

Land South of St Stephens Church, Hamsland, Horsted Keynes  
Heritage Statement  
December 2020

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**Report**

Heritage Statement

**Site**

Land South of St Stephens Church, Hamsland, Horsted Keynes

**Clients**

Rydon Homes Ltd

**Date**

December 2020

**Planning Authority**

Mid Sussex District Council

**Site Centred At**

TQ 38424 27861

**Prepared By**

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**Report Status**

Final

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## Timescales Used in This Report

### Prehistoric

Palaeolithic	450,000 - 12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

### Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

## Executive Summary

- 1.1 This Heritage Statement considers land south of St. Stephen's Church, Hamsland, Horsted Keynes, known as St Stephens Field, which is proposed for residential development. The nature of this development is 30 units of varying sizes and formats, set out in an informal manner and reducing in grain towards the southern end of the study site.
- 1.2 There are several heritage assets in the area which primarily congregate around the central area of Horsted Keynes to the north.
- 1.3 However, following consideration of all heritage assets in the vicinity, it was concluded that only Wyatts, a Grade II Listed House to the south east of the study site, together the Horsted Keynes Conservation Area, had the potential to be impacted by the development.
- 1.4 A review of the available evidence indicates that the study site was part of the rural hinterland surrounding Horsted Keynes in all periods. Originally a small settlement to the north of the site, developments during the mid-20<sup>th</sup> century have seen the edge of the village extend to the northern boundary of the study site. This takes the form of housing and a church from the 1970s.
- 1.5 The study site is located close to the southern edge of the Horsted Keynes Conservation Area. The 1970s housing screens the proposed development from view along the approach to and from Bonfire Lane (the southern edge of the Conservation Area).
- 1.6 There are very limited views to and from the rear gardens of two houses within the Conservation Area to the north, but these will be substantially screened.
- 1.7 There is very limited intervisibility between the site and the Conservation Area and the site is not considered to have a positive contribution its significance and character.
- 1.8 Consequently, the proposed development will have no impact on the significance of Horsted Keynes Conservation Area by development within its setting.
- 1.9 The proposed development is located on the edge of the setting of Wyatts (Listed Grade II). Views of the house from the study site, and of the development from the heritage asset are very limited (Plates 6 and 7).
- 1.10 The proposed layout of the residential scheme retains the southern part of the site as open space. As a result of this, there will be only an oblique view of the edge of the built area from the first floor of Wyatts.
- 1.11 The proposals will result in a visual change at the edge of the setting of the Grade II Listed Building. The view already contains 1970s and later housing which results in a linear edge to the village.
- 1.12 The informal nature of the layout which reflects the vernacular scale and detail, without pastiche, of the local area, presents a fragmented edge to the development, the impact of which is further reduced by existing hedges and trees.
- 1.13 Consequently, as a result of the design of the scheme, the change to the edge of the setting will not have a detrimental impact or harm the significance of Wyatts through development in its setting.
- 1.14 Thus, it is concluded that the proposals comply with the National and Local Legislation, together with the guidelines set out in Section 2. As a result of this, no harm is caused to the significance of the heritage assets in proximity or to the Conservation Area as a result of development in their setting.

## 1.0 Introduction

- 1.1 This historic environment desk-based assessment considers land south of St Stephen's Church, Hamsland, Horsted Keynes, known as St Stephens Field (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Rydon Homes Ltd. The site (hereafter referred to as the 'study site') is located at grid reference TQ 38424 27861
- 1.2 In accordance with National and Local Legislation, together with current guidelines, set out in Section 2, this assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for the proposals to impact the Conservation Area or heritage assets in proximity of the development. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic development through a map regression exercise.
- 1.3 The assessment enables relevant parties to assess the significance of heritage assets on and close to the study thus enabling potential impacts on assets to be identified along with the need for design or other mitigating solutions.
- 1.4 It provides an understanding of any constraints of the study site due to the presence of nearby heritage assets, together with an assessment of the potential impact development would have on the significance of heritage assets.
- 1.5 It also informs design responses that would serve to reduce that impact in line with local and national policy.
- 1.6 The study area used in this assessment is a 1km radius from the centre of the study site (Figures 2, 3 & 4).

### Location

- 1.7 The study site is located to the south of Horsted Keynes, a village in Sussex. The nearest large settlement is Haywards Heath which is approximately five miles to the south west.
- 1.8 The study site is south of Hamsland, separated from the road by St Stephens Church and housing. The study site occupies a slight south east facing slope with a height above ordnance datum of 92m in the north west boundary of the study site, falling to 84m in the south east.
- 1.9 Its current purpose is as a grazing field, with no buildings or other features on it. To its north west is Hamsland which runs north east into Bonfire Lane. Along this route is late 20<sup>th</sup> century development which backs onto the north west edge of the site.
- 1.10 Apart from the Catholic Church of St Stephens, the majority of the buildings here are single storey to the west of St Stephens and two storeys to the north (immediately north west of the study site).
- 1.11 To the north east are the rear gardens of detached properties along the south east side of Bonfire Lane, and within the south western boundary of the Conservation Area.
- 1.12 To the southeast and southwest are grazing fields and pockets of woodland, divided by hedgerows and trees. The only property in proximity is Milford Place.
- 1.13 There are several designated heritage assets in the area. The majority are to the north along the main routes through the centre of Horsted Keynes.

- 1.14 To the south west of the site, at some distance across fields, is Wyatts. This is considered to be the heritage asset which has the potential for its significance to be impacted by development in its setting.
- 1.15 The south west boundary of the Horsted Keynes Conservation Area is in very close proximity to the north east boundary of the site. The Conservation Area runs north from this location towards, enclosing the central area of Horsted Keynes.

#### The Proposals

- 1.16 The proposals comprise a residential development, which includes buildings of various footprints, set out informally along the access road. The height is two-storey, but there is no overall uniformity of size.
- 1.17 The development is accessed from Hamsland to its north west, the entrance route running along the south west boundary, turning north east within the study site.
- 1.18 The proposals include soft and hard landscaping, which augments the existing trees and hedgerows.

## 2.0 Planning Background and Development Plan Framework

### Planning (Listed Building and Conservation Areas) Act 1990

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

2.2 Section 66(1) states:

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

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

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

2.4 Government policy in relation to the historic environment is outlined in section 16 of the National Planning Policy Framework (NPPF), entitled Conserving and Enhancing the Historic Environment. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

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

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

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

2.7 Paragraph 197 states that the effect of a proposed development on the significance of non-designated assets should be taken into account and where such an asset(s) is directly or indirectly affected, a balanced judgement is required that has regard the scale of any harm or loss and the significance of the asset(s).

2.8 *Heritage Assets* are defined in Annex 2 as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).



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

*Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.*

*Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*

*Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*

- 2.17 Paragraph 196 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

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

*Examples of heritage benefits may include:*

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

## Local Planning Policy

*(Edited to include only relevant clauses)*

- 2.18 Planning policy for the study site is provided by the Mid Sussex District Plan 2014-2021 (adopted March 2018). This contains the following policy relevant to this assessment:

*DP34: Listed Buildings and Other Heritage Assets*

*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.*

### 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;
- 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;

### 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.

### DP35: Conservation Areas

#### 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.

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

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
- Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;

- *New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.*

2.19 The above document is supported by the Mid Sussex Design Guide Supplementary Planning Document (Consultation Draft August 2019). This notes under Section 2 ‘Understanding the Context’:

*‘Mid Sussex is an historic and beautiful district, with large tracts of its landscape and townscape protected for their special qualities. One of the fundamental objectives of this Design Guide is to ensure that new development respects, responds to and enhances the unique characteristics of the District; that it shares common characteristics with its locality, integrates and functions as a natural part, or extension, of existing settlements and contributes in a positive manner to the character of Mid Sussex’.*

2.20 Note 3.3 advises;

*‘Principle DG14: Respond to the existing townscape, heritage assets and historic landscapes.*

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

2.21 In ‘Building for the High Weald’, the following requirement is noted:

*‘Historic settlements in the High Weald are a key part of its character because of how well they are integrated with the landscape when viewed from afar. New developments in the High Weald must also be similarly well-integrated in the landscape. A primary design consideration, long before site layouts and capacity drawings are prepared, is how the site could accommodate three-dimensional forms in relation to its wider landscape context. However, new development should be good enough to be seen, not justified on the basis that existing or proposed planting will screen it from view’.*

#### Other Guidance

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

2.22 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and

- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

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

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

### 3.0 Historic Development

- 3.1 The area has been settled as an agricultural centre since at least Medieval times. Horsted Keynes is listed in Domesday as having 9 villagers and 3 smallholders. It had 8 ploughlands, 1 Lords' plough team and 3 men's plough teams along with one mill.
- 3.2 Following the Norman Conquest, the village, then known as Horsted or place of Horses, was given to Guillaume de Cahaignes, a Knight who owned land in modern day Cahaignes in Normandy. The village then took his name as a suffix and it became Horsted de Cahaignes. It is first recorded as such in 1086.
- 3.3 The school and schoolhouse at Horsted Keynes are inside a square moat that has been dated to the medieval period. Excavations in 1973 to install a swimming pool recovered 13<sup>th</sup> and 14<sup>th</sup> century pottery from the fill. The enclosed area would have been 70 by 70 yards, but it did not enclose the adjoining church itself.
- 3.4 The study site appears to have been part of the rural hinterland surrounding settlement in the Medieval Period, the village centre of Horsted Keynes is at least 300m away to the north.
- 3.5 The 'Historic Farmsteads and Landscape Character in West Sussex' Project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895. This included many farms in the area which attest to its rich agricultural heritage.
- 3.6 Farms of an early date are recorded at Ludwell Grange, which is a Medieval double-sided loose courtyard farmstead. This building has suffered significant loss of over 50% of the original.
- 3.7 Horsted Mill Farmhouse is also medieval and lies to the north of the study site. Nearby Horsted Mill is regarded as one of the oldest watermill sites in Sussex and is shown on the OS map of 1874. It closed as a mill in 1948 and has since been restored.
- 3.8 Rixons farm, originated in the 17<sup>th</sup> century, and lies north of the study site. Hole House dates at least from the 17<sup>th</sup> century but is probably earlier and is to the south of the study site. Many other historic farms have been identified in the study area, most of 19<sup>th</sup> century origin.
- 3.9 Horsted Keynes school and schoolhouse was originally built in 1706 by Edward Lightmaker. It is referenced as a 'Charity School on the Tithe Map of 1839 and as a National School for boys and girls on the 1<sup>st</sup> edition OS map of 1869-1875. The building now adjoins the village school, known as St. Giles Church of England Primary School, which marked as a Church of England school on the map of 1956 and is still in use today.
- 3.10 Light anti-aircraft batteries were in place in the village during the Second World War, to the west and to the south west of the study site. These were elements of what became known as the Kentish Gun Belt. After D-Day this line of 375 heavy anti-aircraft guns and 576 Bofors guns stretched in a line from Faversham to Crawley as a defence against the new threat of V1 flying bombs.

