

BUILT HERITAGE STATEMENT

Land South West of Burgess Hill, West Sussex

JCH01785
Built Heritage Statement
Land South West of Burgess
Hill
September 2022

Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Review date
1	Initial Assessment	Jennifer Cooke			

Approval for issue

27 September 2022

File/Model Location

Document location:

Model / Appendices location:

The report has been prepared for the exclusive use and benefit of our client and solely for the purpose for which it is provided. Unless otherwise agreed in writing by RPS Group Plc, any of its subsidiaries, or a related entity (collectively 'RPS') no part of this report should be reproduced, distributed or communicated to any third party. RPS does not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report.

The report has been prepared using the information provided to RPS by its client, or others on behalf of its client. To the fullest extent permitted by law, RPS shall not be liable for any loss or damage suffered by the client arising from fraud, misrepresentation, withholding of information material relevant to the report or required by RPS, or other default relating to such information, whether on the client's part or that of the other information sources, unless such fraud, misrepresentation, withholding or such other default is evident to RPS without further enquiry. It is expressly stated that no independent verification of any documents or information supplied by the client or others on behalf of the client has been made. The report shall be used for general information only.

Prepared by:

RPS

Jennifer Cooke
Director - Heritage

20 Farringdon Street, London EC4A 4AB

T +44 2078321490

E Jennifer.cooke@rpsgroup.com

Prepared for:

Vistry Group

EXECUTIVE SUMMARY

1. This Initial Built Heritage Assessment has been researched and prepared by RPS, on behalf of Vistry Group. It identifies those built heritage assets, the significance of which is likely to be impacted by the proposed development of land referred to as the Kent's Farm land parcel and the Malting's Farm land parcel which lie to the south-west of Burgess Hill.
2. A number of heritage assets were included in the scope of assessment as set out in this report. However, initial assessment work has found that the proposed development has the potential to impact the significance of the following Grade II listed buildings:
 - Kent's Farmhouse
 - Hurstpierpoint College and Star at Hurstpierpoint College
 - Hammond's Mill Farmhouse; and
 - Danworth Brook Farmhouse
3. This impact has informed the suggested opportunities, constraints and design mitigation that is referenced in the context of each asset. A summary table is provided at Appendix 2 however, a review of the rationale behind the proposed mitigation and contained in section 5 of this report is recommended.
4. As the development proposals evolve further research and assessment work will be carried out to inform a full built heritage assessment that will be submitted with the planning application.

Contents

EXECUTIVE SUMMARY	3
1 INTRODUCTION	1
2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK	2
Legislation	2
National Planning Policy	2
National Guidance	3
Local Planning Policy	5
3 HISTORIC BUILT ENVIRONMENT APPRAISAL	7
Introduction	7
Historic Development	7
4 METHODOLOGY OF ASSESSMENT OF HERITAGE ASSETS.....	11
5 STATUTORILY LISTED BUILDINGS.....	13
Kents Farmhouse Grade II, NHLE: 1354849)	13
Hammond's Mill Farmhouse (Grade II, NHLE: 1025721)	17
Danworth Brook Farmhouse (NHLE: 1354860)	18
Highfields Farmhouse (Grade II, NHLE: 1025663)	20
Ruckford Mill (Grade II, NHLE: 1025646) and Ruckford Mill Cottages (Grade II, NHLE: 1180426)	21
Clayton Priority (Grade II*, NHLE: 1354811)	23
6 CONCLUSION	25

Appendices

Appendix 1: Built Heritage Assets Plot

Appendix 2: Summary Table

Figures

Figure 1: Site Location

Figure 2a: HER Plot (Data from West Sussex HER)

Figure 2b: HLC Plot (Data from West Sussex HER)

Figure 3: LiDAR Plot

Figure 4: 1724 Budgen Map of Sussex

Figure 5: 1795 Gardner & Gream Map of Sussex

Figure 6: 1798 Ordnance Survey Drawing

Figure 7: 1838 Clayton & 1842 Hurstpierpoint Composite Tithe Maps

Figure 8: 1875 Ordnance Survey (1:10560)

Figure 9: 1963 Ordnance Survey (1:10560)

Figure 10: 2022 Google Earth Image

Figure 11: Site as Existing (Topography)

Plates

Plate 1	View of Kent's Farm looking north from the northern boundary of the Kent's Farm land parcel
Plate 2	Kent's Farm Livery Yard
Plate 3	Kent's Farm Livery Yard
Plate 4	Field to immediate west of Kent's Farm outside of the Site boundary
Plate 5	View south across Kent's Farm land parcel from northern boundary of Kent's Farm land parcel
Plate 6	View south east across Kent's Farm land parcel from northern boundary of Kent's Farm land parcel
Plate 7	Hurstpierpoint College
Plate 8	Hurstpierpoint College
Plate 9	Modern development in immediate setting of the listed buildings at Hurstpierpoint College
Plate 10	Modern development in immediate setting of the listed buildings at Hurstpierpoint College
Plate 11	View of Hammonds Hill Farmhouse
Plate 12	View of Hurstpierpoint College from field to the south of Hammonds Hill Farmhouse outside of the Site boundary
Plate 13	View of Hurstpierpoint College from access track between the Kent's Farm and Malting's Farm land parcels
Plate 14	View from the southern boundary of the Malting's Farm land parcel south towards Hurstpierpoint College
Plate 15	View of Malting's Farm land parcel
Plate 16	Mature and dense planting on southern boundary of Malting's Farm land parcel
Plate 17	View of Scotch Farmhouse on the horizon from the public right of way

1 INTRODUCTION

- 1.1 This Initial Built Heritage Assessment has been researched and prepared by RPS, on behalf of Vistry Group to identify those built heritage assets the significance of which is likely to be impacted by the development of land to the south-west of Burgess Hill (henceforth known as the 'Site'). The Site is understood as two land parcels, the eastern parcel being referred to as Kent's Farm and the western parcel being referred to as Malting's Farm. This report provides an initial assessment of the significance of these assets and the potential heritage opportunities and constraints associated with residential-led development and its associated uses.
- 1.2 The Site is comprised of a series of open fields utilised for pasture and as paddock enclosures. Based on topographical factors, the nature and distribution of surrounding development and professional judgement a search area baseline with a 1km radius was chosen (the 'Search Area'). This identified 15 Grade II listed buildings and 1 Grade I listed building within the Search Area (see Built Heritage Assets Plot at Appendix 1).
- 1.3 The National Planning Policy Framework (NPPF) states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. In accordance with paragraph 194 of the NPPF, this initial Built Heritage Assessment presents a review of pertinent planning legislation, policy and guidance at national and local levels. Particular consideration has been given to policies and guidance concerning development affecting listed buildings and their settings.
- 1.4 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 GPA3: The Setting of Heritage Assets (Dec 2017) 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 Built 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.
- 1.5 The findings of this report are based on the known conditions at the time of writing. All maps, plans and photographs are for illustrative purposes only. The intention is this report can be used to inform the evolving proposals for the Site. Further research, assessment work and a full Built Heritage Statement will be produced as the scheme progresses through the application process.

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

- 2.2 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.
- 2.3 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.
- 2.4 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.
- 2.5 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.
- 2.6 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'.
- 2.7 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.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 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.
- 2.10 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’.

- 2.11 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.
- 2.12 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.
- 2.13 Paragraph 201 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal
- 2.14 Paragraph 203 states that In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.15 Paragraph 206 notes that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.

National Guidance

Planning Practice Guidance (DCLG)

- 2.16 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.
- 2.17 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.

Overview: Historic Environment Good Practice Advice in Planning

- 2.18 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).

GPA1: The Historic Environment in Local Plans (March 2015)

- 2.19 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

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

- 2.20 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)

- 2.21 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.
- 2.22 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.
- 2.23 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.

- 2.24 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.
- 2.25 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.
- 2.26 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

- 2.27 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.

Mid Sussex District Local Plan 2014-2031

- 2.28 The Mid Sussex District Local Plan was adopted by Mid Sussex District Council in March 2018 and provides a framework for new development, employment growth, infrastructure and measures to ensure the protection of the countryside. The policies relevant to the heritage assets include:

DP34: Listed Buildings and Other Heritage Assets

- 2.29 The policy links to the following Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination. Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.
- 2.30 Listed Buildings 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;
 - Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain

its significance and character whilst ensuring that the building remains in a viable use;

- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

2.31 Other Heritage Assets 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 permitted in preference to their demolition and redevelopment. 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 heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 The following section describes the Site and the surrounding area as it stands today. It provides a brief overview of the historic development of Burgess Hill, with a more detailed focus on the Site. Section 4 below identifies those assets potentially affected by the development of the Site; and concludes with an assessment of the significance of those assets.
- 3.2 The Site is located to the south west of Burgess Hill, West Sussex, and includes two parcels known as Kent's Farm in the western section and Malting's Farm in the eastern section (figure 1). The Site currently consists of predominantly agricultural and pastureland, enclosed by hedgerows and woodland; and is interspersed by several water bodies. A small number of dwellings are within the north western part of the Kent's Farm land parcel and the north eastern section of the Malting's Farm land parcel.

Historic Development

- 3.3 Information about the historical development of Burgess Hill and surrounding area were derived from a map regression exercise (figures 4-10) as well as desk-based and archival research.
- 3.4 Burgess Hill was not recorded as a taxable Manorial settlement at the time of the Domesday Survey of 1086 AD.
- 3.5 The town developed from the ancient parishes of Clayton and Keymer, which were both Saxon settlements and were mentioned in the Domesday Book. Before the Victorian Era, the area was heavily dependent on agricultural practices, with many farms scattered across the parishes.
- 3.6 The early settlements that later would grow into the town of Burgess Hill, grew from an area of common grazing land, known as St.John's Common. The name is meant to be taken from a sheep and lamb fair held on St.John the Baptist day and dates back to 1342. There were 32 farmhouses around the Common before 1950, but only eight now remain.
- 3.7 The post-medieval period saw an increase in various trades, particularly the establishment of brick and tile manufacture throughout the 17th century, which was further facilitated by the emergence of the railway. From the early 19th century until the 1930s, three-quarters of Burgess Hill was predominantly made up of brick, tile and pottery manufacture.
- 3.8 The enclosure of St John's Common in the mid-19th century and the opening of the London, Brighton and South Coast Railway in 1841 accelerated the development of the town.
- 3.9 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. Burgess Hill became the separate ecclesiastical parish of St. John's Common in 1863 but was not made a civil parish until 1933.
- 3.10 In contrast to the increase in population in the town, the rural hinterland, which today forms part of the development site, largely retained its quiet and rural character.
- 3.11 The earliest cartographic source reproduced here is the 1724 Budgen Map of Sussex (figure 4), which depicts the Site at a limited scale, and within an area characterised by scattered settlement and farmsteads. The Herrings Stream appears to be shown, forming the southern boundary of the Malting's Farm land parcel, whilst farmsteads or homesteads are shown within the immediate area of the Site, such as at "Hamonds Place" to the east although this does not appear to be in the same location as Hammond's Mill Farmhouse (NHLE: 1025721) which is assessed further below. Hurstpierpoint is shown to the south of the Site.

- 3.12 The 1795 Gardner & Gream Map of Sussex (figure 5) shows a similar situation at the Site, albeit in a greater level of detail than the 1724 survey. The Site is shown comprised of a series of enclosed fields and in an area of scattered farmsteads. Hammonds Mill is now shown to the east, Locks Farm between the Kent's Farm and the Malting's Farm land parcels, and Danworth Brook to the west. An area of farm buildings is shown to the south of the Site along the stream, and labelled as Scotches Farm, with a further area of farmstead referred to as High Fields shown to the south. The road or trackways which now form the routes of Malthouse Lane and Danworth Lane are shown on this survey.
- 3.13 The Site appears unchanged by the time of the 1798 Ordnance Survey Drawing (figure 6) only a few years later. The detail shown on this plan is however at a greater scale. Additional farm buildings are shown likely adjacent to the north-eastern boundary of the Kent's Farm land parcel and corresponding with the later Kent's Farm.
- 3.14 The Site was historically located within the parishes of Clayton and Hurstpierpoint. The 1838 Clayton Parish Tithe Map covered the far eastern part of the Site, with the remainder included within the 1842 Hurstpierpoint Parish Tithe Map. A composite of these surveys is reproduced at figure 7 and the associated Tithe Apportionments for those land parcels within the Site are shown in table format below:

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
1838 Clayton Parish Tithe Apportionments				
353	John Gainsford	John Gainsford	Sour Mead	Arable
354	John Gainsford	John Gainsford	Lockes Field	Arable
355	John Gainsford	John Gainsford	Ducks Field	Arable
360	John Gainsford	John Gainsford	Pear Tree Field	Arable
361	John Gainsford	John Gainsford	White Field	Arable
364	John Gainsford	J W Mercer	Saw Pit Close	Pasture
365	John Gainsford	John Gainsford	Lane	-
366	John Gainsford	John Gainsford	Hurst Field	Arable
367	John Gainsford	John Gainsford	Brook Mead	Pasture
368	John Gainsford	J W Mercer	Brick Mead	Pasture
369	John Gainsford	John Gainsford	Mill Field	Pasture
370	John Gainsford	J W Mercer	House Mill Garden	-
370	John Gainsford	JW Mercer	Mill Stream	-
380	John Tilley	Ann Wickham	Mill Field	Arable
381	John Tilley	Ann Wickham	Brook Mead	-
382	John Tilley	Ann Wickham	Denchy Field	Arable
385	John Tilley	Ann Wickham	Furze Field	-
1842 Hurstpierpoint Parish Tithe Apportionments				
808	Ann Raven	William Wenham Late Mitchell	Long Leg	Pasture
809	Ann Raven	William Wenham Late Mitchell	Bankey Mead	Pasture
810	Ann Raven	William Wenham Late Mitchell	Home Field	Arable
811	Ann Raven	William Wenham Late Mitchell	Leg	Pasture
812	Ann Raven	William Wenham Late Mitchell	Little Danworth	Arable

