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Scale at A4: 1:5,000

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Figure 14

2019 Ordnance Survey Map



Plate 1: View of High Chimneys from site with mature trees and planting.



Plate 2: View of High Chimneys from western boundary with mature trees and planting.



Plate 3: View from site to Greenacres located south of High Chimneys.



Plate 4: View from site to the northern boundary and the row including the Arts and Crafts style house and 21st century building running east.



Plate 5: View southeast from the southeast corner of the Site towards Well House Farm.



Plate 6: View west from the centre of the southern field towards the pond and the housing on east side of Keymer Road (note specimen trees).



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