#### *Map regression assessment*

- 3.11 The 1792 Maresfield OSD plan shows the site as comprising part of three rectangular fields located to the south of Horsted Keynes (Fig. 5).
- 3.12 The Horsted Keynes Conservation Area depicts the site essentially as it is now, with the exception of the 1970s housing along Hamsland (Fig. 6).



- 3.13 The earliest Ordnance Survey Map of the study site dates to 1878-1879 (Fig.7). It shows the study site as a rural undeveloped field to the south of the village of Horsted Keynes. A narrow strip of land directly to the north of the study site appears to contain a small building and a lane to the north of this leads to the east, past a building to its north, to what is now Bonfire Lane and the junction with Chapel and Wyatts Lane.
- 3.14 Two larger houses sit on opposite sides of the lane at the west of this junction. There is no connecting road, only a footpath, to the west and Lewes Road.
- 3.15 The OS map of 1897-1899 depicts the buildings at the junction with Chapel and Wyatts Lane more clearly (Fig.8). Another building now lies just to the north of these, to the north east of the study site, in the position of today's Prospect Cottages.
- 3.16 Detached or semi-detached buildings lie south of Bonfire Lane, to the north east of the study site, and four buildings have been constructed east of Lewis Road, c.190m to the north west of the study site.
- 3.17 By 1910 a building has been constructed at the junction of Sugar Lane and Lewis Road, to the west of the study site (Fig.9). Three semi-detached villas occupy the north side of Lewis Road, to the north west of the study site. Four semi-detached villas now lie just north of these on the south side of Station Road. A detached building has also been constructed north of Wyatts Lane, to the north east of the study site.
- 3.18 The OS map of 1956 demonstrates the significant development of Horsted Keynes in the intervening years (Fig.10). Housing now occupies the south side of Lewis Road and the east side of Treemans Road. The road named Jeffries, to the west of the study site, has been laid out and houses take up its northern side, with three large, detached houses to its south.
- 3.19 Rows of houses also flank the south side of Station Road near its junction with Bonfire Lane. A detached building has been constructed to the east of the study site boundary in the position of present Milford Place and three buildings lie on the east side of Wyatts Lane, to the north east of the study site.
- 3.20 Between 1956 and 1982 the parcels of land between the junctions of the main roads have been infilled with housing, particularly around Boxers Lane, to the north west of the study site and around Rixons Orchard, to the north of the study site (Fig.11).
- 3.21 The OS map of 1975 (Fig.12) shows that the church of St Stephens has been built to the north of the study site and buildings take up the north and south sides of Hamslands and around the newly built Chaloners Road.
- 3.22 The OS map of 1993 shows these developments more clearly (Fig.13). By this time houses have been constructed directly to the north of the study site boundary, south of Hamsland and east of the Church of St Stephens. The study site itself remains undeveloped.
- 3.23 The map regression exercise indicates that the study site remained undeveloped throughout this period and that the site has been in use as agricultural fields until the present day.
- 3.24 The exercise illustrates the initial agricultural nature of the area, with development originating to the north of the site in the form of buildings stretching along the main routes which gradually developed into the village which can be seen in the earliest OS Maps. Later development extended the village to the northern boundary of the study site. This late 20<sup>th</sup> century development includes the closest buildings to the study site on its north west boundary.

## 4.0 Designated Heritage Assets

- 4.1 This assessment will consider the potential effects of development within the study site on the significance of built heritage assets.
- 4.2 Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England guidance on setting (Historic England 2017), as set out in paragraphs 2.23 – 2.26 of this report.
- 4.3 There are no strict parameters for the setting of study areas. This has been defined based on the results of the site visit, professional judgement and experience of potential significant direct and indirect effects likely to arise from the proposed development.
- 4.4 A radius of 1 km from the boundary of the application site has been used for assessing indirect effects on all non-designated and designated heritage assets.
- 4.5 The distribution of built heritage designated heritage assets in relation to the study site can be found in Figure 4. The area beyond this radius was also reviewed and no sensitive heritage assets were present in the wider area that merited further consideration in this assessment.
- 4.6 A site visit was undertaken in January 2020 to assess the setting of nearby designated heritage assets. The conditions were bright and sunny. Additional desk-based assessment using Google Earth and maps was also utilised.
- 4.7 Not all built heritage assets within the study area require full assessment for impacts on an individual basis; where a heritage asset has been excluded, a clear justification will be provided, for example, if the asset is sufficiently far, and well screened from the study site. In addition to this, not all assets will require the same level of assessment: the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question.
- 4.8 As demonstrated in Fig. 4, the study site is located away from all of the nearby designated heritage assets except for Horsted Keynes Conservation Area which is just to the north of the north eastern corner of the site and Wyatts (Listed Grade II) which is about 200m to the south east of the study site.
- 4.9 The site is separated from all of the Listed Buildings within the Conservation Area by the intervening-built form of the village. This blocks all intervisibility with the study site and vice versa. Given the lack of intervisibility between the proposed new buildings and the Listed Buildings located within the Conservation Area and the wider study area (with the exception of Wyatts), it is evident that no harm would result from the proposed development. As a result of this, no further assessment is considered necessary for these assets.

### Horsted Keynes Conservation Area

- 4.10 Horsted Keynes Conservation Area is located immediately to the north of the study site. The southern boundary of the Conservation Area is separated from the site by a narrow strip of grassland (Fig. 4). The description of the Conservation Area in the Mid-Sussex District Council's Conservation Areas in Mid Sussex document (August 218), describes the Conservation Area as follows:

*Horsted Keynes Conservation Area was designated in January 1985. It includes the two oldest parts of the village. The first is centred on Church Lane and contains a number of historic buildings dating back to the 17<sup>th</sup> and 18<sup>th</sup> centuries, and the 13<sup>th</sup> century church. The second is centred on The Green, and includes parts of Station Road, Lewes Road and the southern end of Church Lane. The Green is a spacious open area lined by two storey buildings of predominantly brick construction with those on the southern side well set back from the road.*



Many of the properties around The Green and along Church Lane, including The Crown Public House and The Forge, are listed as being of architectural or historical importance. Trees and hedgerows are particularly important features within the village, as are the Recreation Ground and Cricket Ground which provide a spacious setting for development to the south of The Green.

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

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

4.11 The document does not identify any specific important views within or toward the Conservation Area, although where extensive views of the surrounding countryside are possible, such as around St Giles Church which is located in the northern part of the Conservation Area (i.e. away from the study site) these are identified as a contributor to the character of the village.

4.12 There are no such views out across the countryside from the part of the Conservation Area adjacent to the site. The site is separated from the Conservation Area by a narrow strip of land that is planted with a tall, thick hedge (Plate 1). The roofs of the last two houses within the Conservation Area that are on the south side of Bonfire Lane are just visible from the study site.



Plate 1 View northeast from approx. centre of site toward Horsted Keynes Conservation Area

4.13 The study site is located to the south of the Conservation Area. However, due to its close proximity, it is considered to lie within the southern part of the setting of the Conservation Area. The character of the area immediately to the south of the Conservation Area is the 1970s Hamsland housing estate which is a mixture of bungalows and two storey houses (Plates 2 & 3).

- 4.14 As demonstrated in the map regression process (Figs 12 & 13), until the estate was constructed, the study site was separated from the village by a number of fields which have subsequently been built upon or become part of the recreation ground. The Hamsland estate does not contribute to the significance of the Conservation Area.



Plate 2 View South West from the Southern Boundary of the Conservation Area at from Bonfire Lane



Plate 3 View from Proposed Development Entrance toward the Southern Boundary of the Conservation Area

- 4.15 The southern boundary of the Conservation Area to the north of the site lies at the southern end of Bonfire Lane. There is a distinct change in character of the village at this point.
- 4.16 Within the Conservation Area, the lane is lined by high hedges containing mature trees with a number of Victorian and early 20<sup>th</sup> century houses fronting it or slightly set back (Plates 4 & 5). The lane fits very much into the characteristics of the Conservation Area outlined above.
- 4.17 At the southern end of Bonfire Lane, where the Conservation Area stops, the character changes abruptly into the 1970s Hamsland housing estate. The access into the study site is from within the Hamsland estate character area.