813	Ann Raven	William Wenham Late Mitchell	Great Danworth	Arable
814	Ann Raven	William Wenham Late Mitchell	High Hatch Field	Arable
815	Ann Raven	William Wenham Late Mitchell	Rail Field	Arable
816	Ann Raven	William Wenham Late Mitchell	Coneybury	Pasture
817	Ann Raven	William Wenham Late Mitchell	Brewhouse	
818	Ann Raven	William Wenham Late Mitchell	Kents Farm	Homestead
819	Ann Raven	William Wenham Late Mitchell	Orchard	
820	Ann Raven	William Wenham Late Mitchell	House Meadow	Pasture
822	Ann Raven	William Wenham Late Mitchell	Lane Meadow	Pasture
823	Ann Raven	William Wenham Late Mitchell	Barn Meadow	Pasture
824	Ann Raven	William Wenham Late Mitchell	Flat Field	Arable
825	Ann Raven	William Wenham Late Mitchell	Dutch Barn Field	Arable
826	Ann Raven	William Wenham Late Mitchell	Kiln Field	Arable
855	Sir John Dodson	James Wickham	Hog Plot	Pasture
856	Sir John Dodson	James Wickham	First Brook Mead	Pasture
860	Sir John Dodson	James Wickham	Danworth Brook	Homestead
868	Sir C M Burrell	John Herriott	Upper Kennell Wood	Arable
869	Sir C M Burrell	John Herriott	Little Kennell Wood	Arable
870	Sir C M Burrell	John Herriott	Lower Kennell Wood	Arable
1171	Sir Peregrine Auckland	George Webber	Punt Field	Arable
1172	Sir Peregrine Auckland	George Webber	Nine Acres	Arable
1174	Sir Peregrine Auckland	George Webber	Eight Acres	Arable

- 3.15 Those land parcels shown within the Site are recorded as either pasture or arable in nature, with ownership or occupancy details linking them to the various farmsteads in the immediate area.
- 3.16 The first development of the Site, albeit very localised, is shown on the 1875 Ordnance Survey plan (figure 8) and comprised of a farm structure adjacent to Kent's Farm in the north west of the Kent's Farm land parcel. The Site generally appears unchanged in character, with some consolidation of field parcels shown through the removal of land boundaries. An area of contours shown at the south east of the Site adjacent to the Herrings Stream suggests an area of excavation for a pond or, as labelled, a possible bathing pool. St John's College is also clearly marked to the south of the Site.
- 3.17 The Site appears to remain generally unchanged throughout the 20th century. An alignment of new electricity pylons is shown in the west of the Site by 1963 (figure 9), at which time some localised expansion of the Kent Farm buildings is shown in the same area of localised development as shown in 1875. The only changes to the present day appear to be further localised development of farm structures in the north western area of the Site (figure 10).

- 3.18 Overall, historic mapping and aerial photography suggests that the Site has comprised open land utilised for pasture and agriculture throughout its mapped history to the present day. Only very localised areas of development are shown in association with farm or agricultural buildings, as well as electricity pylons.

4 METHODOLOGY OF ASSESSMENT OF HERITAGE ASSETS

4.1 This section outlines the methodology used to carry out an initial assessment of built heritage assets within the search area. Firstly, a brief analysis identifies those assets that were likely to be unaffected by development of the Site, and therefore not likely to preclude development proposals.

4.2 The assessment then considers which assets and their settings might potentially be affected by the proposed development and makes recommendations for further detailed assessment once the development proposals have evolved.

In order to identify built heritage assets that could potentially be affected by the proposed development of the Site, the Historic Environment Records were consulted and all designated assets within a 1 km search radius were considered. A Built Heritage Assets Plot is included at Appendix 1 which shows the location of the relevant heritage assets.

Establishing Significance

4.3 There are no heritage assets within the Site boundary and as such any potential impacts on their significance will be through a change in their setting. The starting point for evaluating the impact of a proposed development on heritage assets is to establish the significance of the heritage assets that may be impacted, and the role their setting has in contributing to that significance. Guidance on approaches to establishing significance is laid out in the NPPF, the PPG and GPA2 and GPA3 as summarised in section 2.

Setting Impacts

4.4 The guidance then requires consideration of whether the development is capable of affecting the contribution of a heritage asset's setting to its significance, or the appreciation of its significance. If so, it can be considered as falling within the asset's setting.

4.5 The NPPF makes clear that the setting of a heritage asset is the '*surroundings in which it 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 a heritage asset.*'

4.6 Historic England's '*GPA 3: The Setting of Heritage Assets*' (March 2015) provides a five-step process to assess the impact of development within the setting of heritage assets. These are outlined as follows:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm; and
- Step 5: make and document the decision and monitor outcomes.

4.7 One of the functions of the Site visit undertaken in September 2022 was to broadly establish the inter-visibility between heritage assets and the Site in real terms, as well as their topographic context, to identify potentially visible impacts on the designated heritage assets. However, it is noted that GPA3 refers to those attributes of setting beyond views that contribute to the experience of a heritage asset and thus its significance. These include attributes such as land use, tranquillity, diurnal changes and noise.

- 4.8 The Built Heritage Assets Plot at Appendix 1 shows the location of the designated heritage assets in relation to the Site.
- 4.9 This report refers to the 'immediate' and 'extended/wider' setting of heritage assets. For example, a churchyard would form the immediate setting to a church, or a farmyard to a farmhouse. The 'extended' setting relates to the wider area that an asset may also acquire significance from, such as its environs within an area of specific character or a district within a town. This also includes the area which may have a visual impact on how a designated heritage asset is experienced, such as views to or from a particular asset at a distance. However, it is important to note that setting does not have a fixed boundary and cannot be definitively or permanently described.

Heritage Assets within the Search Area

- 4.10 The search identified 15 Grade II and one Grade I listed buildings.
- 4.11 Taking into consideration the scale of the proposed development; the existing mature landscape, proportionality of the importance of the remaining heritage assets, as well as their location and historical connection to the Site, it was concluded that the following had the potential to be adversely affected by the proposed development of the Site and therefore warranted further assessment:
- Kents Farmhouse (Grade II, NHLE: 1354849)
 - Hurstpierpoint College (Grade II, NHLE: 1194726)
 - Star at Hurstpierpoint College (Grade II, NHLE: 1025664)
 - Hammond's Mill Farmhouse (Grade II, NHLE: 1025721)
 - Danworth Brook Farmhouse (Grade II, NHLE: 1354860)
 - Highfields Farmhouse (Grade II, NHLE: 1025663)
 - Ruckford Mill Cottages (Grade II, NHLE: 1180426)
 - Ruckford Mill (Grade II, NHLE: 1025646)
 - Clayton Priority (Grade I, NHLE: 1354811)
- 4.12 The Site does not have any direct visual, historical or functional relationship with any of the other identified designated built heritage assets and, therefore, does not contribute to their significance as well-defined, stand-alone heritage assets. In addition, all designated assets are separated from the Site by either intervening development of 20th century date, road developments, or by extensive agricultural field boundaries. Hence, the proposed development is unlikely to distract from their significance.
- 4.13 Set out below are the opportunities, constraints and mitigations for the proposed development by heritage asset.

5 STATUTORILY LISTED BUILDINGS

Kents Farmhouse Grade II, NHLE: 1354849)

Significance

- 5.1 The farmhouse is of 17th century date and is first included on the 1838 Clayton & 1842 Hurstpierpoint Composite Tithe Maps (figure 7) as land parcel 818. It has two storeys; the ground being painted brick below a tile hung first floor. It has a tiled roof, casement windows and a red brick chimney breast on the south wall. There is a later addition of one window bay and a slightly higher elevation to the north. The internal extent of historic fabric within the farmhouse is unknown.
- 5.2 The front elevation of the farmhouse faces east towards Burgess Hill with access through the livery yard to the south east. Due to its enclosed domestic setting which includes a tennis court to the front as well as mature formal gardens to the front and side as well as a conservatory to the rear it was only possible to see the upper half of the southern side elevation of the farmhouse during the Site walkover (Plate 1).
- 5.3 The significance of Kents Farmhouse is predominately derived from its historic, architectural and artistic interest. It is one of the earliest buildings in the area as evidenced in the map progression and some of the surviving historic fabric. It demonstrates the historic living expectations, as well as building methods and materials available at the time of construction.

Setting

- 5.4 The farmhouse is located to the west of Malthouse Lane. The immediate setting is as described above, beyond which are irregular fields and bounded wooded areas to the east beyond which is the A273 and Burgess Hill. To the south east of the farmhouse are the ancillary buildings which make up the Kents Farm Livery Yard (plates 2 and 3).
- 5.5 It is considered that the adjoining field parcels to the immediate north, east and west together with the pond to the south represent a somewhat enclosed intimate setting (plate 4). The 1875 Ordnance Survey Map (figure 8) shows the intricate boundaries which, as evidenced on the Site visit, screen the farmhouse and its domestic settings from view (plate 1). As such there are no long-range views of the farmhouse to or from the listed building over the surrounding landscape.
- 5.6 The extended setting of the farmhouse to the north, south and east is made up of the wider agricultural landscape elements of which were historically in the same ownership as the farmhouse (Tithe Apportionments 810 to 826) (plate 5 and 6). To the east, beyond the A273 is the Burgess Hill urban area which includes the commercial and light industrial, rather than residential, area of the town.

Contribution of the Setting to Significance

- 5.7 The intimate setting of the farmhouse space from which its architectural and historic interest would be best appreciated makes a high contribution to its significance. So too do the small field parcels immediately adjacent to the north, east and west and the pond to the south. The northern element having historically been used as an orchard (land parcel 819 on figure 7). It is also possible to appreciate the historic and functional relationship between the ancillary livery buildings and the listed building and as such these also make a high contribution to its significance.
- 5.8 The extent of the surrounding agricultural fields that extend from the immediate setting of the farmhouse is not highly appreciable; the dense mature boundary planting around the listed building prevent the farmhouse being experienced as a feature of a wider agricultural landscape. When approached from the east, the farmhouse is reached a short distance from the urban edge of

Burgess Hill. Nevertheless this setting is indicative of the wider historic rural setting which the historic maps show was historically in the same ownership and which has undergone little change over the centuries. As such it makes a moderate contribution to the significance of the farmhouse.

Contribution of the Site to Significance

- 5.9 The Kent's Farm land parcel of the Site comprises part of the agricultural field scape that lies to the south and west of the farmhouse. The Site is therefore part of its historic rural character. Despite the farmhouse sitting in a slightly elevated position to the north of the Site, the intimate enclosed setting of the farmhouse curtails the ability to appreciate its significance from the Site.
- 5.10 However, Historic England Good Practice Advice Note 3, refers to those attributes of setting beyond views that contribute to the experience of a heritage asset and thus its significance. These include attributes such as land use, tranquillity, diurnal changes and noise.
- 5.11 The Site provides the farmhouse with its historic landscape context and makes a moderate contribution to its significance.

Opportunities, Constraints and Mitigation

- 5.12 Given the location of the farmhouse which shows the redline boundary to the south and west and the blue line boundary to the north, development of the Site is likely to impact upon its significance through a change in its setting and particularly the loss or reduction of its rural context. The level of impact can be mitigated by design for example, with the use of a green buffer separating the designated heritage asset and built development. The retention of existing hedgerows and field boundaries as well as considered access routes to the Kents Farm land parcel of the Site.
- 5.13 Specific mitigations include:
- use of a green buffer separating the farmhouse from the area of the Site to the west. Currently the redline is shown to run along the mature western boundary of the land parcel immediately adjacent to the farmhouse. Although this will provide some screening there are likely to be views from the upper floors of the listed building across this part of the Site. Ideally, development will be set back from this boundary and the density will be such that there are glimpsed views between the dwellings to the landscape beyond. Perhaps a viewing corridor aligned with the farmhouse running east to west could be achieved.
 - The principal elevation of the farmhouse faces east and from what was visible during the Site visit there do not appear to be views south from the farmhouse over the Site due to its enclosed domestic setting and lack of fenestration on the southern elevation. However, as referenced above it is not only visibility that allows a setting to contribute to an asset's significance. In this case the approach to the listed building through the livery buildings provides for a more open vista to the south and an appreciation that the fields share a relationship with the farmhouse. In heritage terms, including additional screening here would be more problematic as this would curtail the open nature of this part of the landscape. Therefore, possible mitigation could include utilising the area immediately to the south of the livery buildings as open recreational space with a developable area set further south to provide the listed building with some breathing space. Ideally the proposed development would not present as a uniform estate but rather include varied orientation and ridgelines which could afford glimpsed views to the landscape beyond.
 - Where possible existing hedgerows, field parcels and boundaries should be retained thus affording only glimpsed views of development within the landscape
 - limiting the height of development in the area to the west of the heritage asset to two storeys would also help mitigate impact on significance.

- Considered access routes through the Site to keep noise and light nearest the farmhouse to a minimum; and
- depending on ownership of the livery buildings within the immediate vicinity of the asset there may be an opportunity to improve the existing immediate setting.
- Although the designs are at an early stage some general heritage related design principles include:
 - a. Simple architectural features would be preferable although avoidance of any pastiche elements is encouraged. A modern interpretation of the local vernacular that is sympathetic to the historic buildings would be preferable
 - b. Density that responds to the residential developments in the vicinity with taller elements towards the centre of the Site away from heritage assets.
 - c. Considered approach to lighting so it is not too intrusive.

Hurstpierpoint College (Grade II, NHLE: 1194726) and Star at Hursterpierpoint College (Grade II, NHLE: 1025664)

- 5.14 These assets have been grouped together for initial assessment based on their location in relation to the Site. Unless otherwise referenced, their setting, and its contribution to the assets' significance (including any contribution made by the Site to that significance), is considered to be the same.

Significance

- 5.15 St John's College, Hurstpierpoint, was the second school established by Nathaniel Woodard, founded in 1849. In 1850 it was established in The Mansion House Hurstpierpoint and in 1853 moved into its permanent buildings. These were designed by R.C.Carpenter but largely built after his death by his partner, William Slater, and his son, R.H. Carpenter. They are in Gothic style and built of flints with tiled roofs. They form two quadrangles, the southern one open on the south side and the Chapel and Hall forming the north side of the north quadrangle. The Chapel at the east end has seven bays, four of them projecting beyond the east side of the quadrangle. At the west end of the Chapel are short transepts which form an ante-chapel, lit by a larger similar window with a tower above. The interior has very beautiful intern stalls. To the west is a small covered passage, also added in 1929 to join the Chapel to the Hall. The latter is on the first floor with the dining room beneath it. These have five bays flanked by buttresses.
- 5.16 The Star at Hurstpierpoint College was built in 1873 in a matching style to the College and probably designed by R.H. Carpenter. It has three storeys and three windows faced with flints with stone dressings and quoins It has a tiled roof, two gables and a gabled dormer between casement windows. There are two bays on ground and first floors, each with five trefoil-headed lights. It also has a wide porch between seven similar lights.
- 5.17 The significance of these listed buildings is predominately derived from their historic, architectural and artistic interest as evidenced in their surviving historic fabric (plates 7 and 8).