**Plate 4** View North East along Bonfire Lane from Southern Boundary of the Conservation Area



**Plate 5** View South West along Bonfire Lane Toward the Southern Boundary of the Conservation Area



## Wyatts

- 4.18 Wyatts (Grade II Listing) is located to the south east of the study site. The Historic Englnad Listing describes it as follows:

*Restored C17 or earlier T-shaped building with plaster infilling. Tiled roof. Casement windows. Two storeys and attic. Four windows.*

- 4.19 Its significance derives primarily from its vernacular architectural interest as an example of a 17<sup>th</sup> century, albeit subsequently restored, house and its historic interest as part of the dispersed and isolated houses outside of the village within the parish. The proposals cause no harm to this significance.
- 4.20 Although at some distance, there is potential for the significance of the heritage asset to be impacted by development in its setting.
- 4.21 The house is located within a large garden. It is approached from the north along Wyatts Lane which the Conservation Area appraisal mentions specifically as being a particular characteristic of the Conservation Area.
- 4.22 It is these aspects of the setting that have a strong positive contribution to Wyatt's significance. It is located remote from the village centre which results in its isolated position. The fields immediately around the house and garden also have a positive contribution to the significance of the house.
- 4.23 The map of 1792 and later tithe map do not indicate if the study site was in the same ownership as Wyatts. It is unlikely as a route, which still exists today, separated Wyatts from the study site but they did share a common agricultural purpose.



Plate 6 View South east across the southern area of the site toward Wyatts

- 4.24 The study site is considered to be on the very fringe of the setting of the Listed House. It is separated from the site by two grassland fields, trees and hedgerows. The intervening topography blocks views of the ground floor of Wyatts from the study site and vice versa.



Plate 7 View South east from the approximate centre of the site toward Wyatt

- 4.25 The first floor and roof of the house can be seen from the southern area of the site (Plates 6 & 7). The house is not visible from the site (and vice versa) from the majority of the site (Plate 7). The site visit was carried out in the winter and so intervisibility will be reduced even further when foliage is out during the spring and summer.
- 4.26 Although the southern part of the site is visible from the first floor of Wyatts, it is not considered to materially contribute to the significance of the house. It forms part of the wider agricultural context of the house which in the direction of the site is already framed by the 1970s and later housing along Hamsland.



Plate 8 Wyatts' elevation – archive photograph attached to Historic England Website Listing



## 5.0 Proposed Development and Potential Impact on Heritage Assets

### The Proposed Development

- 5.1 The study site comprises an undeveloped field of open grassland of approximately 1.1ha (Fig. 1). The site lies within the High Weald Area of Outstanding Natural Beauty (AONB) and just outside the Horsted Keynes Conservation Area to its north east.
- 5.2 It is proposed that the development comprises 30 dwellings with public open space, drainage and green infrastructure (Plate 9). Access will be from Hamsland, the route running along the south west boundary and turning north east.
- 5.3 The layout includes units of varying size and in several formats, including detached, semi -detached and apartments. All have pitched roofs, some with dormers.
- 5.4 The layout is informal with the density, although still low, being higher towards the settled areas to the north, and reducing in grain to the south. This reflects the traditional gradual reduction and spacing of dwellings at a village edge.
- 5.5 It provides a transition between the village and the countryside, the irregular edges of the proposed development being further fragmented by the hedgerows and trees which surround the study site.

### Potential Impacts on Designated Heritage Assets

#### *Horsted Keynes Conservation Area*

- 5.6 As discussed in paragraphs 4.8-4.11, the study site is located just to the south west of the of the boundary of Horsted Keynes Conservation Area. There is very limited intervisibility between the study site and the Conservation Area.
- 5.7 Illustrated in Plate 1, the north east site boundary comprises a strip of land that is planted with a dense, high hedge. This results in the only aspect of the Conservation Area that can be seen being the roofs of the last two houses within the Conservation Area on the south side of Bonfire Lane.
- 5.8 It is not possible to experience the site itself from within the Conservation Area (apart from the very limited views set out in paragraph 5.7) due to its location immediately to the south of the 1970s, and later, housing along Hamsland.
- 5.9 This will prevent it from being experienced even from the southern boundary of the Conservation Area at the end of Bonfire Lane. The access road into the proposed development will not be visible from Bonfire Lane.
- 5.10 There is no evidence to suggest that the study site has a historical functional association with the Conservation Area, other than being a field just beyond the designated area.
- 5.11 The design and layout of the development follows the guidance set out in Section 2 of the relevant design advice. It reflects, without pastiche, the scale, materials, grain and informal layout of the village, with a variety of building sizes and formats.
- 5.12 The current village 'edge' being the edge of the 1970's houses and church along Hamsland is fairly rigid. By gradually reducing the number and scale of units away from the village, the proposals create a transition area between village and countryside. This softens the harshness of the existing south east boundary as the development merges gradually into the surrounding fields.
- 5.13 Thus, the proposed development will have no effect on the features that have a particular contribution to the character of the village as outlined in the Conservation Area appraisal.

5.14 In the light of the above, it is concluded that the proposed development will have no detrimental impact on the significance and character of the Horsted Keynes Conservation Area.

*Wyatts*

- 5.15 As outlined in paragraphs 4.12 – 4.16, the study site lies on the edge of the setting of Wyatts (Plate 8). The house is located approximately 200m to the south east of the study site and is just visible from certain areas on the site, and vice versa (Plates 6 and 7).
- 5.16 As shown in the illustrative layout of the proposed development, the southern part of the site will be retained as open space, with a road accessing an area of lower density housing which is approximately 25m to the north of the southern site boundary.
- 5.17 This will ensure that there will be only an oblique view of the edge of the built area from the 1<sup>st</sup> floor of Wyatts.
- 5.18 The current view already contains 1970s and later housing. The proposals, as described in 5.12, considerably soften the edge of the village as viewed from Wyatts, by reducing in scale and density.
- 5.19 Thus, although development will be closer, it will be of fragmented and varied building and planting. Consequently, though the proposals present a change to the built edge of the setting, will not have a detrimental effect on the setting of Wyatts..
- 5.20 No evidence was located to suggest that the study site formed part of the holdings of Wyatts. If one did exist, it is long since been disconnected in terms of ownership and purpose.
- 5.21 The impact of the proposals, whilst they cause some very limited alteration to the distant setting of Wyatts, this is minimal. The sympathetic design might be viewed as an improvement to the very limited views as it presents a gentler transition area.
- 5.22 The proposals do not cause harm to the significance of Wyatts development in its setting.

## 6.0 Summary and Conclusions

- 6.1 This heritage statement considers land south of St Stephen's Church, Hamsland, Horsted Keynes, known as St Stephens Field, which is proposed for residential development. There are several heritage assets in the area, congregating around the central area of Horsted Keynes to the north.
- 6.2 However, following consideration, it was concluded that only Wyatts, a Grade II Listed House to the south east of the study site, together with the Horsted Keynes Conservation Area, had the potential to be impacted by the development.
- 6.3 A review of the available evidence indicates that the study site was part of the rural hinterland surrounding Horsted Keynes in all periods. Once a small settlement to the north of the study site, recent developments have seen the edge of the village extend to the northern boundary of the study site. This takes the form of housing and a church from the mid-1970s.
- 6.4 The study site is located close to the southern edge of the Horsted Keynes Conservation Area. This area adjacent to the site is characterised by the 1970s and later housing described in 6.2. This screens the proposed development from view along the approach to and from Bonfire Lane (the southern edge of the Conservation Area).
- 6.5 There is very limited intervisibility between the site and the Conservation Area and the site is not considered to have a positive contribution its significance and character.
- 6.6 Consequently, the proposed development will have no impact on the significance of Horsted Keynes Conservation Area by development within its setting.
- 6.7 The proposed development is located on the periphery of the setting of Wyatts (Listed Grade II). Views of the house from the study site, and of the development from the heritage asset are very limited (Plates 6 and 7).
- 6.8 The proposed layout of the residential scheme retains the southern part of the site as open space, thereby ensuring that there will be only an oblique view of the edge of the built area from the first floor of Wyatt.
- 6.9 The proposals will result in a visual change at the edge of the setting of the Grade II Listed Building. The view already contains 1970s and later housing which results in a linear edge to the village.
- 6.10 The organic nature of the design which reflects the vernacular scale and detail, without pastiche, of the local area, presents a fragmented edge to the development, the impact of which is further reduced by existing hedges and tress.
- 6.11 Consequently, through the layout of the scheme the change on the edge of the setting will not have a detrimental impact or harm the significance of Wyatts through development in its setting.
- 6.12 Thus, it is concluded that the proposals do not cause harm to Wyatts and the Conservation Area therefore comply with the National and Local Legislation, together with the guidelines set out in Section 2.



## Sources

### General

British Library  
 West Sussex Historic Environment Record (HER)  
 Historic England Archive  
 National Archives  
 National Heritage List for England (NHLE)

### Websites

Archaeological Data Service – [www.ads.ahds.ac.uk](http://www.ads.ahds.ac.uk)  
 British History Online – <http://www.british-history.ac.uk/>  
 Historic England National Heritage List for England -  
<https://www.historicengland.org.uk/listing/the-list/>  
 Heritage Gateway - [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)  
 MAGIC - [www.magic.gov.uk](http://www.magic.gov.uk)  
 Open Domesday - <https://opendomesday.org/>  
 Pastscape - [www.pastscape.org.uk](http://www.pastscape.org.uk)

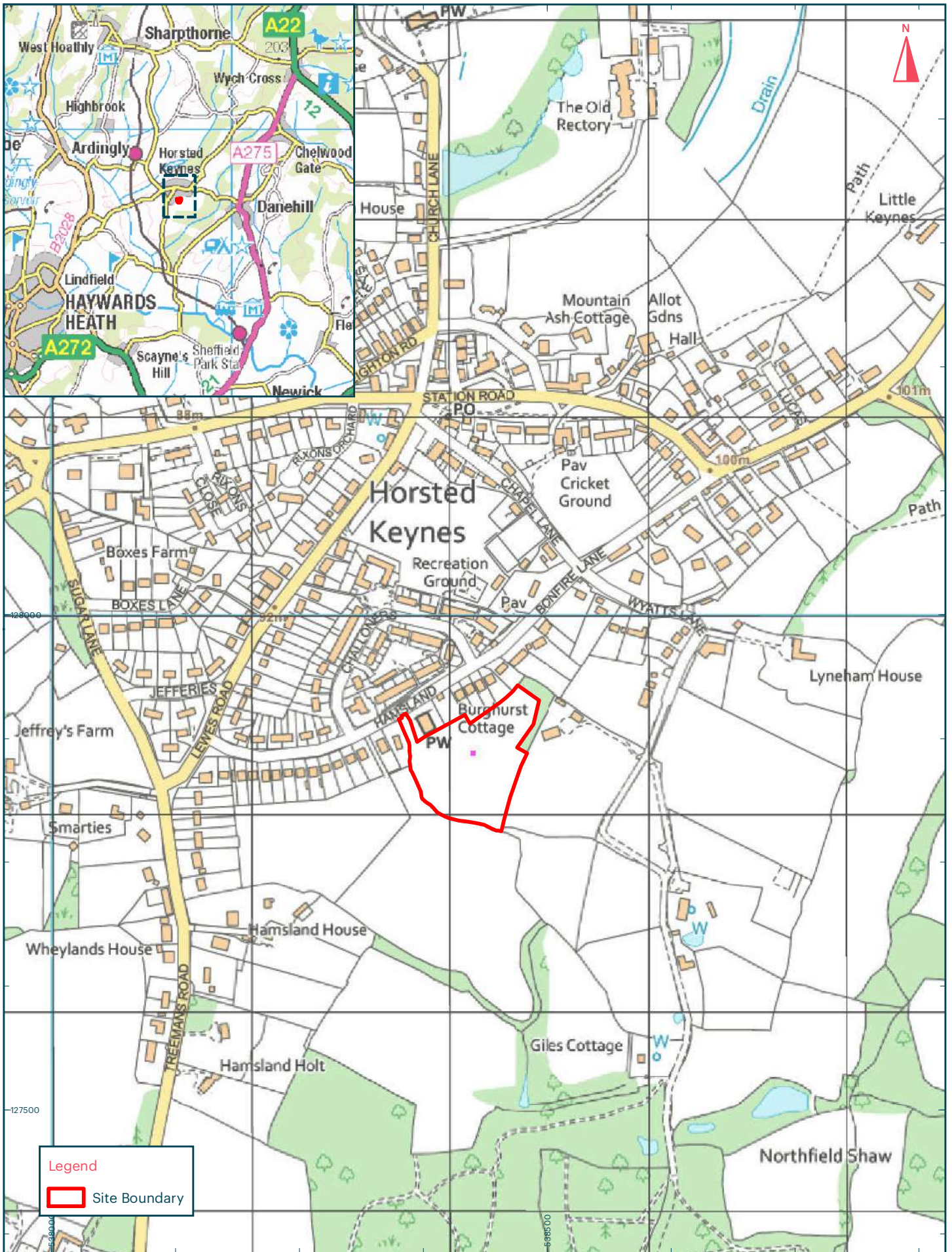
### Bibliographic

*Department of Communities and Local Government. 2014. Planning Practice Guidance*  
*Department for Communities and Local Government. 2019. National Planning Policy Framework DCLG*  
*English Heritage. 2008. Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment. London: English Heritage*  
*Historic England 2015. Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment*  
*Historic England. 2017. Historic Environment Good Practice Advice in Planning Note 3 The Setting of Heritage Assets*

### Cartographic

1724 Richard Budgen Map of Sussex  
 1795 Sussex - 1795 by William Gardner  
 1842 Tithe map of Horsted Keynes

*OS 1:2,500 Scale Maps*  
 OS 1:2,500 Scale Maps 1875  
 OS 1:2,500 Scale Maps 1897 - 1899  
 OS 1:2,500 Scale Maps 1910  
 OS 1:2,500 Scale Maps 1938  
 OS 1:2,500 Scale Maps 1956  
 OS 1:2,500 Scale Maps 1956 - 1982  
 OS 1:2,500 Scale Maps 1975  
 OS 1:2,500 Scale Maps 1975  
 OS 1:2,500 Scale Maps 1977  
 OS 1:2,500 Scale Maps 1977  
 OS 1:2,500 Scale Maps 1984  
 OS 1:2,500 Scale Maps 1993