Setting

- 5.18 The listed buildings are located to the south west of Burgess Hill and sit on a relative high point. Their immediate setting is made up of buildings, sports pitches and hard landscaping associated with the college. These are of varying date and include late 20th and early 21st Century development (plates 9 and 10). The sports pitches appear to utilise the historic field boundaries shown in the 1875 Ordnance Survey Map at figure 8.

- 5.19 The extended setting is made up of the wider agricultural landscape elements with Hurstpierpoint village to the south west and Burgess Hill to the north east.

Contribution of the Setting to Significance

- 5.20 The immediate setting of the listed buildings shares a clear historic and functional relationship with the heritage assets. Their associated use with the ancillary buildings is ongoing and this is clearly legible when in the immediate vicinity.
- 5.21 The listed buildings sit at the northern end of the college site with views north east over the sports pitches towards Burgess Hill. The extended setting is made of the historic wider agricultural landscape elements. This rural setting lends provides a backdrop that gives the listed buildings prominence in the landscape
- 5.22 Both the immediate and this wider setting make a high contribution to the listed buildings' significance as indicative of their historic rural landscape.

Contribution of the Site to Significance

- 5.23 The Site comprises part of the agricultural field scape that lies to the north of the listed buildings. The Site is therefore part of its historic rural character. Given the topography of the surrounding area and the relative height of the listed buildings they are visible from within the Maltings Farm land parcel and the proposed access road between the two (plate 13 and 14)
- 5.24 Importantly given the topography of the Maltings Farm land parcel which rises slightly to the north the fields here within the red line boundary are visible from the listed buildings as shown in in p[ate 15 although these are well screened by the mature tree lined boundary (plate 16). Despite this dense tree belt Scotch Farmhouse is visible on the horizon (plate 17). The proposed development would sit between the tree belt and Scotch Farmhouse
- 5.25 Although views may be only glimpsed views, as referenced above, Historic England Good Practice Advice Note 3, refers to those attributes of setting beyond views that contribute to the experience of a heritage asset and thus its significance. These include attributes such as land use, tranquillity, diurnal changes and noise.
- 5.26 The Malting's Farm land parcel provides the listed buildings with their historic landscape context. They are prominent buildings within an agricultural landscape which makes a moderate contribution to their significance.

Opportunities, Constraints and Mitigation

- 5.27 Although the listed buildings are at some distance for the proposed developable areas of the Site, given their location on a relative high point and their prominence in the landscape the development of the Maltings Farm land parcel has the potential to impact upon their signifcnace. The Kent's Farm land parcel is at a further distance beyond additional planting and built form and as such the development of this land parcel is considered to have no impact on the significance of these listed buildings.
- 5.28 The impact of the development of the Malting's Farm land parcel can be mitigated with the retention and management of the existing hedgerows and field boundaries as well as considered access routes through it that make use of existing gaps and tracks.
- 5.29 Specific mitigations include:
- Careful consideration of the proposed height of those buildings on the highest parts of the developable area. Is there an opportunity to use architectural features, materials and lighting options such that the proposed development is unobtrusive in the current landscape.

- There is an opportunity to design the proposed location and orientation of the dwellings such that they do not present as a dense urban housing development but have a looser grain.
- Considered approach to lighting so it is not too intrusive.

Hammond's Mill Farmhouse (Grade II, NHLE: 1025721)

Significance

- 5.30 The listed building is of 18th Century date and is first referred to as 'The Mill' on the 1838 Clayton & 1842 Hurstpierpoint Composite Tithe Maps (figure 7) apportionment 370 and 371. The 1875 Ordnance Survey Map refers to the farmhouse as Hammonds (Flour) Mill. Research has shown that the listed building has been restored and refaced. It is two storeys with attic and has two hipped dormers. The ground floor with stucco and tile-hung above. It has a tiled roof with modern casement windows and a large chimney breast on the west wall. The internal extent of historic fabric within the farmhouse is unknown. The front elevation of the listed building faces south west with access from the west off the London Road (plate 11).
- 5.31 The significance of Hammonds Mill Farmhouse is predominately derived from its historic, architectural and artistic interest. It is one of the earliest buildings in the area as evidenced in the map progression and some of the surviving historic fabric. It demonstrates the historic living expectations, as well as building methods and materials available at the time of construction.

Setting

- 5.32 The farmhouse is located to the west of London Road. The immediate setting includes a mixture of 20th and 21st century ancillary buildings which are presumed contiguous with its use as a farm. These are loosely built on the footprint of buildings shown in the mapping at figure 8 however, they are unlikely to be the historic buildings. Notably there are large agricultural sheds to the immediate west and north of the listed building, beyond which are irregular fields to the west and south with bounded wooded areas to the north beyond which is the A273 and Burgess Hill. This wooded area to the north sits between the farmhouse and Clayton Priory. Whilst both the farmhouse (Hammonds (Flour) Mill) and the priory are shown on the 1875 map the wooded area is not.
- 5.33 The listed building and its collection of ancillary buildings sit in a relative low point which is somewhat enclosed by the wooded area to the north and the mature boundary planting and pond to the south and east. There are, however, views westwards and the 1875 Ordnance Survey maps suggests that the access track from the east continued through the farm westwards into the field parcel and then north up to Scotches Farm.
- 5.34 The extended setting of the farmhouse is made up of the wider agricultural landscape elements of which were historically in the same ownership as the farmhouse (Tithe Apportionments 368-371 inclusive). To the north, beyond the A273 is the Burgess Hill urban area which includes the commercial and light industrial as well as the southern residential area of the town.

Contribution of the Setting to Significance

- 5.35 Despite the modern ancillary buildings, the immediate setting of the farmhouse space which includes the mature planted boundary to the south, the pond to the west and the wooded area to the north from which its architectural and historic interest would be best appreciated make a high contribution to the significance of the farmhouse. It is also possible to appreciate the historic and functional relationship between the field parcel to the west of the farmhouse which also makes a high contribution to its significance. The field parcels to the south (Tithe Apportionments 380-382 and

385 (figure 7 and table in section 3) were under different historic ownership and are now more readily appreciated in the context of Hurstpierpoint College from which views are afforded (plate 12).

- 5.36 The extent of the surrounding agricultural fields that extend from the immediate setting of the farmhouse is not highly appreciable; the dense mature boundary planting around the listed building prevent the farmhouse being experienced as a feature of a wider agricultural landscape. The farmhouse is reached a short distance from the urban edge of Burgess Hill. Nevertheless this setting is indicative of the wider historic rural setting which the historic maps show has undergone little change over the centuries. As such it makes a moderate contribution to the significance of the farmhouse.

Contribution of the Site to Significance

- 5.37 The Malting's Farm land parcel of the Site comprises part of the agricultural field scape that lies to the west of the farmhouse. It is therefore part of its historic rural character. Despite the farmhouse sitting in a relative low point in the landscape there are glimpsed views to and from the farmhouse to the eastern most field of the Malting's Farm land parcel.
- 5.38 Although views may be only glimpsed views, as referenced above, Historic England Good Practice Advice Note 3, refers to those attributes of setting beyond views that contribute to the experience of a heritage asset and thus its significance. These include attributes such as land use, tranquillity, diurnal changes and noise.
- 5.39 The Site provides the farmhouse with its historic landscape context and makes a moderate contribution to its significance.

Opportunities, Constraints and Mitigation

- 5.40 Given the location of the farmhouse which shows the blue line boundary to the immediate west, development of the Malting's Farm land parcel is likely to impact upon its significance through a change in its setting and particularly the loss or reduction of its rural context.
- 5.41 However, if the field immediately to the west of the farmhouse remains as part of the blue line rather than red line this in itself, will help mitigate the impact of any development within the red line areas that make up the Maltings Farm parcel beyond.
- 5.42 The level of potential impact can be mitigated further by:
- The retention of existing hedgerows and field boundaries
 - active management of the blue line field parcel to the west of the farmhouse
 - Development proposed on the eastern boundary of the Maltings Farm land parcel to be limited to two storeys with architectural features and a modern interpretation of the local vernacular that is sympathetic to the historic buildings.
 - Densities that respond to the residential developments in the vicinity with taller elements towards the centre of the Site away from heritage assets.

Danworth Brook Farmhouse (NHLE: 1354860)

Significance

- 5.43 The listed building is of late 18th or early 19th century date and is first referred to on the 1875 Ordnance Survey Map (figure 8). It is a two-storey red brick building with a stone base and tiled roof. It has a round headed doorway with semi-circular fanlight.

- 5.44 The significance of Danworth Brook Farmhouse is predominately derived from its historic, architectural and artistic interest. It is one of the earliest buildings in the area as evidenced in the map progression and some of the surviving historic fabric. It demonstrates the historic living expectations, as well as building methods and materials available at the time of construction.

Setting

- 5.45 The farmhouse is located to south east of Burgess Hill. The immediate setting includes a mixture of 20th and 21st century ancillary buildings which loosely follow the footprint of those shown on the 1875 map (figure 8) as well as a tennis court to the immediate north. These features are contained within the domestic plot of the listed building by a mature hedgerow which follows the boundary.
- 5.46 The extended setting of the farmhouse is made up of the wider agricultural landscape and irregular field parcels save for an area to the south west which includes a collection of modern commercial buildings .

Contribution of the Setting to Significance

- 5.47 The intimate setting of the farmhouse space from which its architectural and historic interest would be best appreciated makes a high contribution to its significance. So too do the small field parcels immediately adjacent to the north-east which the Tithe Apportionment shows were in the same ownership as the listed building.
- 5.48 The extent of the surrounding agricultural fields that extend from the immediate setting of the farmhouse are appreciable as one travels along Danworth Lane. This area is indicative of the wider historic rural setting which the historic maps show has undergone little change over the centuries. As such it makes a moderate contribution to the significance of the farmhouse.

Contribution of the Site to Significance

- 5.49 The Kent's Farm land parcel comprises part of the agricultural field scape that lies to the north of the farmhouse. It is therefore part of its historic rural character. There are likely to be glimpsed views of the listed building from within the Kent's Farm land parcel and although access was not possible during the Site walkover there are likely to be views from the rear of the listed building over the Kent's Farm part of the Site.
- 5.50 These views, in addition to the other attributes of setting such as land use and tranquillity (Historic England GPA3) contribute to the heritage asset's significance which means that the Kent's Farm land parcel makes a moderate contribution to the significance of the farmhouse. The Malting's Farm land parcel is at such a distance and separated by existing soft landscaping and built development that it makes no contribution to the significance of the farmhouse.

Opportunities, Constraints and Mitigation

- 5.51 Given the location of the farmhouse which shows the redline boundary of the Kent's Farm land parcel to the north, development of the Site is likely to impact upon its significance through a change in its setting and particularly the loss or reduction of its rural context. The level of impact can be mitigated by design for example, with the use of a green buffer separating the designated heritage asset and built development. The retention of existing hedgerows and field boundaries as well as considered access routes to this part of the Site.
- 5.52 Specific mitigations include:
- use of a green buffer separating the farmhouse from the area of the site to the south of the Kent's Farm land parcel. Currently the redline is shown to run along the mature southern boundary and waterway. Although this will provide some screening there are likely to be

views from the upper floors of the listed building across this part of the Site. Ideally, development will be set back from this boundary and the density will be such that there are glimpsed views between the dwellings to the landscape beyond.

- The principal elevation of the farmhouse faces west away from the Site although there may be views to the rear. However, as referenced above it is not only visibility that allows a setting to contribute to an asset's significance. In this case the approach to the listed building south along Danworth Lane will run adjacent to the western boundary of the Site. Currently this approach to the listed building provides a rural context. Development of the western edge of the Kent's Farm land parcel will change this approach. Possible mitigation could include ensuring that there is a clear transition from the developed area in to the more rural landscape of the farmhouse. A green buffer/open space at the southern and specifically south western end of the Kent's Farm land parcel would afford the heritage asset a bit more breathing space. Ideally the proposed development at the closest point to the farmhouse would not present as a uniform estate but rather include varied orientation and ridgelines.
 - Where possible existing hedgerows, field parcels and boundaries should be retained thus affording only glimpsed views of development within the landscape
 - limiting the height of development closest to the farmhouse to two storeys
 - Considered access routes through the Site to keep noise and light nearest the farmhouse to a minimum; and
 - Although the designs are at an early stage some general heritage related design principles include:
 - a. Simple architectural features would be preferable although avoidance of any pastiche elements is encouraged. A modern interpretation of the local vernacular that is sympathetic to the historic buildings would be preferable
 - b. Density that responds to the residential developments in the vicinity with taller elements towards the centre of the Site away from heritage assets.
 - c. Considered approach to lighting so it is not too intrusive.

Highfields Farmhouse (Grade II, NHLE: 1025663)

Significance

- 5.53 The listed building is of 18th century date and is first referred to on the 1795 Gardner & Gream Map of Sussex (figure 5). It is a two-storey red brick building with a tiled roof.
- 5.54 The significance of Highfields Farmhouse is predominately derived from its historic, architectural and artistic interest. It is one of the earliest buildings in the area as evidenced in the map progression and some of the surviving historic fabric. It demonstrates the historic living expectations, as well as building methods and materials available at the time of construction.

Setting

- 5.55 The farmhouse is located to the east of Hurstpierpoint College and to the south of Burgess Hill. The immediate setting includes a mixture of 20th and 21st century ancillary buildings one of which is identified as a micro-brewery named 'Hurst Brewery'. The ancillary buildings including the brewery sit to the immediate north and east of the listed building, beyond which are irregular fields to the east and south with bounded wooded areas to the north beyond which is the A273 and Burgess Hill. To the west are the sports pitches associated with Hurstpierpoint College, one of the AstroTurf pitches and its floodlights being on the immediate north-western boundary of the farm.

- 5.56 Unlike the listed buildings at Hurstpierpoint College referenced above, Highfields Farmhouse is somewhat enclosed by these ancillary buildings affording only glimpsed views eastwards. Hurstpierpoint College curtailing any views across the landscape to the west.
- 5.57 The extended setting of the farmhouse is made up of the wider agricultural landscape elements beyond which is Hurstpierpoint to the south west and Burgess Hill to the north east.