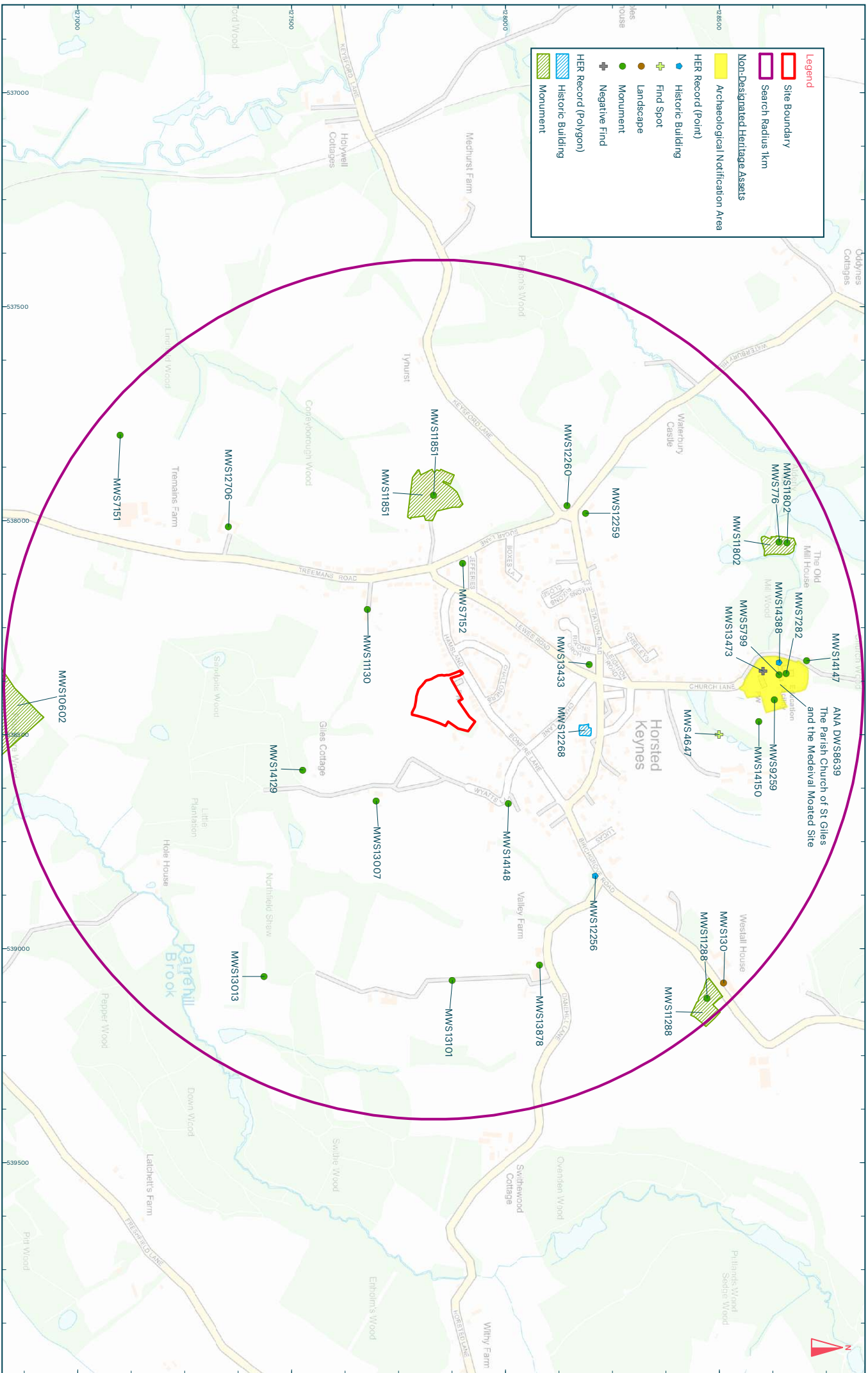


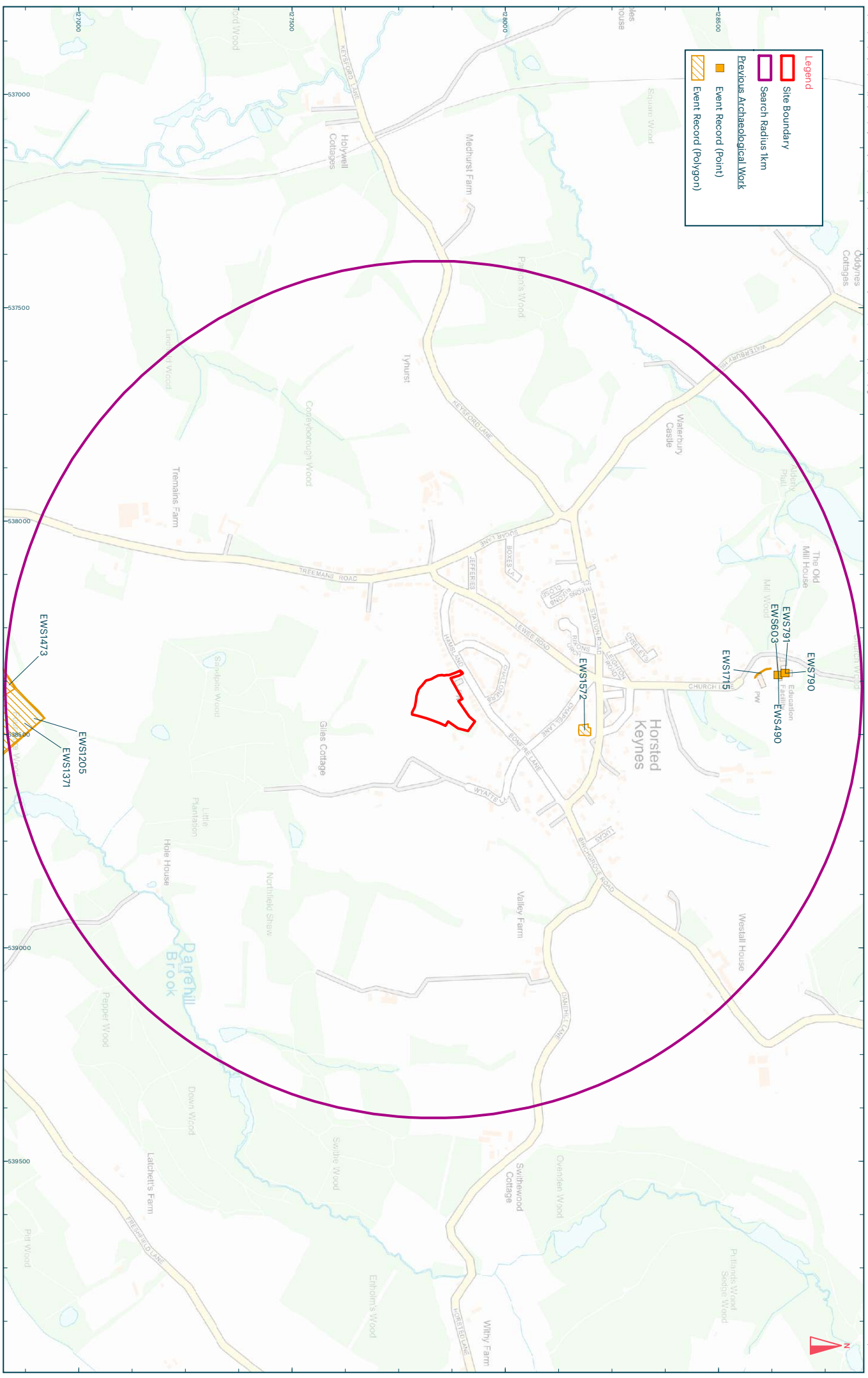
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Figure 1: Site Location  
**Address:**  
St Stephens Field, Horsted Keynes

Scale at A4: 1:5,000









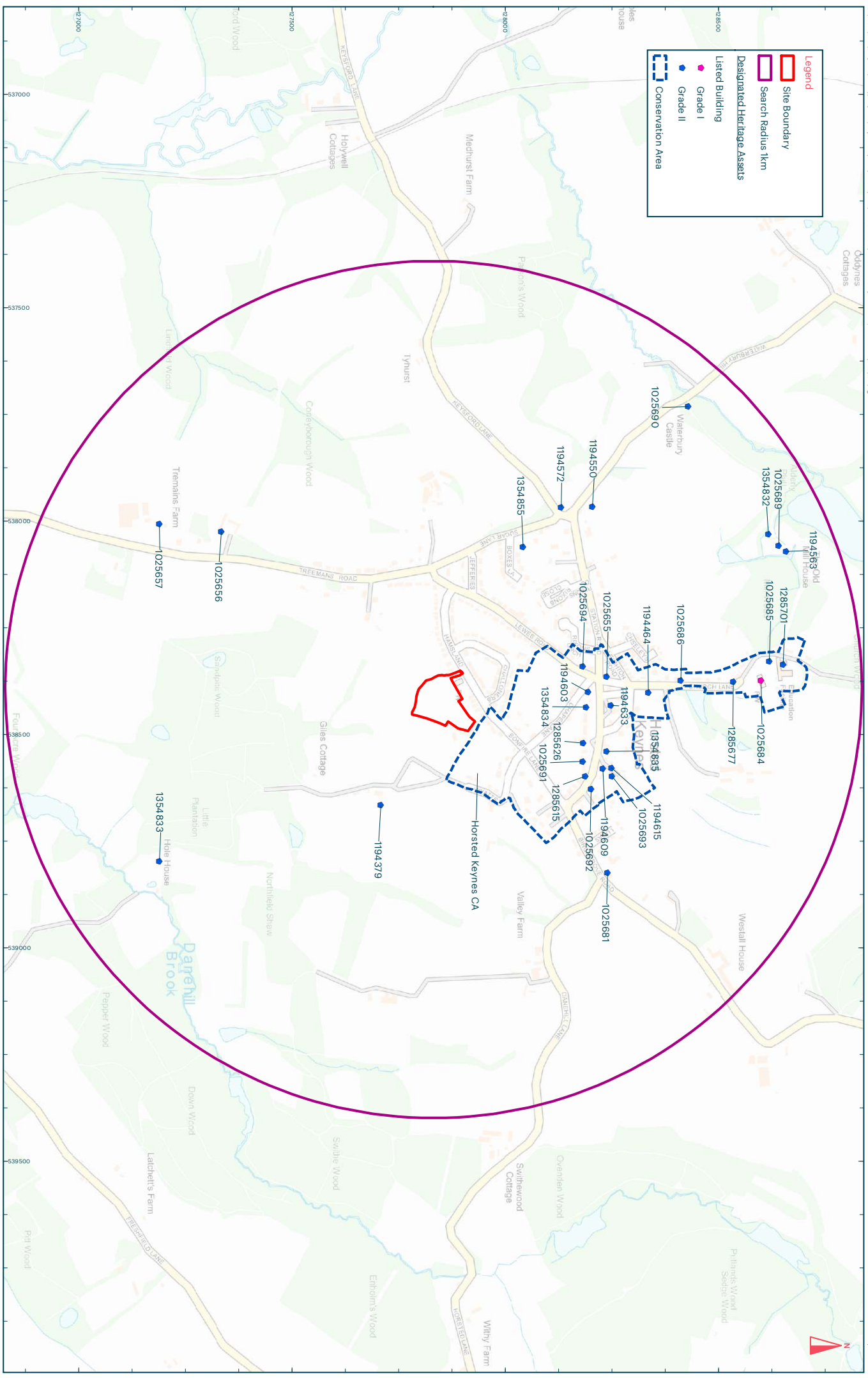
**Legend**

- Site Boundary
- Search Radius 1km
- Previous Archaeological Work
- Event Record (Point)
- Event Record (Polygon)

**Title:**  
Figure 3: HER Data Plot – Event data  
**Address:**  
St Stephens Field, Horsted Keynes



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**Legend**

- Site Boundary
- Search Radius 1km
- Designated Heritage Assets
- Listed Building
- Grade I
- Grade II
- Conservation Area

**Title:**  
Figure 4: Designated Heritage Assets  
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St Stephens Field, Horsted Keynes

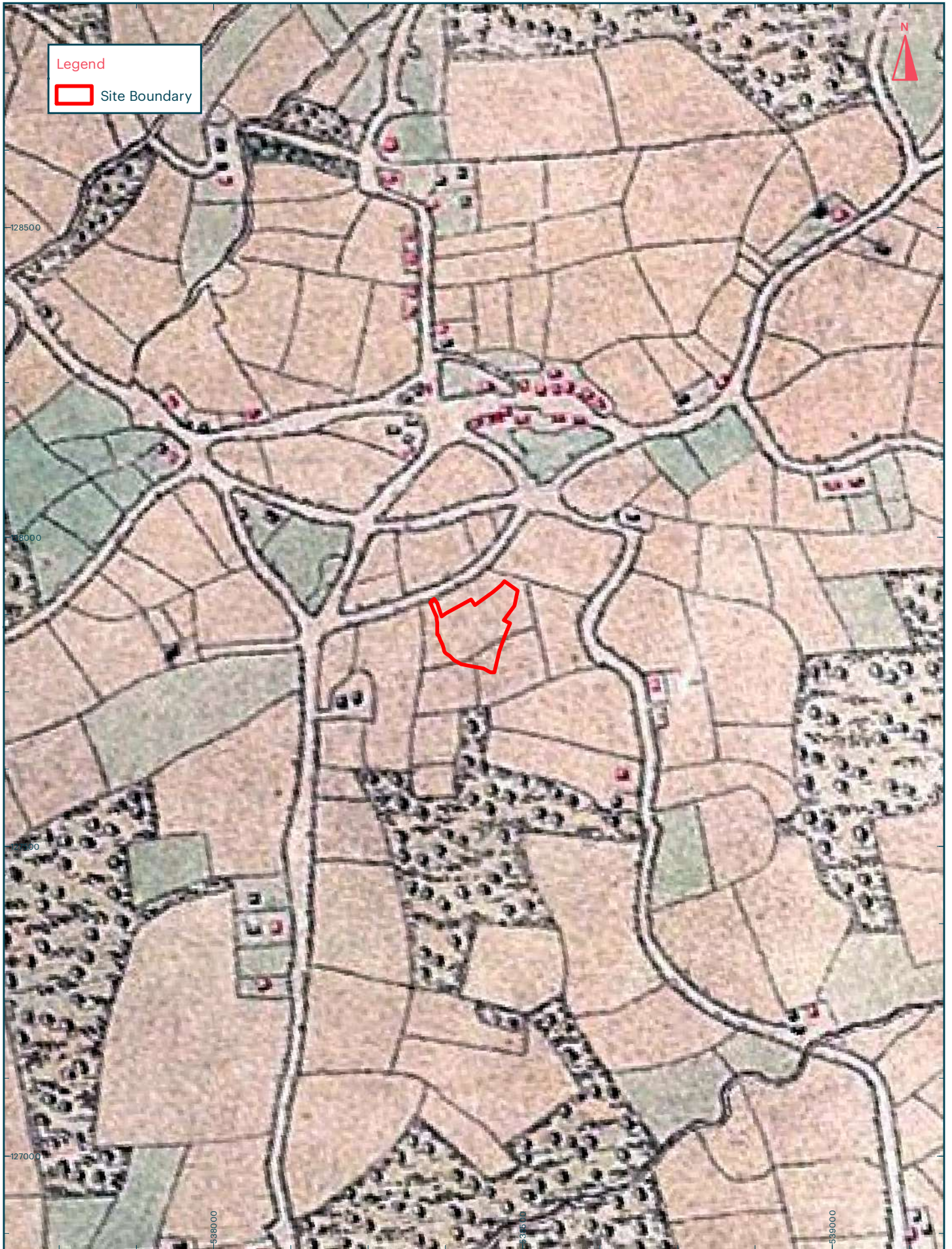
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**Title:**  
Figure 5: Maresfield OSD 1792

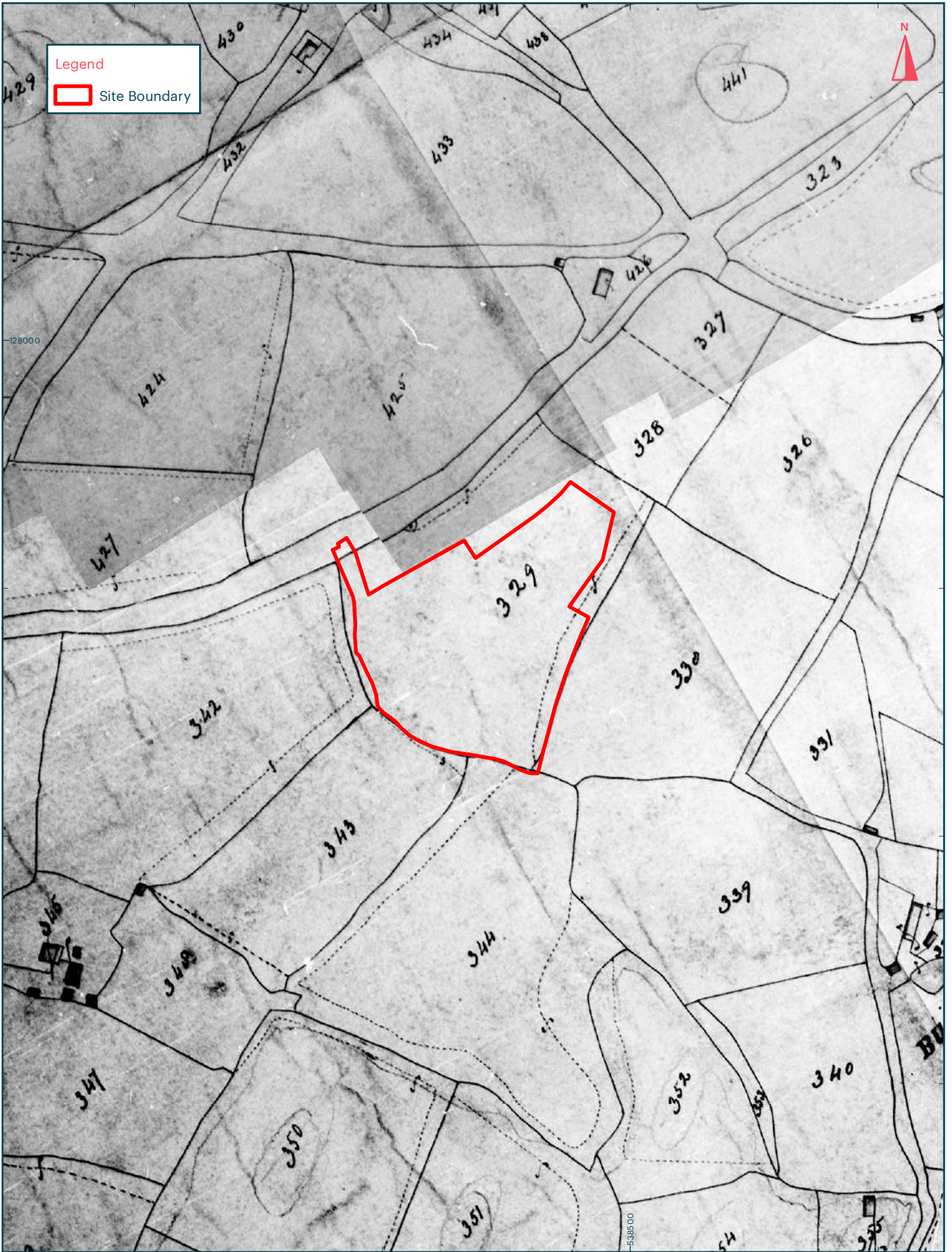
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**Title:**  
Figure 6: 1842 Tithe Map of Horsted Keynes  
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St Stephens Field, Horsted Keynes

Scale at A4: 1:2,500  
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Figure 7: 1878-1879 OS Map 1:10,560

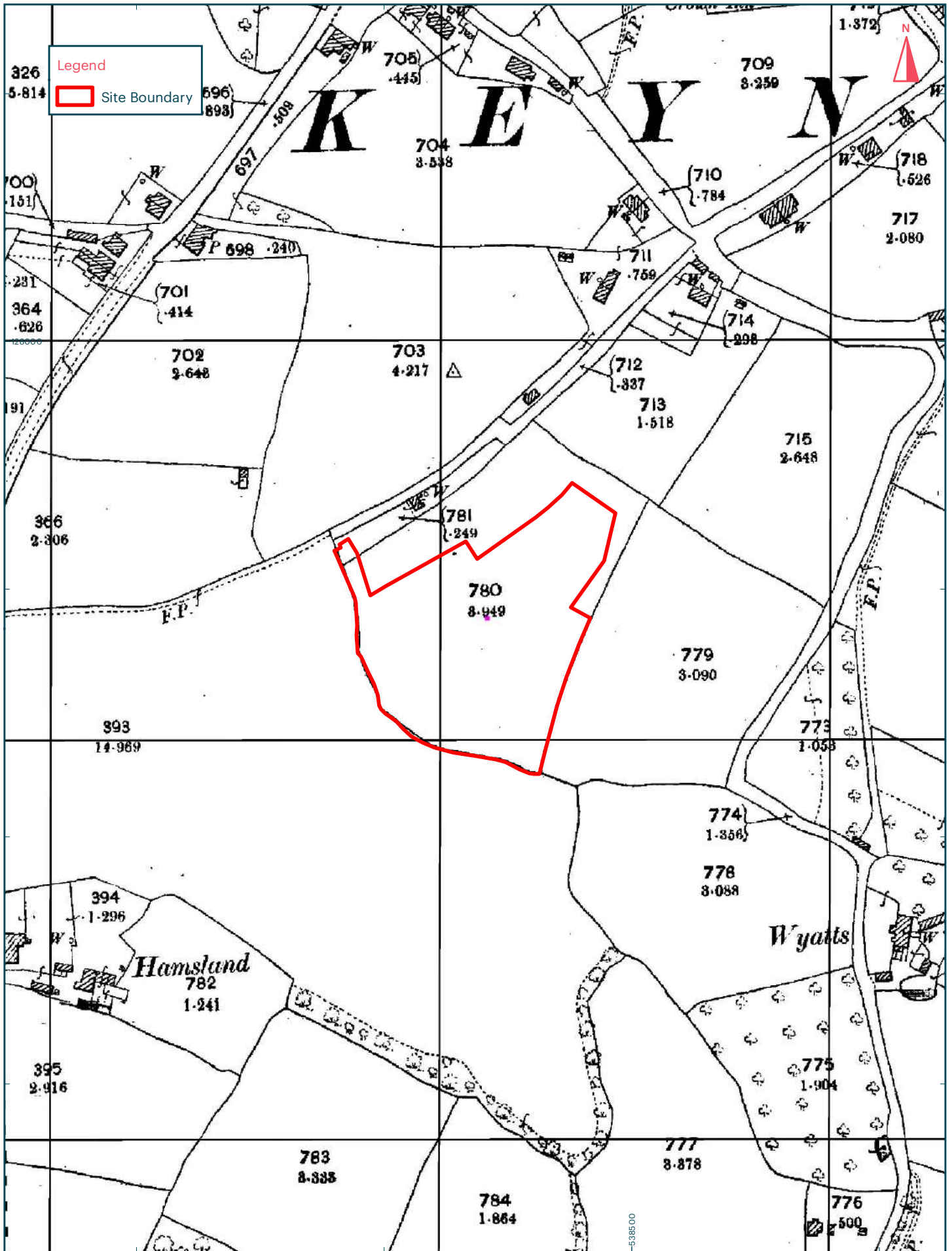
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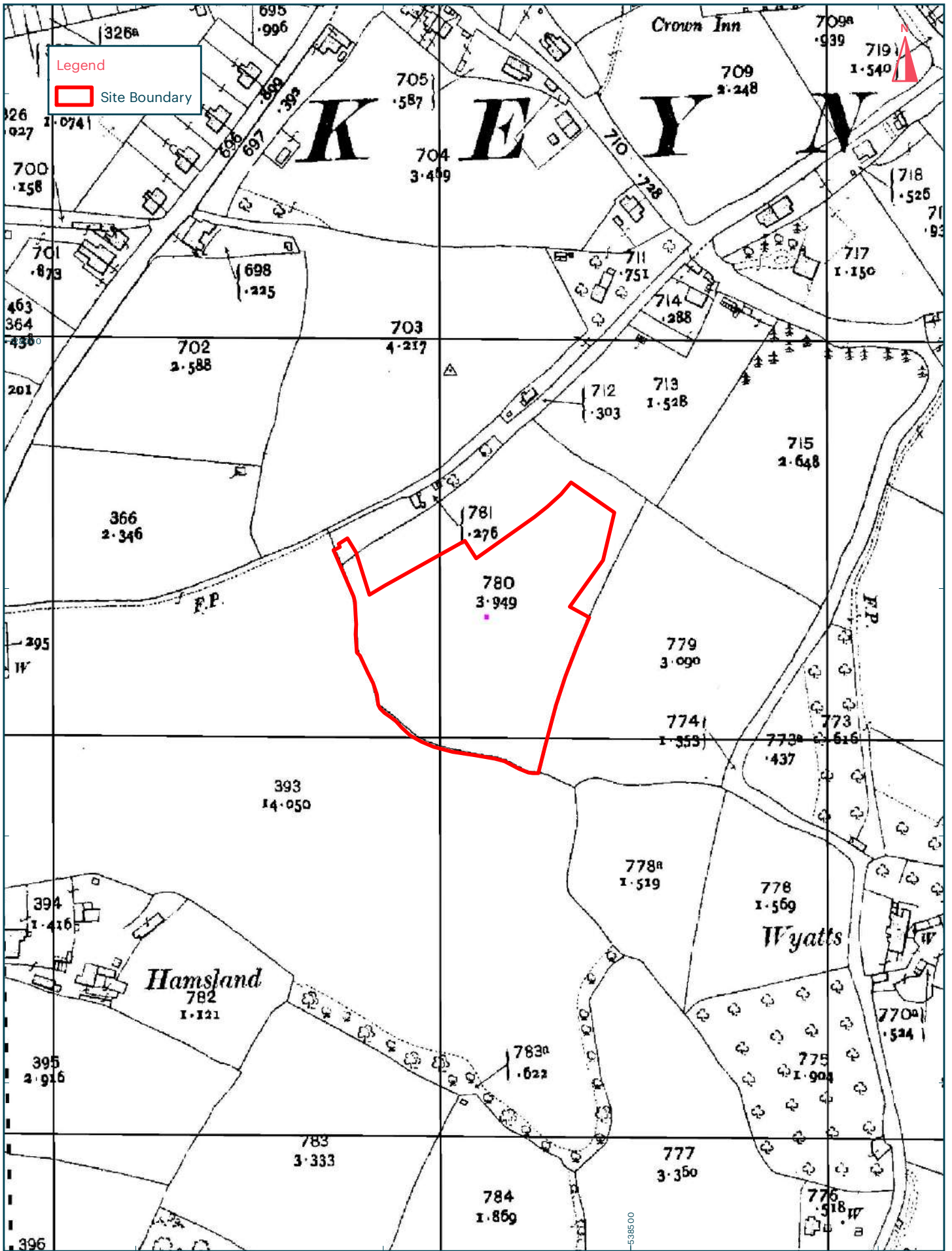