Contribution of the Setting to Significance

- 5.58 Access to the farmhouse is along a private track off College Lane. It is not possible to see the listed building from College Lane although glimpsed views of its ridgeline are possible from the public right of way that runs to the north of the farm and adjacent to the AstroTurf pitch referenced above (see ariel view figure 10). The ancillary buildings in its immediate vicinity enclose its domestic setting which makes a moderate contribution to its significance.
- 5.59 In terms of its wider setting it is difficult to appreciate the listed building as a farm within the landscape as it is seen against the backdrop of Hurstpierpoint College and notably the sports pitches and floodlights when viewed from the public right of way. As such the wider setting makes a minor contribution to the listed building's significance.

Contribution of the Site to Significance

- 5.60 The Site comprises part of the agricultural field scape that lies to the north of the farmhouse. The Site is therefore part of its historic rural character.
- 5.61 Unlike Hurstpierpoint College, the ancillary buildings within the immediate setting of the farmhouse curtail views of it from within the Site and are likely to do the same when the Site is viewed from the farmhouse. Although, Historic England Good Practice Advice Note 3, refers to attributes of setting beyond views that contribute to the experience of a heritage asset and thus its significance, in this case the context of the farmhouse has already changed considerably. Not only with the introduction of buildings such as Hurst Brewery but also with the introduction of the sports pitches and infrastructure affiliated with the college which sit on the farmhouse's immediate boundary.
- 5.62 The Site is part of the farmhouse's historic landscape context. However, this is no longer legible and as such the Site makes a negligible contribution to its significance.

Opportunities, Constraints and Mitigation

- 5.63 Set back along a short access track off College Lane, the ability to appreciate the farmhouse's significance is limited by the ancillary buildings and the context of Hurstpierpoint College. In terms of the potential development of the Site it is considered that intervisibility, noise and diurnal changes will be filtered and curtailed by the mature and dense planting along the Site boundaries.
- 5.64 Based on initial assessment Highfields Farmhouse does not present a constraint on the proposed development of the Site.

Ruckford Mill (Grade II, NHLE: 1025646) and Ruckford Mill Cottages (Grade II, NHLE: 1180426)

- 5.65 These assets have been grouped together for initial assessment based on their location in relation to the Site. Unless otherwise referenced, their setting, and its contribution to the assets' significance (including any contribution made by the Site to that significance), is considered to be the same.

Significance

- 5.66 Ruckford Mill is of 18th century date and is first referred to on the 1795 Gardner & Gream Map . It is a three-storey building with the ground floor of red brick and the upper storeys tile hung. It has two gables, casement windows and a weather-boarded gable hoist on the eastern elevation.
- 5.67 Ruckford Mill Cottages were originally the millhouse and are a two-storeys of 18th century date constructed of red brick with a tiles roof and casement windows.
- 5.68 The significance of these listed buildings is predominately derived from their historic, architectural and artistic interest. They are some of the earliest buildings in the area as evidenced in the map progression and are identified on the 1798 Ordnance Survey drawing (figure 6) as Averys Mill. By 1838 it is referred to as Ruckford Mill (Figure 7). They demonstrate the historic living expectations, as well as building methods and materials available at the time of construction. However, they are now in residential use.

Setting

- 5.69 These listed buildings are located immediately adjacent to Herrings Stream. Their immediate setting includes at least five other residential dwellings of various ages including a substantial modern dwelling to the immediate west. This immediate setting is enclosed by mature planting and a series of spinneys.
- 5.70 The extended setting of the listed buildings is made up of the wider agricultural landscape elements beyond which is Hurstpierpoint College to the south and Burgess Hill to the north east.

Contribution of the Setting to Significance

- 5.71 Access to the cottages and the mill is off Malthouse Lane. It is not possible to see the listed buildings from the lane and in fact due to the enclosed domestic setting and mature planting it is only possible to appreciate their significance from their immediate vicinity. It is unlikely that there is inter-visibility between these listed buildings and the wider agricultural landscape. Although the latter will provide the listed buildings with a sense of tranquillity.
- 5.72 The stream and their immediate settings make a high contribution to their significance. However, this immediate setting provides a high degree of enclosure and separates the listed buildings from the wider landscape. As such the wider setting makes a negligible contribution to the building's significance.

Contribution of the Site to Significance

- 5.73 The Site comprises part of the agricultural field scape that lies to the north west and the north east of the mill buildings. The Site is part of its historic rural character however, the immediate setting separates the Site from the listed building. This separation is not only related to intervisibility but also noise and light.

Opportunities, Constraints and Mitigation

- 5.74 In terms of the potential development of the Site it is considered that intervisibility, noise and diurnal changes will be filtered and curtailed by the mature and dense plantings in the immediate setting of these listed buildings. Setback along a short access track off Malthouse Lane it is not possible to appreciate the listed buildings and therefore, access to the Site along the lane would not impact on the ability to appreciate their significance.
- 5.75 Based on initial assessment Ruckford Cottages and Ruckford Mill do not present a constraint on the proposed development of the Site

Clayton Priory (Grade II*, NHLE: 1354811)

- 5.76 Clayton Priory sits at the end of a private driveway accessed off London Road/A273. It was not possible to see the building on the Site walkover and so the detail below has been sourced from Historic England's national heritage list for England.
- 5.77 Built about 1820 by John Podmore of Hammonds Place, Burgess Hill, the house was at first called New Priory and later renamed Clayton Priory. It is two storeys and faced with Roman cement. The entrance front faces east and originally had five windows, but the centre first floor window has since been replaced by a pair of windows. It has a cornice and parapet and Ionic pilasters flank the front for the whole face of the building. Four central window-bays project with a pediment over and the outer window-bays of this projection are slightly recessed in arcading. It has a central semi-circular porch containing a doorway with side lights, large semi-circular fanlight and a door of six fielded and moulded panels. The south elevation has five windows, and a low rectangular panel in the centre of the parapet. There is a colonnade of Doric columns along the whole of the ground floor, of which the centre projects slightly.
- 5.78 As a good example of a Regency style property is predominately derives its significance from its architectural, artistic and historic interest. This is reflected in its Grade II* status meaning it is of particularly historic and architectural interest.

Setting

- 5.79 The immediate setting of the priory is now its domestic gardens and ancillary buildings, this includes a swimming pool, outbuildings and vegetable patches.
- 5.80 This immediate setting is then enclosed to the south and west by mature trees and planting. Interestingly the ariel views (figure 10) show what appear to be the remnants of designed pathways through the woodland. The setting to the north includes small field parcels beyond which is the A273 and the residential area to the south of Burgess Hill .

Contribution of the Setting to Significance

- 5.81 Access to Clayton Priory is off London Road. It is not possible to see the listed building from the road and in fact due to the enclosed domestic setting and mature planting it is only possible to appreciate its significance from its immediate vicinity. It is unlikely that there is inter-visibility between the priory and the wider landscape.
- 5.82 The immediate domestic setting and the mature woodland surrounding it make a high contribution to significance of the listed building. However, this immediate setting separates the priory from the wider landscape and gives it a high level of enclosure. As such the wider setting makes a negligible contribution to the building's significance.

Contribution of the Site to Significance

- 5.83 The Site comprises part of the agricultural field scape that lies to the west of Clayton Priory. The Site is part of what would have been the historic rural context however, the immediate setting separates the Site from the listed building. This separation is not only related to intervisibility but also noise and light.

Opportunities, Constraints and Mitigation

- 5.84 In terms of the potential development of the Site it is considered that intervisibility, noise and diurnal changes will be filtered and curtailed by the mature and dense planting in the immediate setting of

Clayton Priory. Setback along a long private driveway it is not possible to appreciate the listed building until you are in its immediate vicinity. The current site location plan also shows those parts of the Site to the east of the Malting's Farm land parcel and closest to the priory are blue lined. It is therefore understood that these areas will remain undeveloped.

- 5.85 Based on initial assessment Clayton Priory will not present a constraint on the proposed development of the Site.

6 CONCLUSION

- 6.1 This report is prepared by RPS Heritage to help inform the evolving proposals for the development of two land parcels to the south-west of Burgess Hill. The Site does not contain any designated heritage assets and Mid Sussex District Council does not maintain a local list of non-designated built heritage assets; however, there are a number of heritage assets within the vicinity of the Site, the significance of which may be impacted through change in their setting.
- 6.2 The initial assessment work has identified potential heritage constraints on the development of the Site and has suggested subsequent mitigation measures. These are summarised in the table in Appendix 2 however, a review of the rationale behind the proposed mitigation and contained in section 5 of this report is recommended. It is also worth noting that although the Site walkover showed that in places there are long ranges views cross the Site there are also channelled and short-range views across enclosed historic field parcels with mature boundaries. Using these to inform a pattern for development would be preferable in heritage terms
- 6.3 The proposed development would introduce comprehensive changes to the setting of the relevant heritage assets. However, in some cases, the assessment process has shown that the Site does not contribute to their significance and thus they will not be affected by the development proposals. However, the assessment was a necessary step in coming to this conclusion, hence why the assets are included in the assessment and the table at Appendix 2.

REFERENCES

Burgess Hill Town Council – History of Burgess Hill <https://www.burgesshill.gov.uk/town-community/history-of-burgess-hill/> (accessed July 2021)

Burgess Hill Character Assessment Report <https://www.midsussex.gov.uk/media/2519/burgess-hill-character-assessment-report.pdf> (accessed July 2021)

A Brief History of Burgess Hill (Burgess Hill Museum)
http://www.burgesshillmuseum.co.uk/town_history/index.htm

Historic England National Heritage List for England <https://historicengland.org.uk/listing/the-list/>

PLATES



Plate 1: View of Kent's Farm looking north from the northern boundary of the Kent's Farm land parcel



Plate 2: (2389) Kent's Farm Livery Yard



Plate 3 Kent's Farm Livery Yard



Plate 4 Field to immediate west of Kent's Farm outside of the Site boundary



Plate 5 View south across Kent's Farm land parcel from norther boundary of Kent's Farm land parcel



Plate 6 View south east across Kent's Farm land parcel from norther boundary of Kent's Farm land parcel



Plate 7 Hurstpierpoint College



Plate 8 Hurstpierpoint College



Plate 9 Modern development in immediate setting of the listed buildings at Hurstpierpoint College



Plate 10 Modern development in immediate setting of the listed buildings at Hurstpierpoint College



Plate 11 View of Hammonds Hill Farmhouse



Plate 12 View of Hurstpierpoint College from field to the south of Hammonds Hill Farmhouse outside of the Site boundary



Plate 13 View of Hurstpierpoint College from access track between the Kent's Farm and Malting's Farm land parcels



Plate 14 View from the southern boundary of the Malting's Farm land parcel south towards Hurstpierpoint College



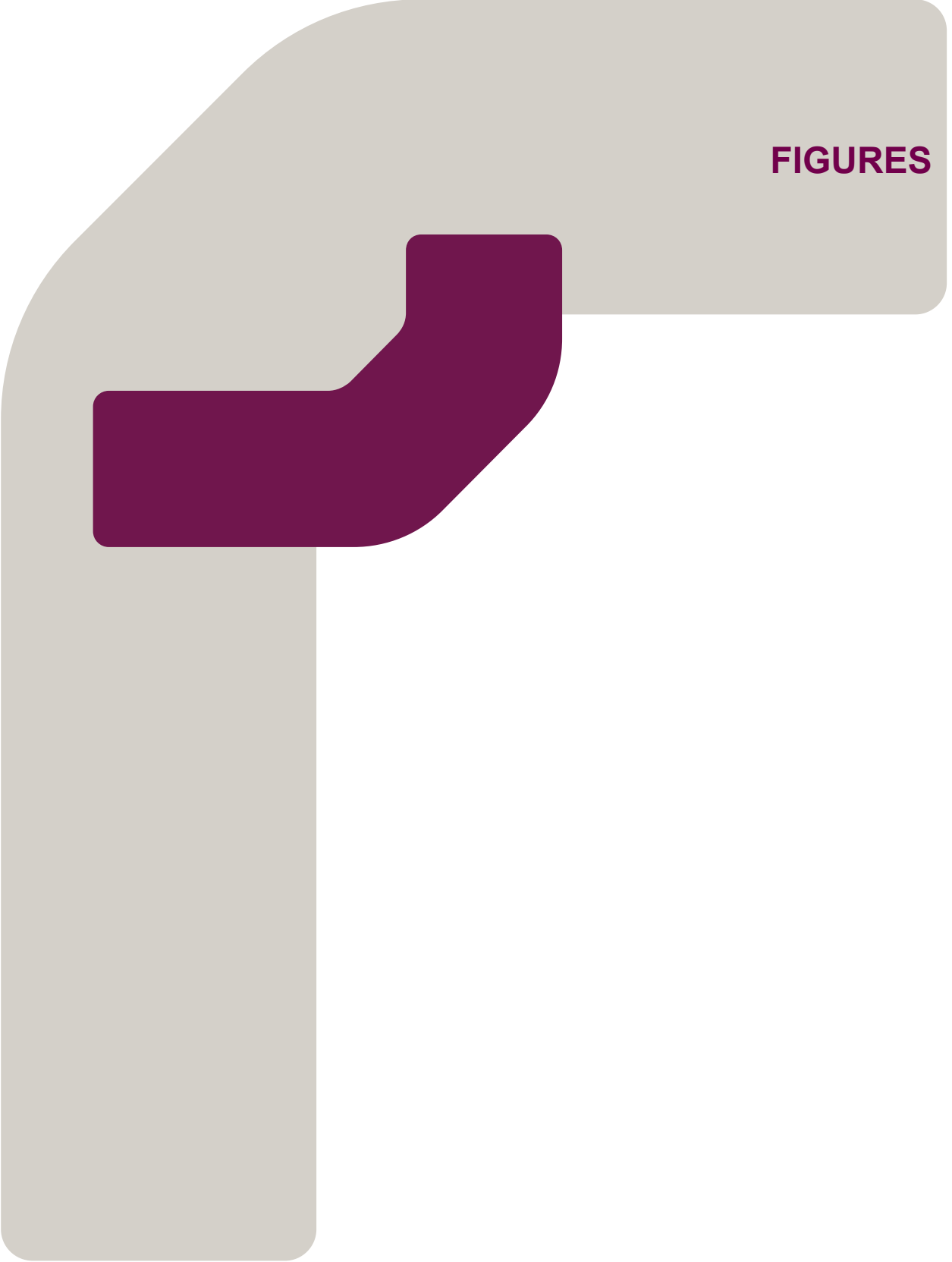
Plate 15 View of Malting's Fam land parcel



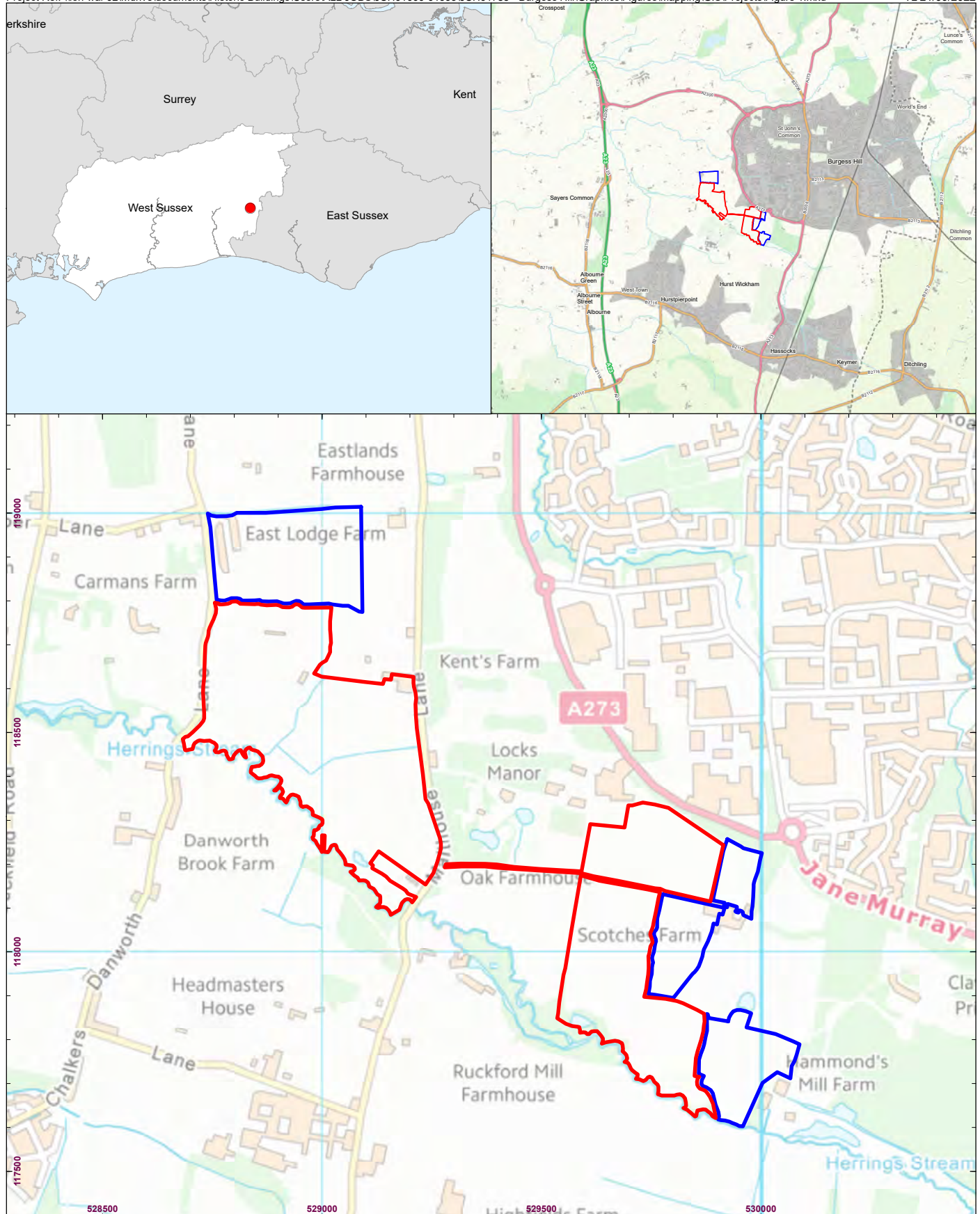
Plate 16 Mature and dense planting on southern boundary of Malting's Farm land parcel



Plate 17 View of Scotch Farmhouse on the horizon from the public right of way



FIGURES



- Site Boundary
- Additional Ownership Boundary



0 100 200m
Scale at A4: 1:12,000



Figure 1
Site Location

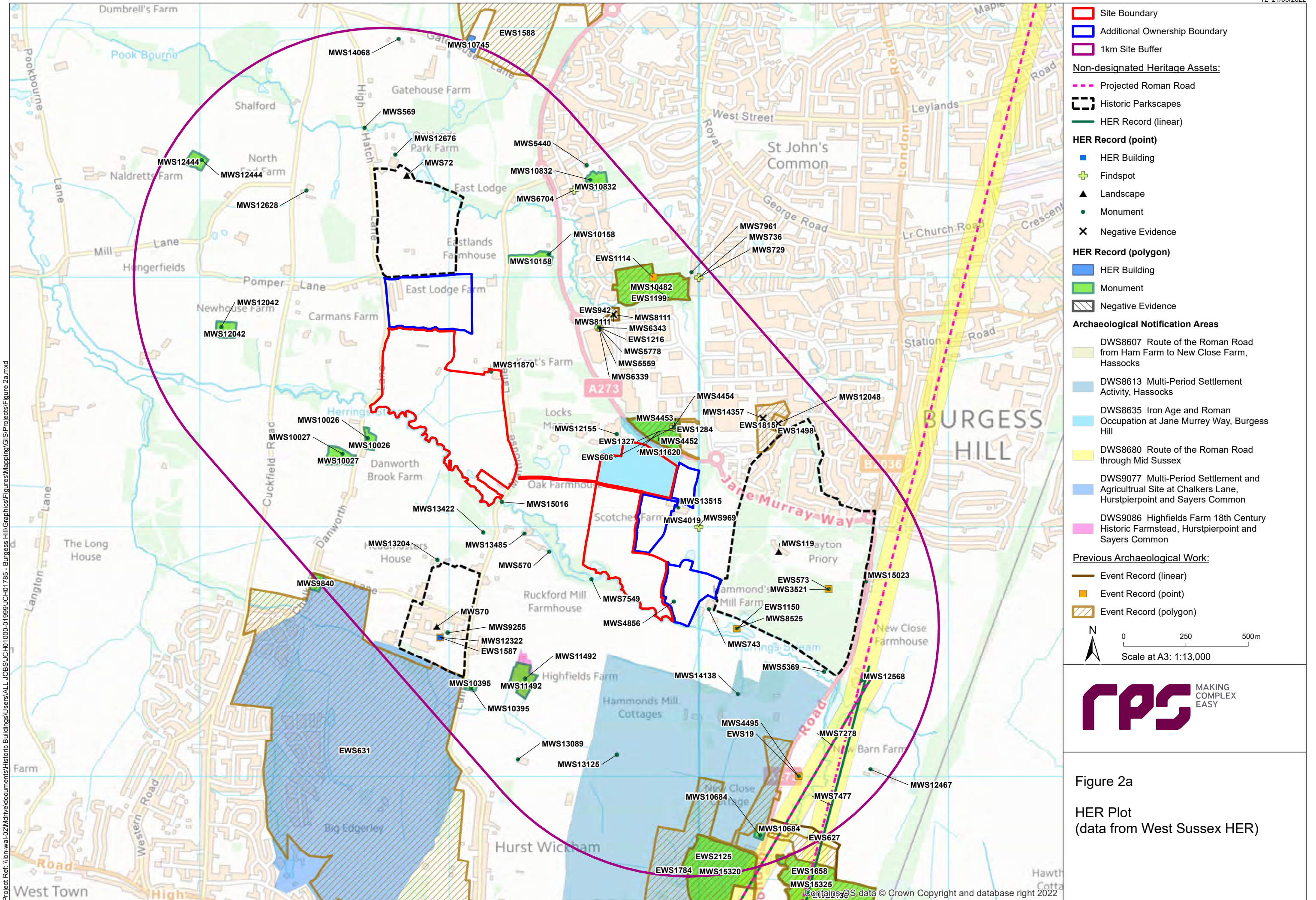


Figure 2a

HER Plot
(data from West Sussex HER)

Project Ref: \\bn-wal-02\drive\documents\Historic Buildings\Users\AL_JOBS\U01000-01999\U01785 - Burgess Hill\Graphics\Figures\Mapping\GIS\Projects\Figure 3.mxd



Legend

- ▭ Site Boundary
- ▭ Additional Ownership Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DSM

Resolution: 1m

Date Captured:
10/12/2009

Processing:
Multi-direction Hillshade overlaid on
simple Local Relief Model

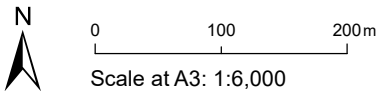
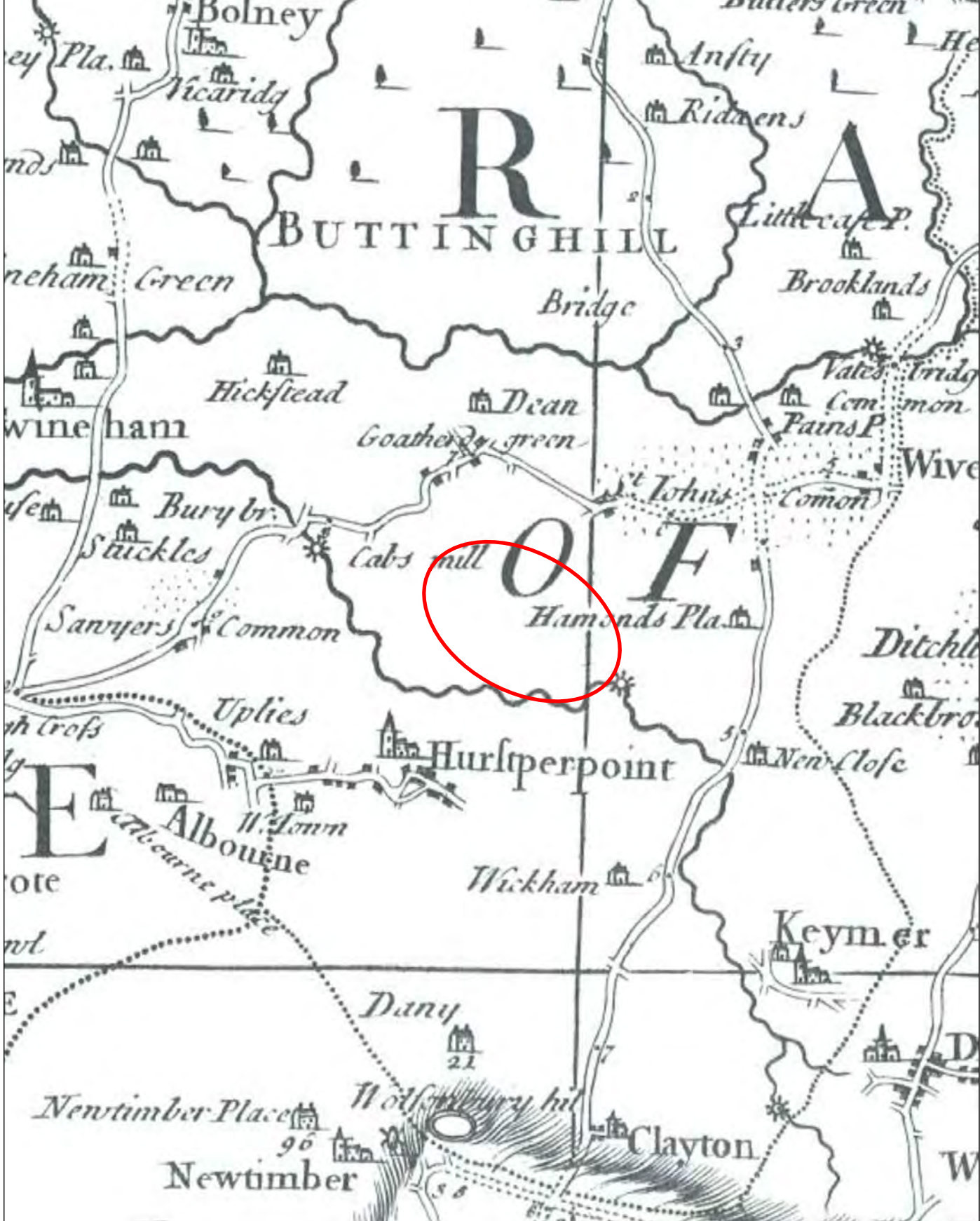


Figure 3
LiDAR Plot



Site Boundary (approximate)