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Figure 8: 1897-1899 OS Map 1:2,500  
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St Stephens Field, Horsted Keynes

Scale at A4: 1:2,500





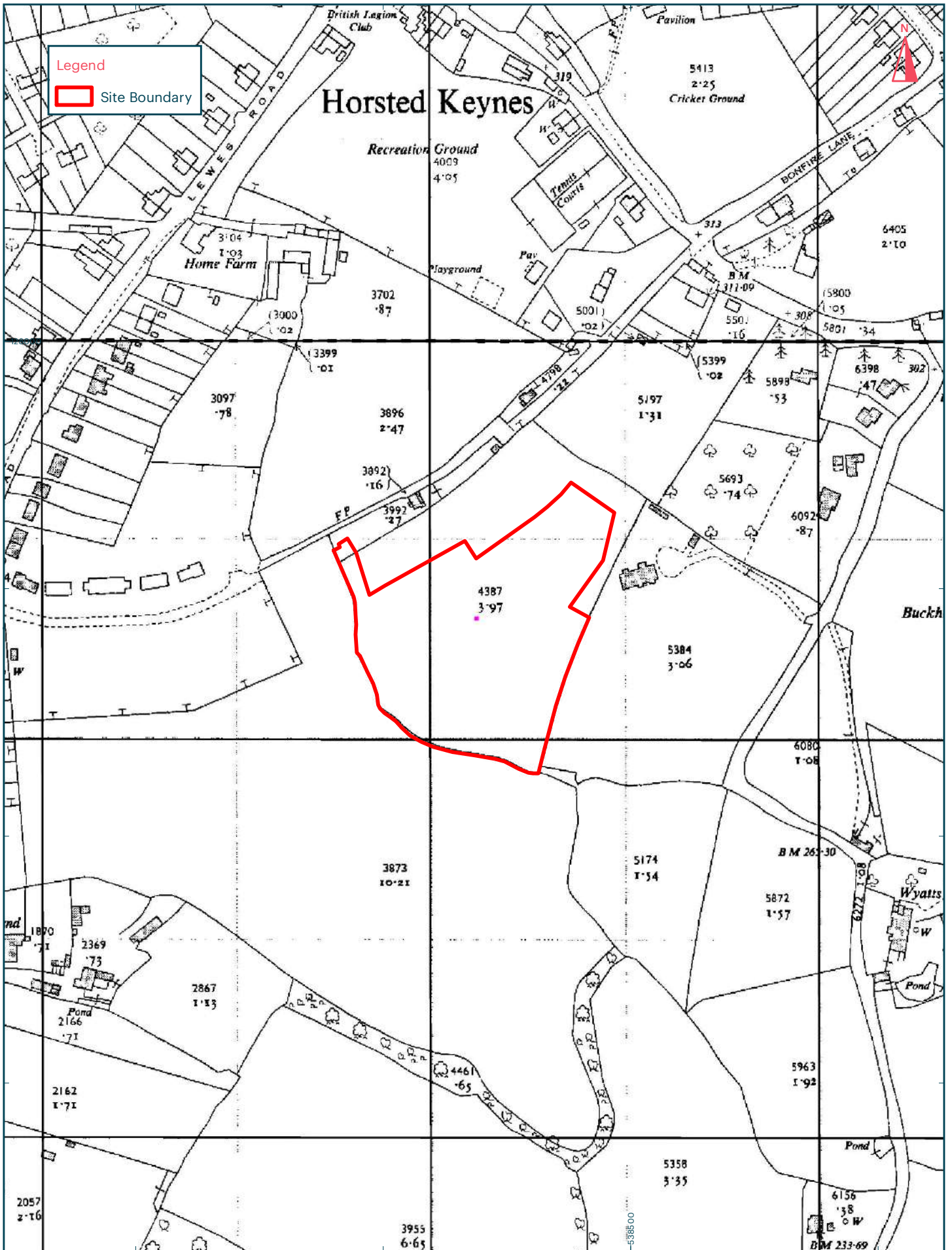
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Figure 9: 1910 OS Map 1:2,500

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St Stephens Field, Horsted Keynes

Scale at A4: 1:2,500



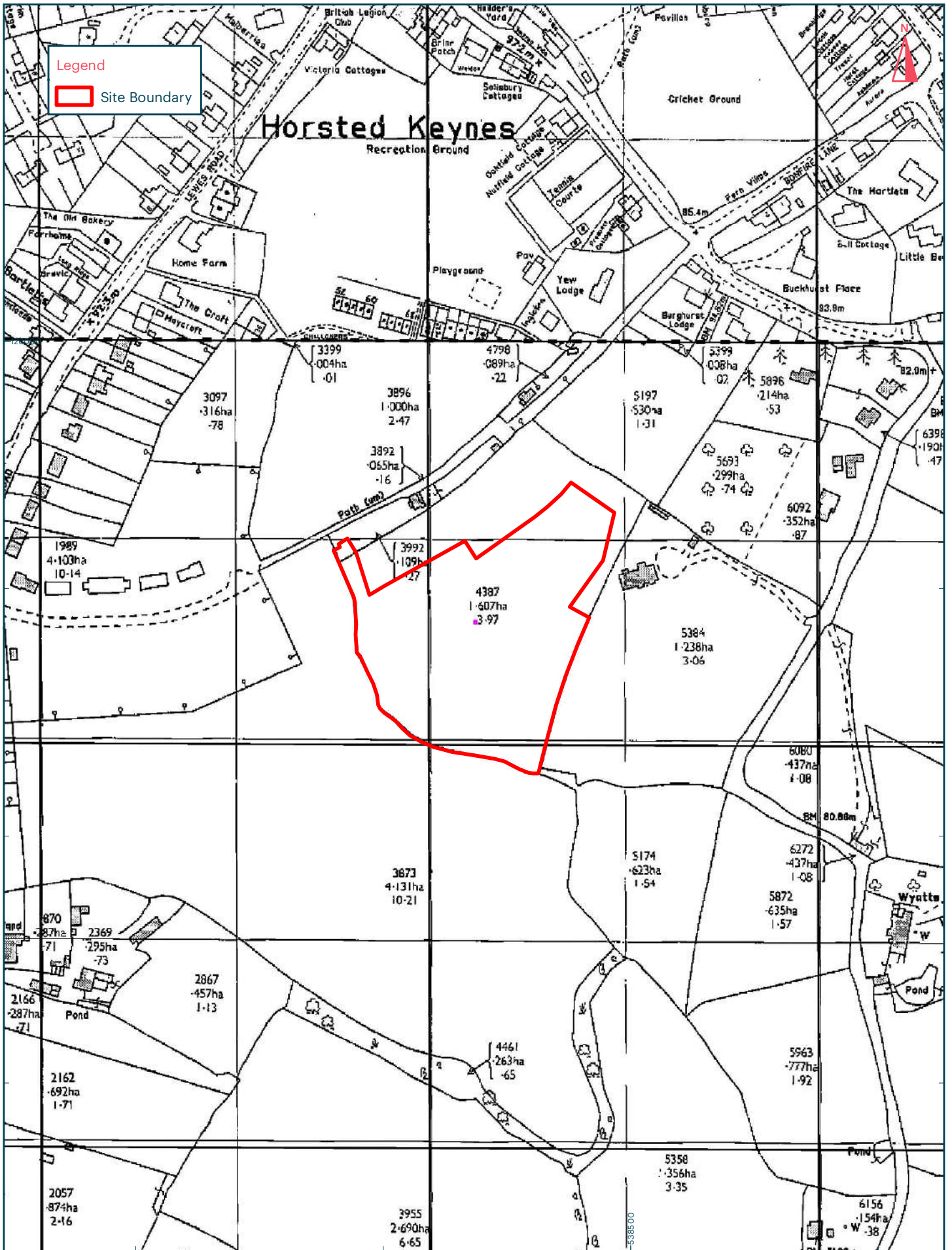




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 Figure 10: 1956 OS Map 1:2,500  
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Scale at A4: 1:2,500