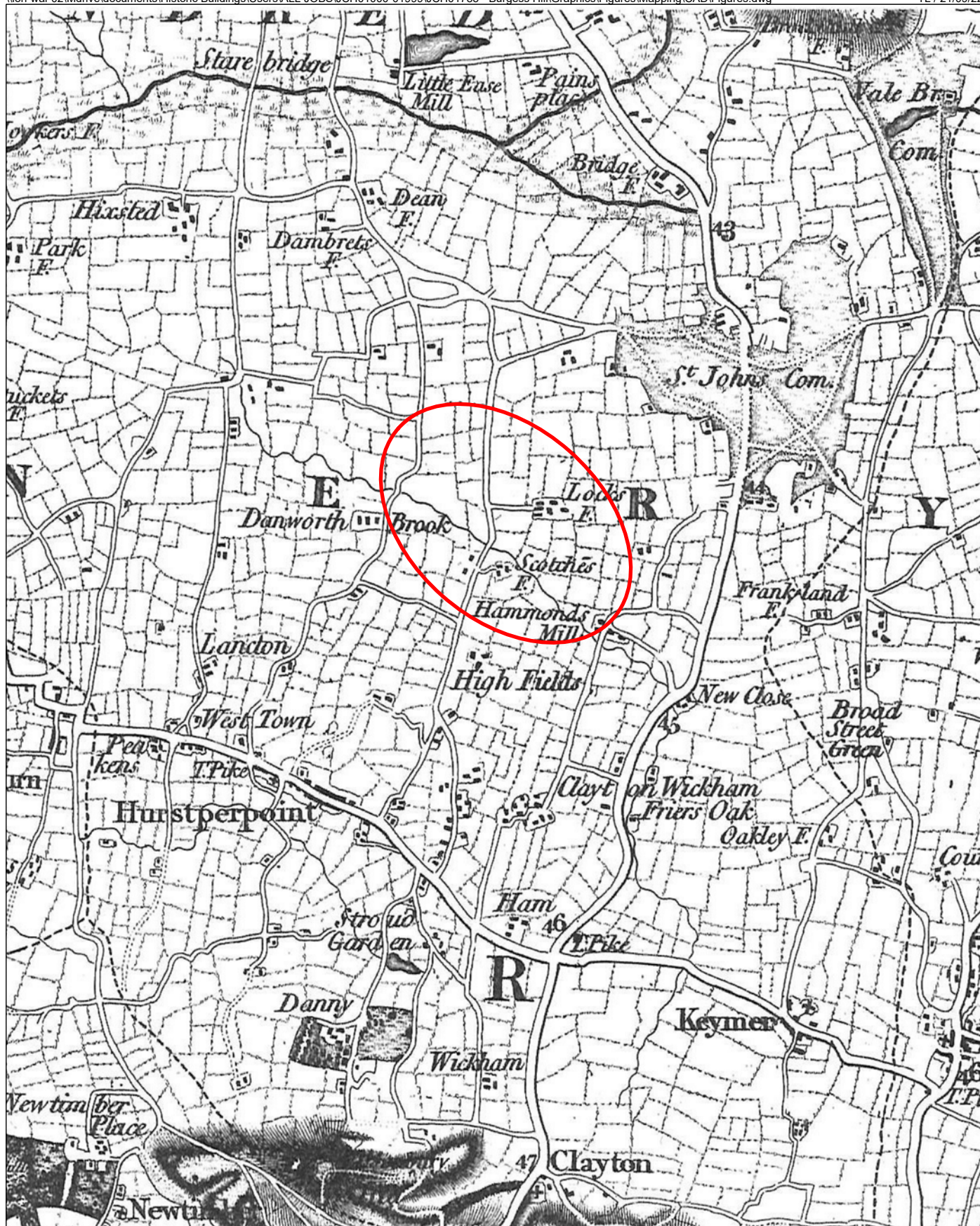


Not to Scale:
Illustrative Only



Figure 4

1724 Budgen Map of Sussex



Site Boundary (approximate)

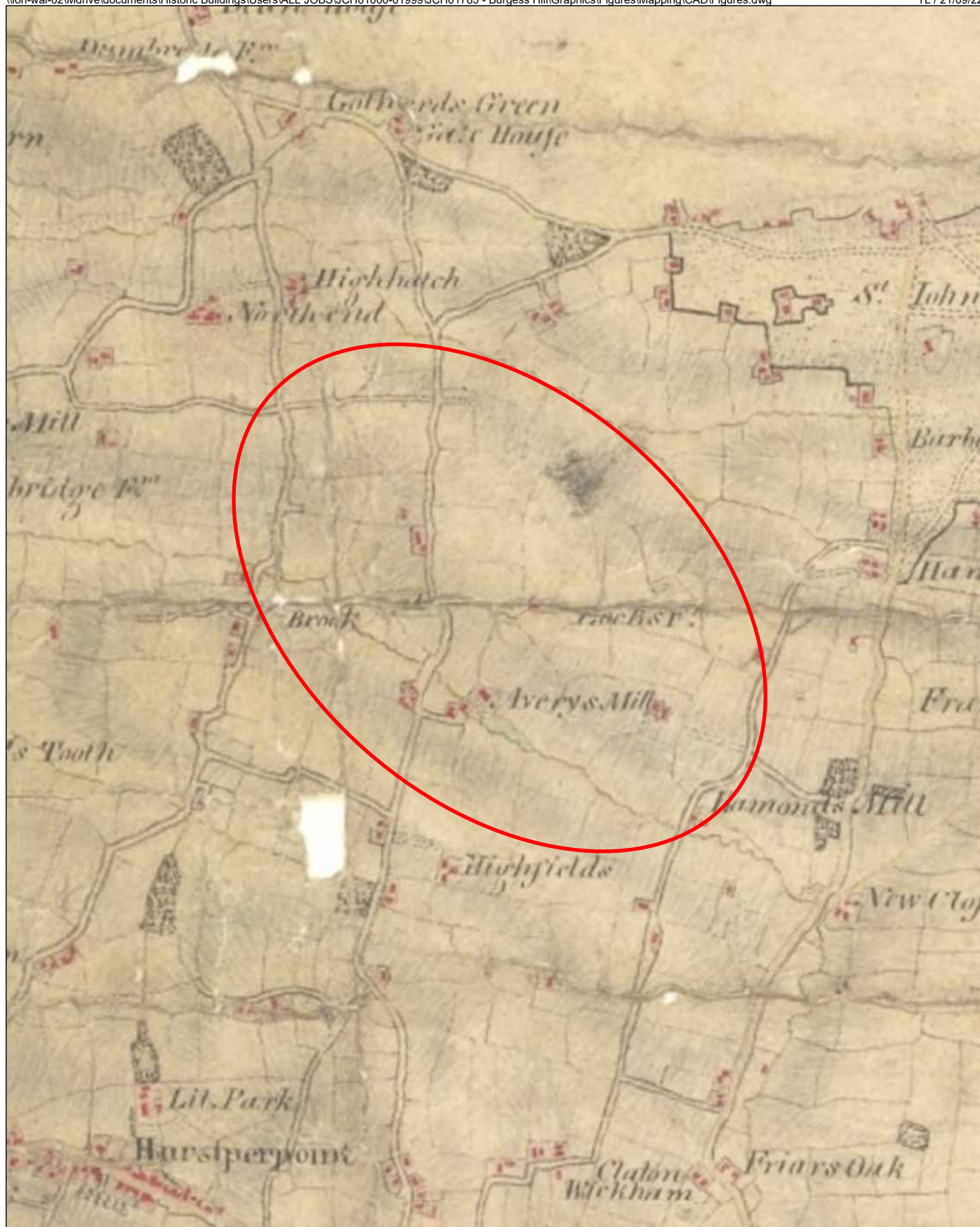


Not to Scale:
Illustrative Only



Figure 5

1795 Gardner & Gream
Map of Sussex



Site Boundary (approximate)

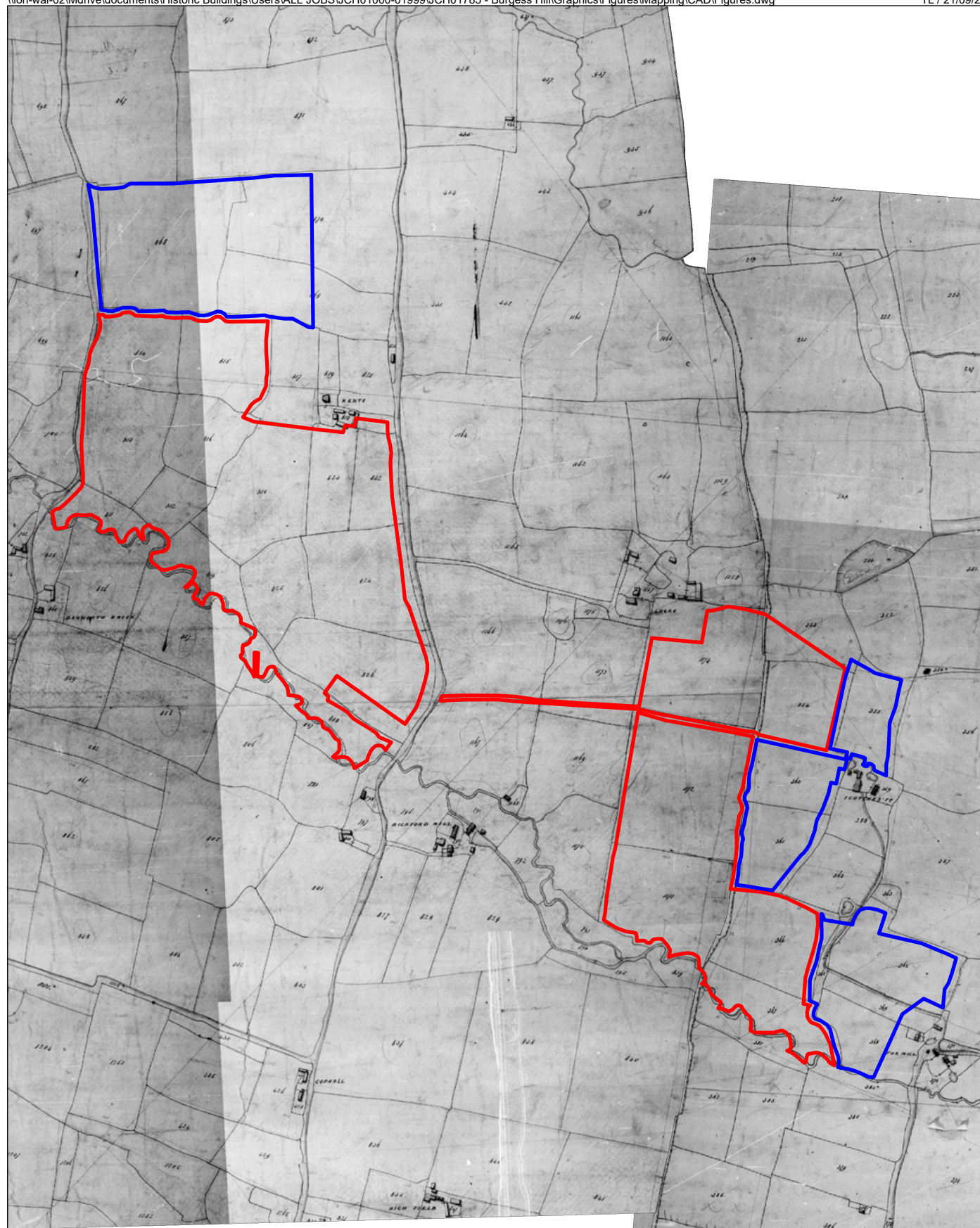


Not to Scale:
Illustrative Only



Figure 6

1798 Ordnance Survey Drawing



- Site Boundary (approximate)
- Additional Ownership Boundary

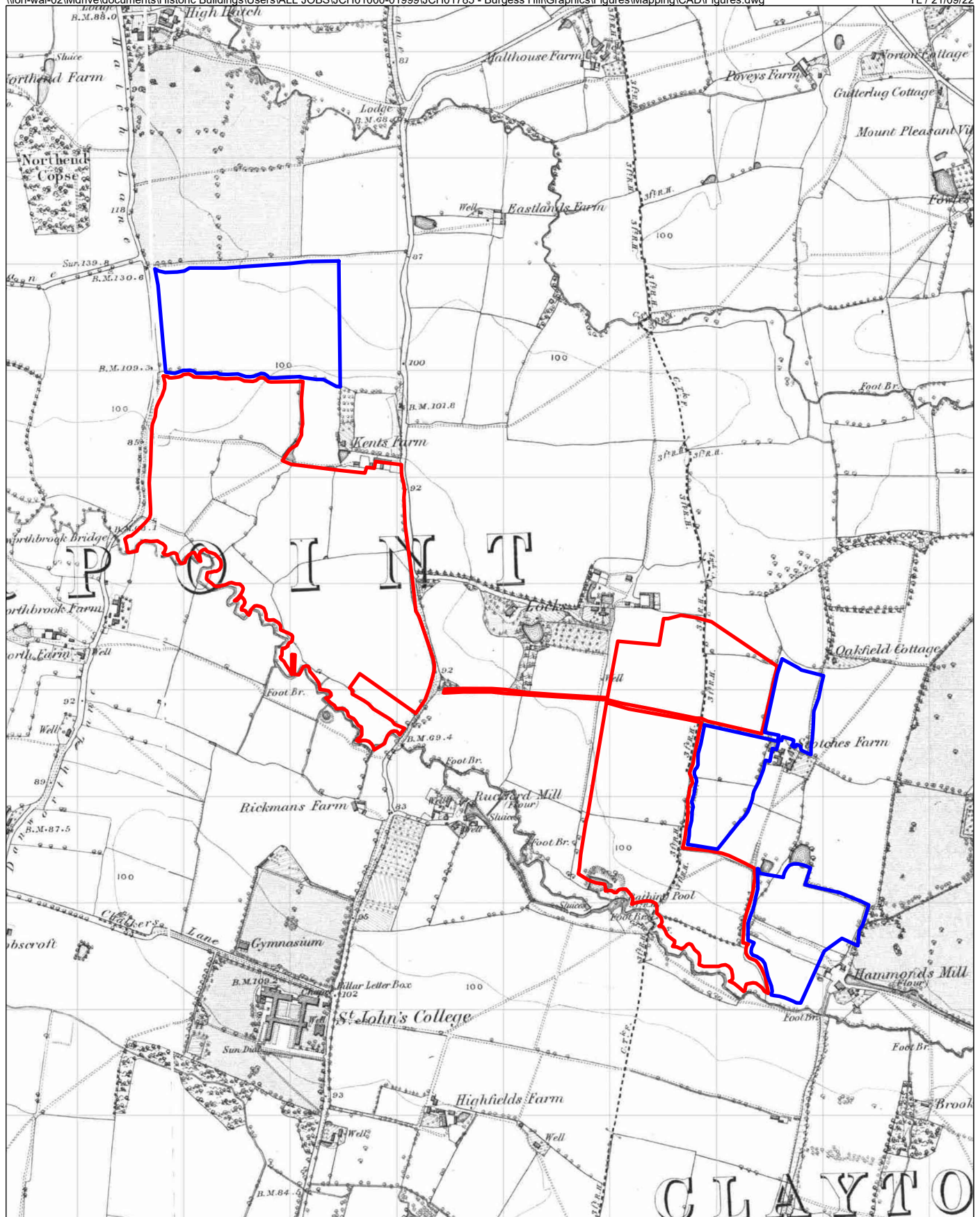


Not to Scale:
Illustrative Only



Figure 7

1838 Clayton, & 1842 Husterpoint
Composite Tithe Maps



- Site Boundary
- Additional Ownership Boundary

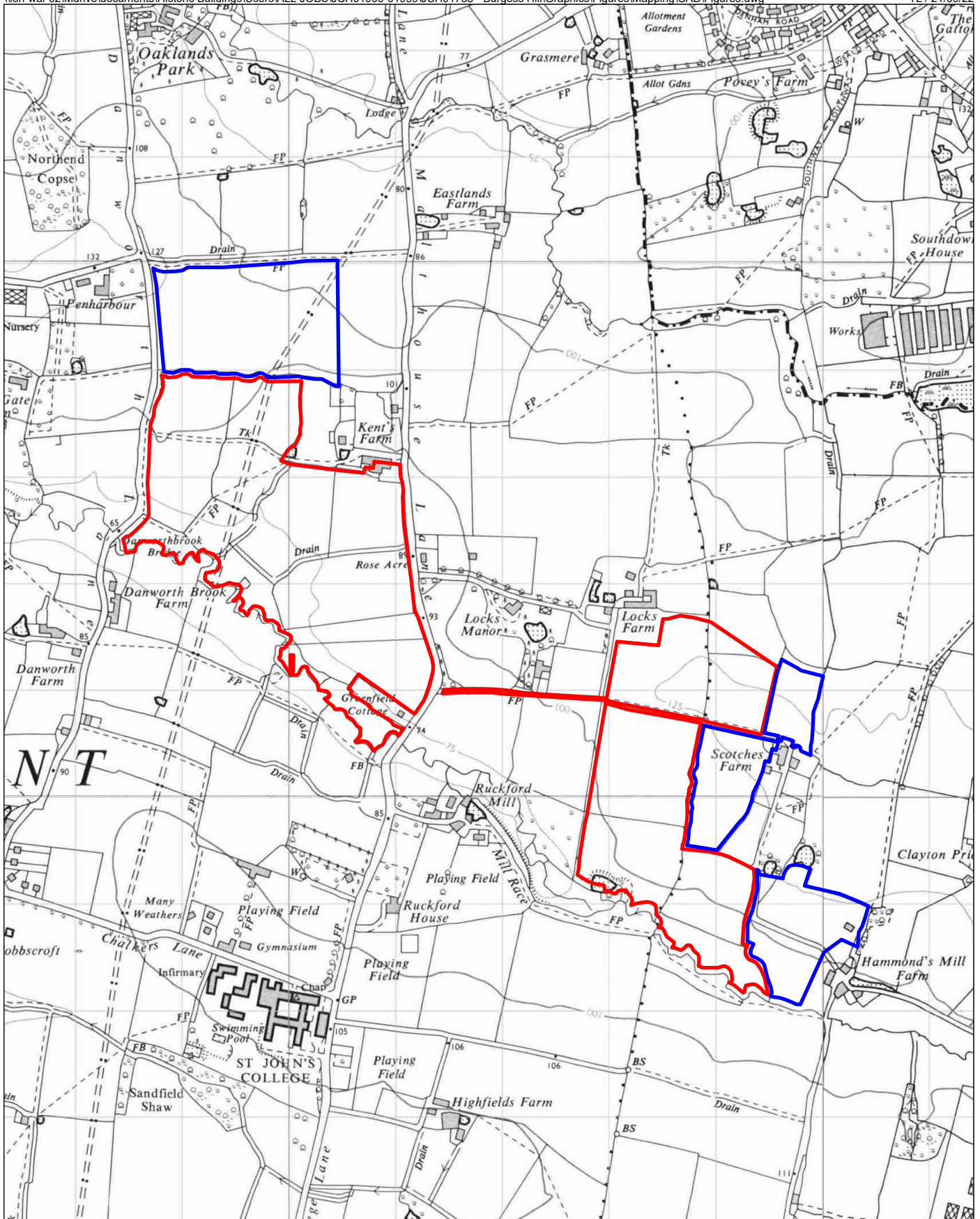


0 100 200m
Scale at A4: 1:10,000



Figure 8

1875 Ordnance Survey Map



Site Boundary



Additional Ownership Boundary

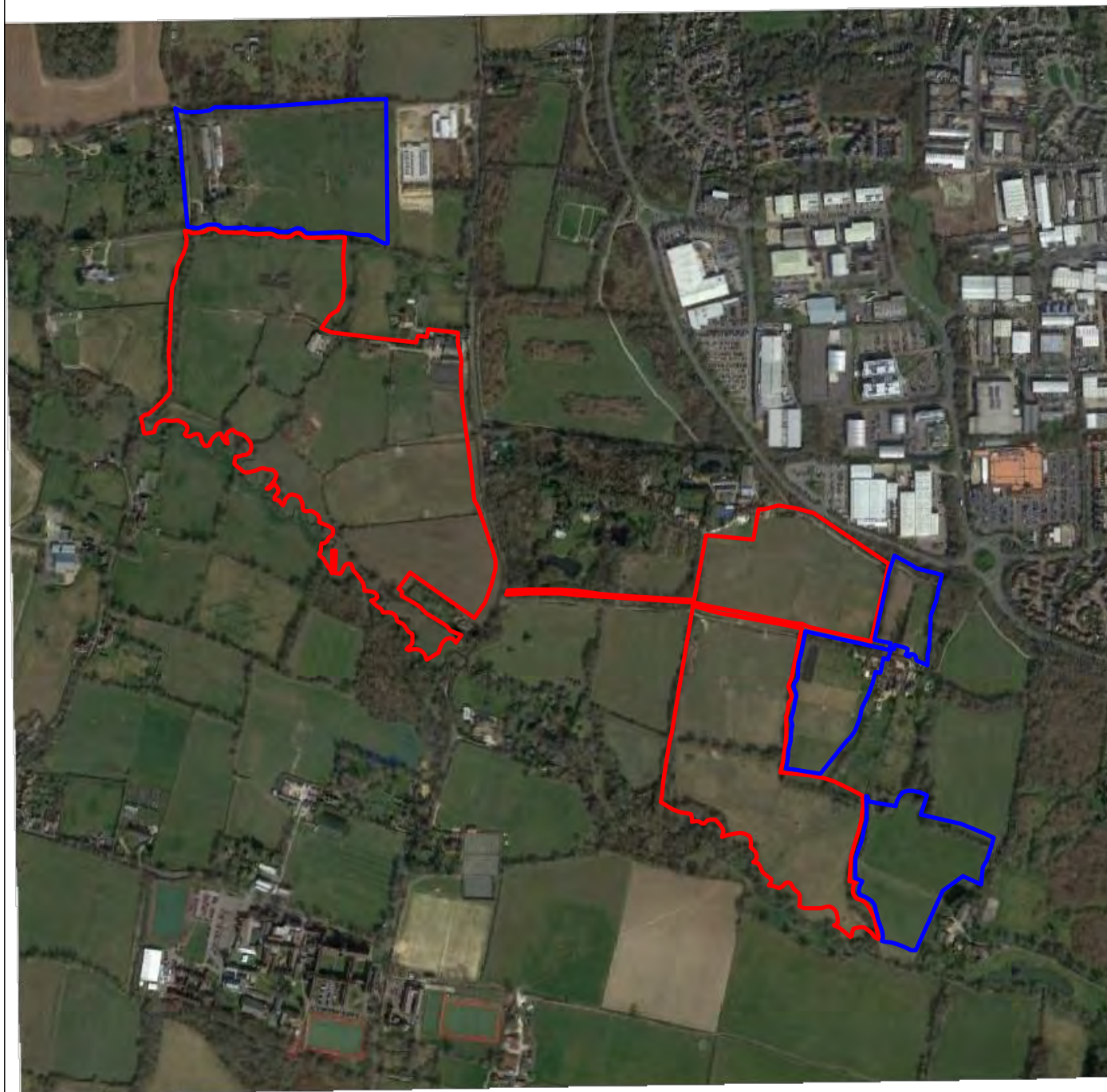


0 100 200m
Scale at A4: 1:10,000



Figure 9

1963 Ordnance Survey Map



 Site Boundary

 Additional Ownership Boundary

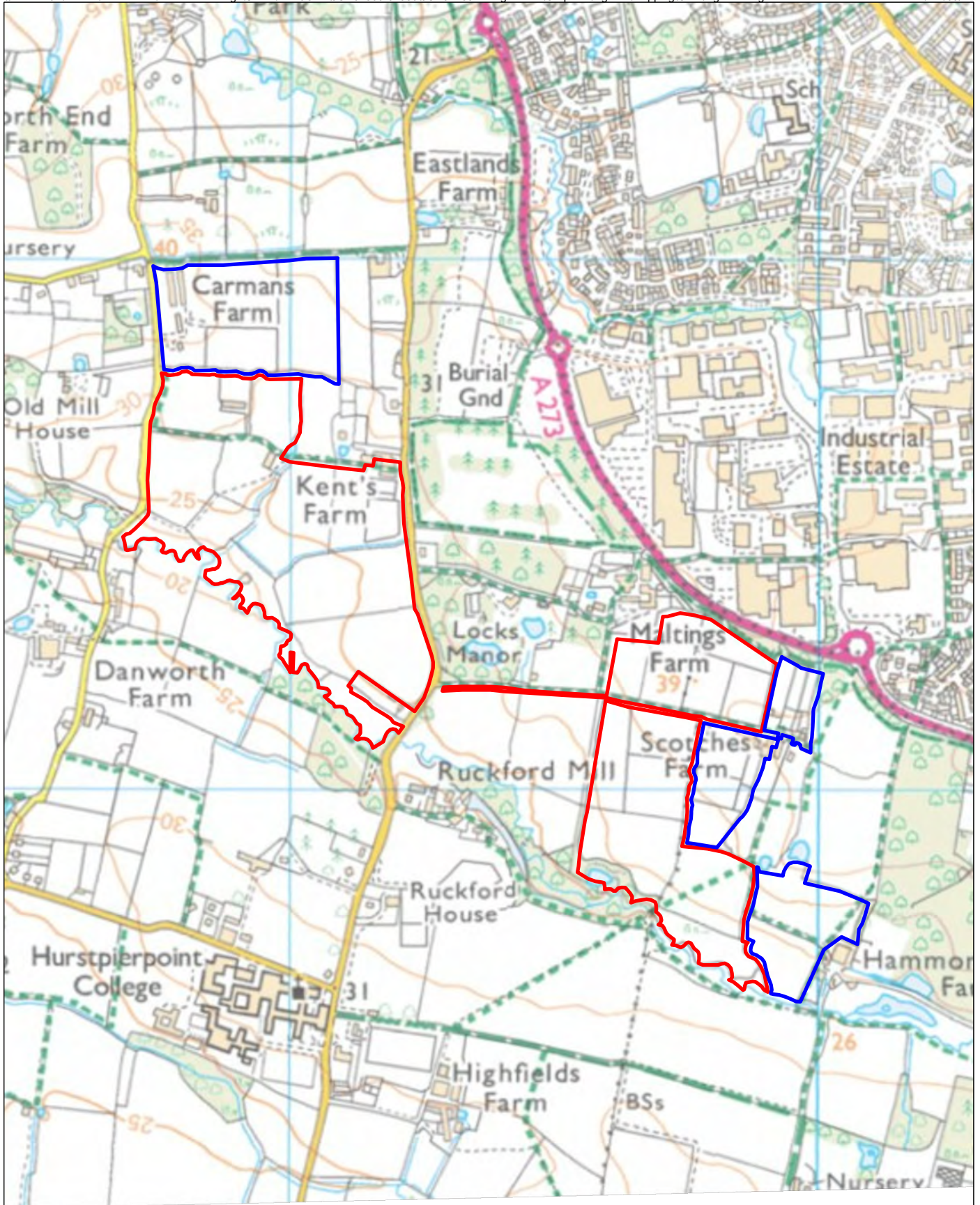


0 100 200m
Scale at A4: 1:10,000



Figure 10

2022 Google Earth Image



-  Site Boundary
-  Additional Ownership Boundary

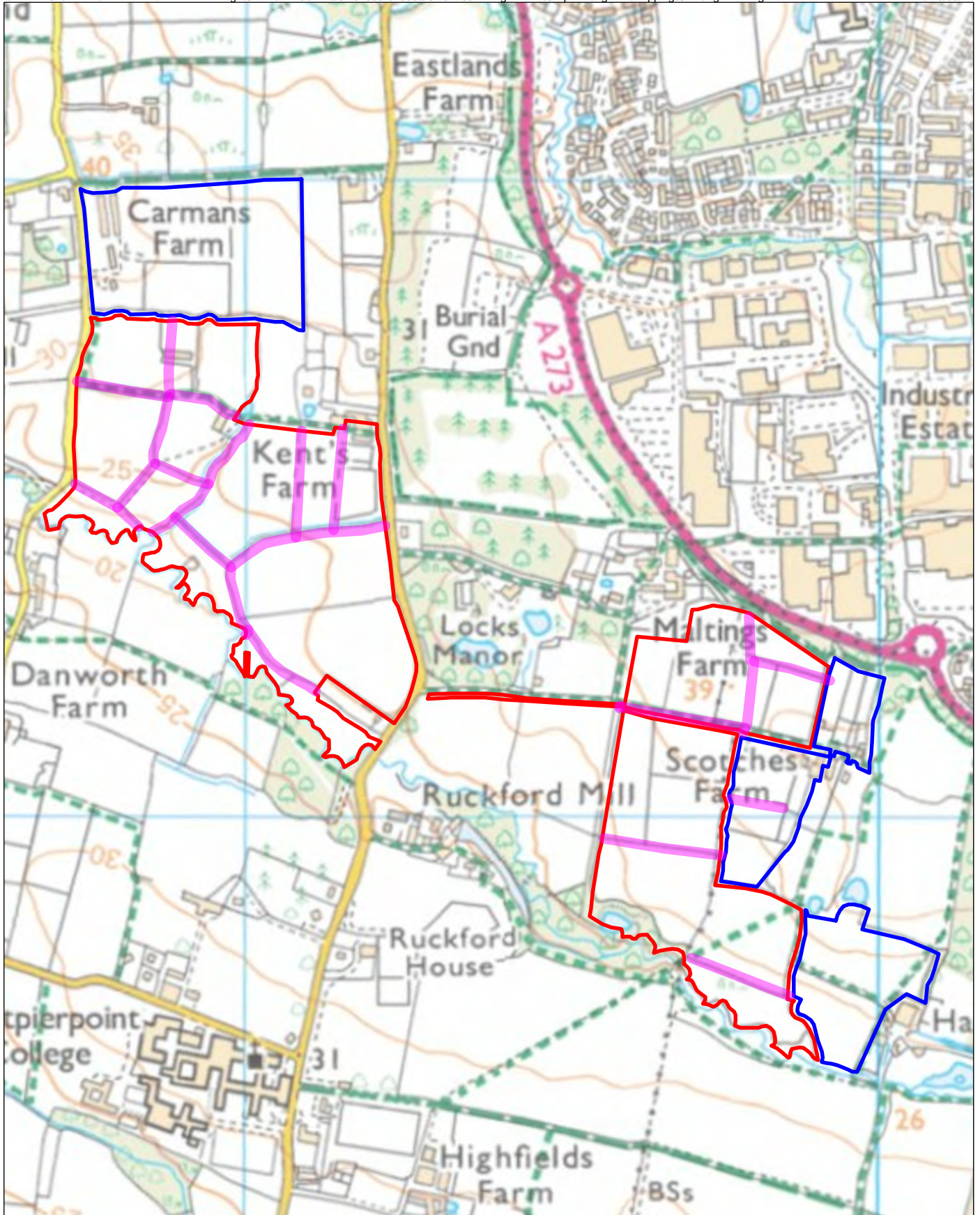


0 100 200m
Scale at A4: 1:10,000



Figure 11

Site as Existing (topography)