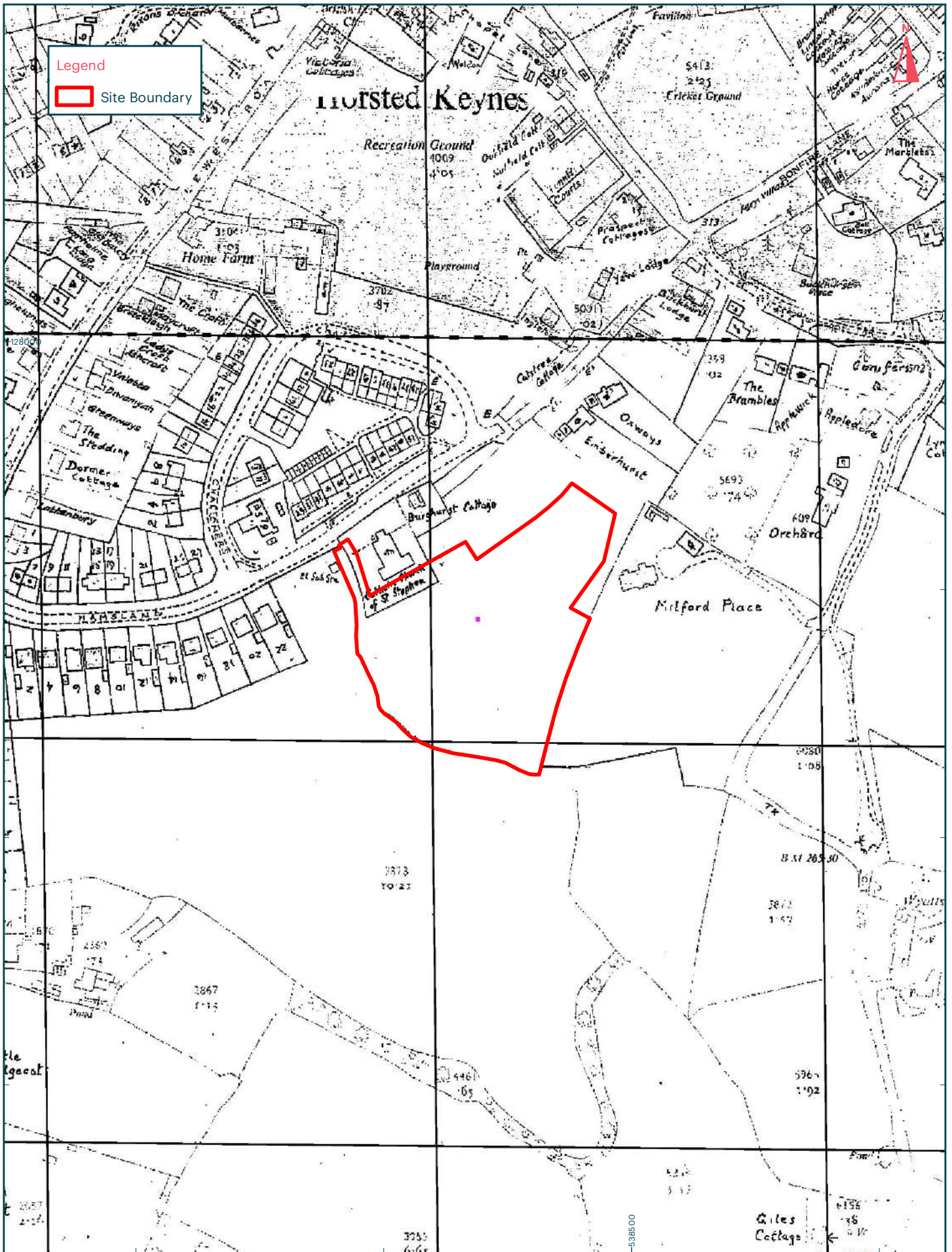


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Scale at A4: 1:2,500





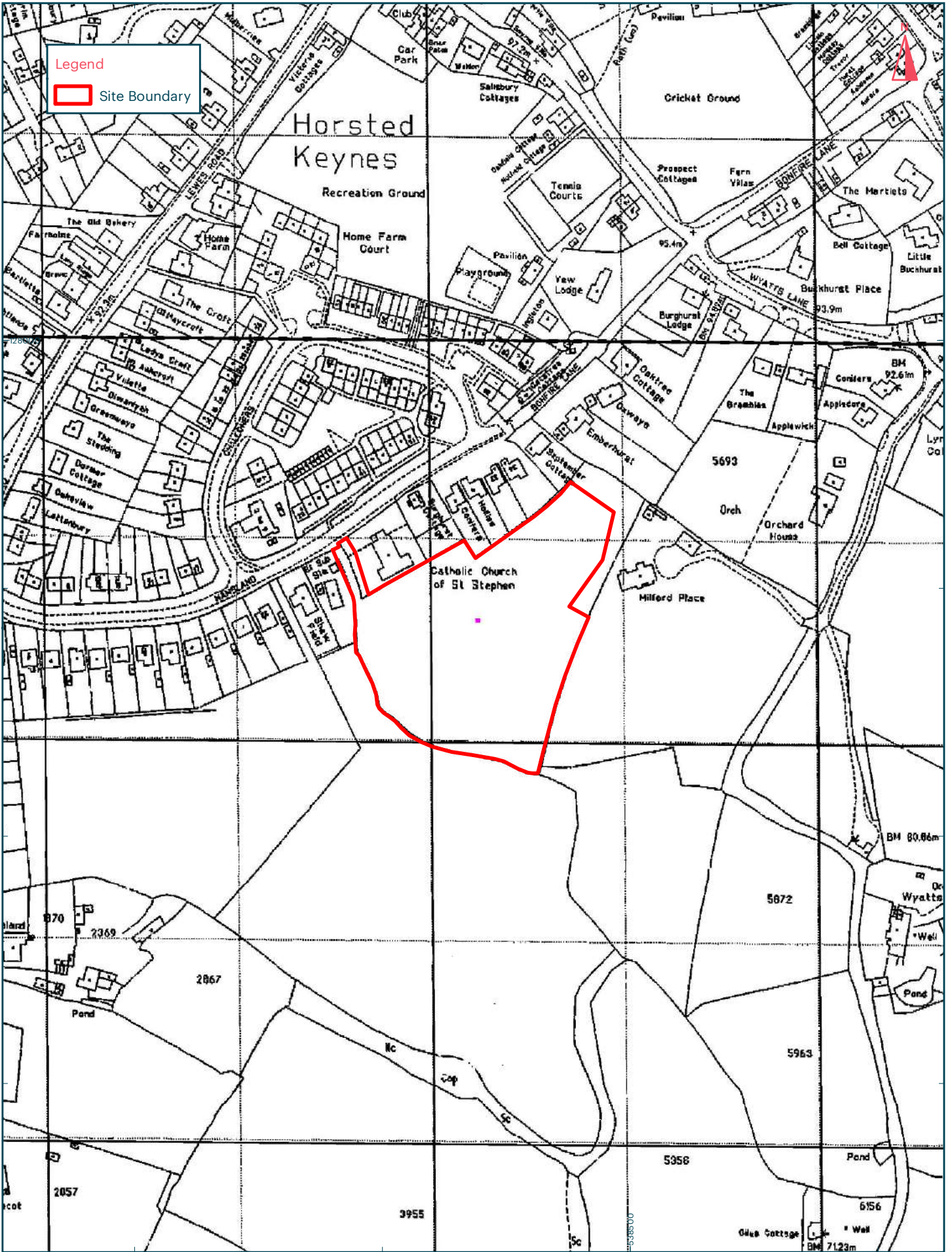


**Title:**  
Figure 12: 1974 OS Map 1:2,500  
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St Stephens Field, Horsted Keynes

Scale at A4: 1:2,500







**Title:**  
 Figure 13: 1993 OS Map 1:2,500  
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 St Stephens Field, Horsted Keynes

Scale at A4: 1:2,500







538500

<p><b>Title:</b> Figure 14: Illustrative Site Layout</p> <p><b>Address:</b> St Stephens Field, Horsted Keynes</p>	<p>Scale at A4: 1:1,000</p> <p>0 <span style="display: inline-block; width: 100px; border-bottom: 1px solid black;"></span> 30m</p>	
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