Site Boundary



Additional Ownership Boundary



Field boundaries visible on 1838-42
tithe maps

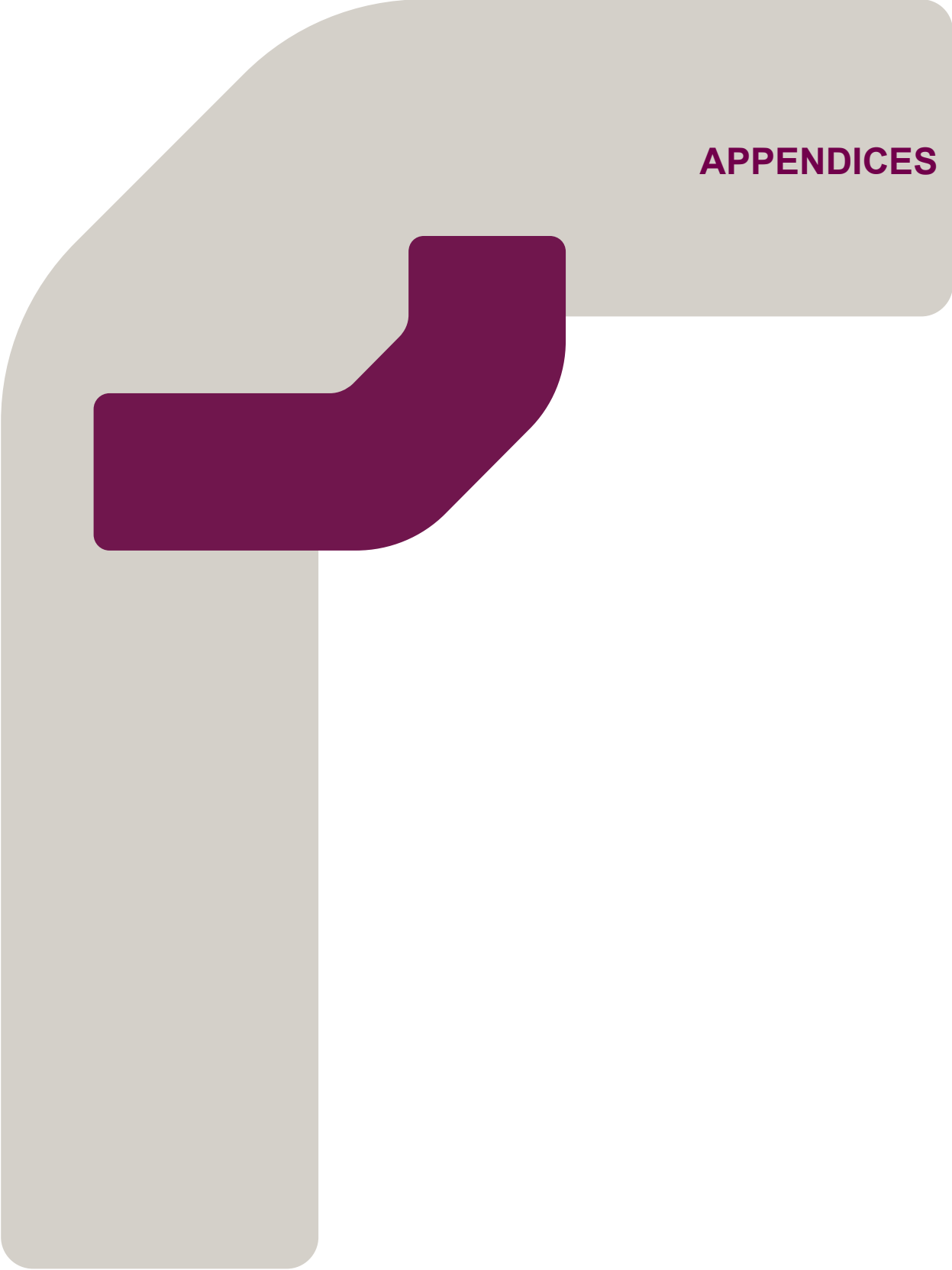


Not to Scale:
Illustrative Only



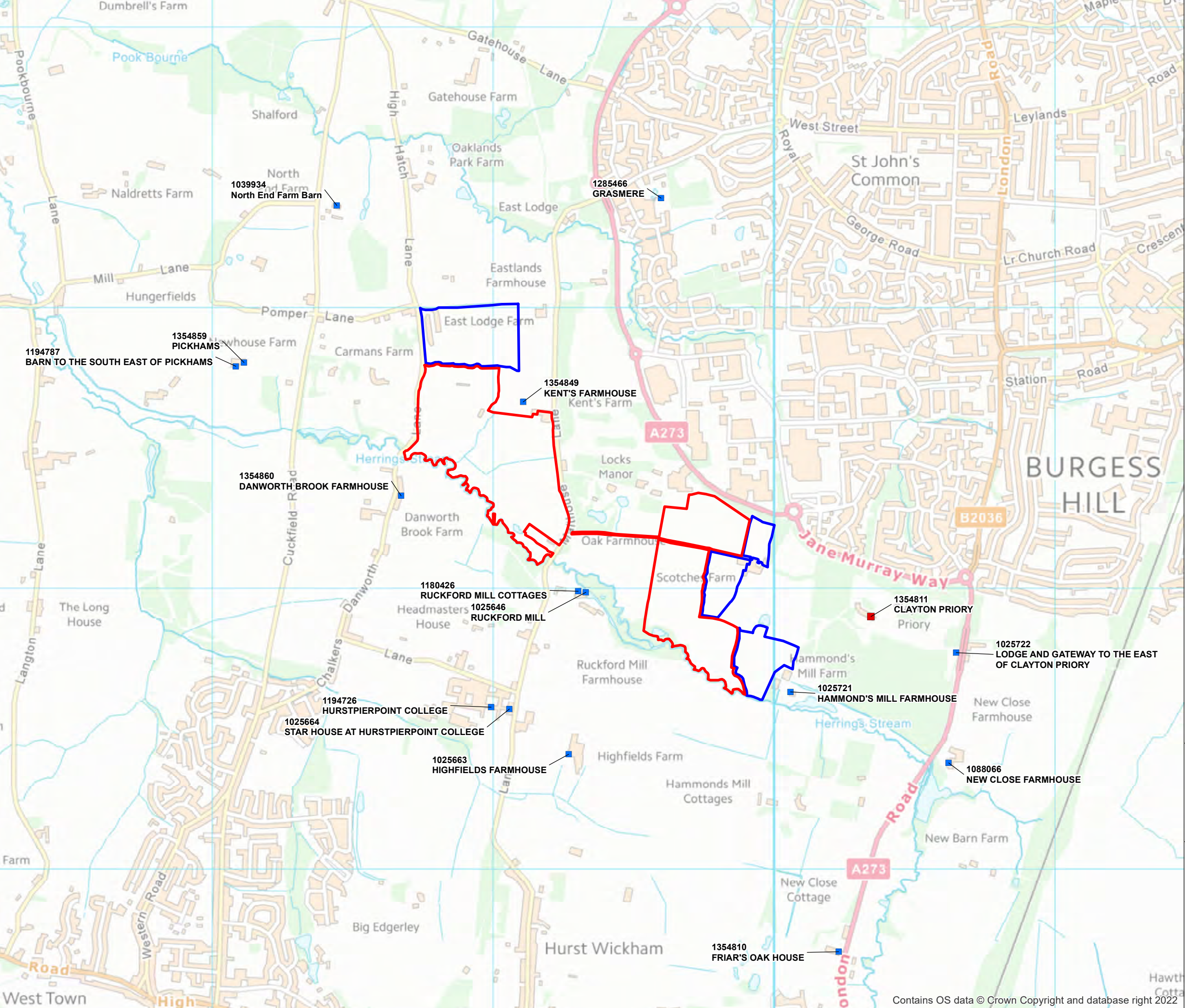
Figure 12

Historic Landscape Features



APPENDICES

Project Ref: \\bn-wal-02\drive\documents\Historic Buildings\Users\ALL_JOBS\BUCH01000-01999\BUCH01785 - Burgess Hill\Graphics\Figures\Mapping\GIS\Projects\HB plot.mxd



Legend

- Site Boundary
- Additional Ownership Boundary

Designated Heritage Assets:

Listed Buildings

- Grade II*
- Grade II



0 250 500m
Scale at A3: 1:13,000



Built Heritage Assets Plot

APPENDIX 2: SUMMARY TABLE

Asset	Name	Contribution of Site to Significance	Potential Impact of Development Proposals	Mitigation Measures
NHLE: 1354849 Grade II	Kents Farmhouse	Kent's Farm Land Parcel - Moderate contribution Malting's Farm Land Parcel – no contribution	High	The level of impact can be mitigated by: • use of a green buffer/open recreational space separating the designated heritage asset and built development. • limiting the height of development in the areas closest to the heritage asset. • Ideally the proposed development would not present as a uniform estate but rather include varied orientation and ridgeline which could afford glimpsed views to landscape beyond. • retention of existing hedgerows and field boundaries. • considered access routes through the Site to keep noise and light to a minimum; and • depending on ownership of the livery buildings within the immediate vicinity of the asset there may be an opportunity to improve the existing immediate setting Although the designs are at an early stage some general heritage related design principles include: • Simple architectural features would be preferable although avoidance of any pastiche elements is encouraged. A modern interpretation of the local vernacular that is sympathetic to the historic buildings would be preferable

APPENDIX 2: SUMMARY TABLE

				• Density that responds to the residential developments in the vicinity with taller elements towards the centre of the Site away from heritage assets. • Considered approach to lighting so it is not too intrusive.
Grade II, NHLE: 1194726 and Grade II, NHLE: 1025664	Hurstpierpoint College Star at Hurstpierpoint College	Kent's Farm Land Parcel – Minor contribution Malting's Farm Land Parcel – Moderate Contribution	Moderate	Although the listed buildings are at some distance for the proposed developable areas of the Site they are on a relative high point and their prominence in the landscape is evident • The of impact of the development of the Malting's Farm land parcel can be mitigated by the retention and management of the existing hedgerows and field boundaries as well as considered access routes through it that make use of existing gaps and tracks. Specific mitigations include: • Careful consideration of the proposed height of those buildings on the highest parts of the developable area. Is there an opportunity to use architectural features, materials and lighting options such that the proposed development is unobtrusive in the current landscape. • There is an opportunity to design the proposed location and orientation of the dwellings such that they do not present as a dense urban housing development but have a looser grain.

APPENDIX 2: SUMMARY TABLE

				Considered approach to lighting so it is not too intrusive.
Grade II, NHLE: 1025721	Hammond's Farmhouse	Mill Kent's Farm Land Parcel – negligible contribution Matling's Farm Land Parcel – Moderate Contribution	Moderate	If the field immediately to the west of the farmhouse remains as part of the blue line rather than red line this in itself will help mitigate the impact of any development within the red line areas that make up the Matling's Farm parcel beyond. The level of potential impact can be mitigated further by: - The retention of existing hedgerows and field boundaries - active management of the blue line field parcel to the west of the farmhouse - Development proposed on the eastern boundary of the Matling's Farm land parcel to be limited to 2 storeys with architectural features and a modern interpretation of the local vernacular that is sympathetic to the historic buildings. - Densities that respond to the residential developments in the vicinity with taller elements towards the centre of the Site away from heritage assets.
Grade II, NHLE: 1354860	Danworth Brook Farmhouse	Kent's Farm Land Parcel – moderate contribution Matlings Farm Land Parcel – No contribution	Moderate	Specific mitigations include: - use of a green buffer/open space separating the farmhouse from the area of the site to the south of the Kent's Farm land parcel. - The approach to the listed building south along Danworth Lane will run adjacent to the western boundary of

APPENDIX 2: SUMMARY TABLE

				the Site. Currently this approach to the listed building provides a rural context. Development of the western edge of the Kent's Farm land parcel will change this approach. Possible mitigation could include ensuring that there is a clear transition from the developed area then on to the more rural landscape of the farmhouse. • Ideally the proposed development at the closest point to the farmhouse would not present as a uniform estate but rather include varied orientation and ridgeline. • Where possible existing hedgerows, field parcels and boundaries should be retained thus affording only glimpsed views of development within the landscape • limiting the height of development closest to the farmhouse to 2 storeys • Considered access routes through the Site to keep noise and light nearest the farmhouse to a minimum; and Although the designs are at an early stage some general heritage related design principles include: • Simple architectural features would be preferable although avoidance of any pastiche elements is encouraged. A modern interpretation of the local vernacular that is sympathetic to the historic buildings would be preferable
--	--	--	--	--

APPENDIX 2: SUMMARY TABLE

				- Density that responds to the residential developments in the vicinity with taller elements towards the centre of the Site away from heritage assets. - Considered approach to lighting so it is not too intrusive.
Grade II, NHLE: 1025663	Highfields Farmhouse	Negligible contribution	No change	.
Grade II, NHLE: 1025646 Grade II, NHLE: 1180426	Ruckford Mill and Ruckford Mill Cottages	No contribution	No change	
Grade II*, NHLE: 1354811	Clayton Priority	No contribution	No change	



rpsgroup.com