

**LAND NORTH OF BALCOMBE ROAD, HAYWARDS HEATH**

**HERITAGE IMPACT ASSESSMENT**

**Commissioned by: Fairfax Acquisitions Ltd**

**NGR: 532610 125866**

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## **SUMMARY**

This heritage impact assessment has been undertaken by ASE for Land north of Balcombe Road, Haywards Heath. It considers the significance of relevant heritage assets and the potential effects of the proposed development upon their setting, in line with the requirements of the *National Planning Policy Framework*. The proposed works are taken to be those outlined in Figure 3.

The Site comprises an area of fields on the northern edge of Haywards Heath, originating as a medieval/post-medieval fieldscape with subsequent minor modification from 19<sup>th</sup> century clay extraction for brickmaking.

This study has identified four heritage assets (or groups of assets) that have a meaningful spatial or visual relationship with the proposed development. The impact of the proposed scheme upon the setting of these heritage assets was considered, as was the resultant impact upon these assets' heritage significance.

The results of this assessment can be summarised as follows:

- Borde Hill parkland, Borde Hill Place, Sugworth Farmhouse and the South Lodge to Borde Hill are identified as the principal heritage assets of relevance to the proposed development.
- The setting of Sugworth Farmhouse makes a *Moderate* contribution to its significance. The proposed development will have a *Moderate adverse* impact on the setting of the farmhouse and cause *less than substantial harm* to its significance.
- The setting of South Lodge makes a *High* contribution to its significance. The proposed development will have a *Low adverse* impact on the setting of the lodge and cause *less than substantial harm* to its significance.
- The setting of Borde Hill and Borde Hill Place makes a *High* contribution to their significance. The proposed development will have a *Neutral* impact on the setting of the house and park and cause *no harm* to their significance.

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## 1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the Institute of Archaeology, UCL) has been commissioned by Fairfax Acquisitions Ltd to undertake an assessment of impacts on the setting of designated heritage assets and any relevant non-designated heritage assets of proposed development on Land North of Balcombe Road, Haywards Heath, West Sussex (Fig. 1; NGR: 532610 125866).
- 1.2 This report outlines the statutory designations relevant to the assessment, offers brief descriptions and statements as to the significance of the relevant heritage assets, assesses the contribution of setting to the significance of those heritage assets, and then assesses how the setting of relevant heritage assets may be affected by the proposed development.
- 1.3 This heritage statement has been compiled in line with the policies set out in the National Planning Policy Framework (2023). The Government's aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. To achieve this, the Government's objectives for planning for the historic environment are to conserve England's heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset.
- 1.4 Reference is also made to *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008) and *The Setting of Heritage Assets* (Historic England 2017a), which are the standard guidance documents for such assessments.
- 1.5 The site was visited on 17<sup>th</sup> July 2020 and 20<sup>th</sup> February 2024 in order to assess the proposed development site and to gain an appreciation of its setting. Data on designated heritage assets were acquired from Historic England (National Heritage List); data on non-designated assets were obtained from West Sussex Historic Environment Record.

## 2.0 SITE LOCATION AND SETTING

2.1 The Site comprises c. 9.4 ha of agricultural land on the north-west edge of Haywards Heath, lying west of the railway (Fig. 2 and Plate 1). The site comprises three agricultural fields. It is bounded to the west and south-west by Borde Hill Lane, to the north by agricultural land, to the east and south-east by residential development, and to the south by Balcombe Road. The Site occupies the southern slope of a shallow east-west valley occupied by a stream and slopes downhill from a high of c 67m in the south-west towards a low of c 57m in the north-east. The stream bounds the northern edge of the majority of the Site.

2.2 The Site forms part of the holdings of Sugworth Farm, which lies to the north of the Site. Sugworth Farmhouse is a Grade II Listed Building dating from the late 17<sup>th</sup> century or earlier (Fig. 1: **15**). A second listed property lies adjacent to the south-west corner of the Site: South Lodge to Borde Hill including Gate Piers and Wall (Fig. 1: **19**). The Site lies immediately south-east of the Registered Park & Garden of Borde Hill (Fig. 1: **21**), a late 19<sup>th</sup> century to mid-20<sup>th</sup> century plantsman's and collector's garden, laid out by Colonel Stephenson Clarke, set within early 20<sup>th</sup> century park with mid-19<sup>th</sup> century origins. The park and garden forms the setting for Borde Hill Place, a Grade II Listed Building (Fig. 1: **7**) dating from the late 16<sup>th</sup> century.

### *Geology*

2.3 According to the British Geological Survey 1:50,000 scale geological mapping available online<sup>1</sup>, the natural geology of the site comprises Mudstone of the Wadhurst Clay Formation. A narrow band of superficial Head Deposits is recorded along the line of the stream, comprising Clay, Silt, Sand and Gravel. Of more recent deposition these have some potential for transported and redeposited archaeological material, most likely of prehistoric date.

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<sup>1</sup> [BGS Geology Viewer - British Geological Survey](#) accessed November 2025

### 3.0 ARCHAEOLOGICAL BACKGROUND

3.1 The following section summarises the archaeological and historical background of the general area in order to place the site within its historic context. Only a summary is provided here as the archaeological potential has been addressed by the accompanying report (ASE 2025).

3.2 Evidence for prehistoric occupation has been found within the Study Area. This includes a small quantity of Mesolithic flintwork from a garden at Haywards Heath and other residual flintwork. Evidence has been found for Bronze Age, Iron Age and early Roman occupation at nearby Penlands Farm including an enclosure belonging to both prehistoric periods and a Late Iron Age / Early Roman cremation burial. At Birchen Lane there was evidence of late Iron Age / Early Roman iron smelting, straddling the stream at the base of the shallow east-west valley in which the Site lies.

3.3 In the Roman period the Site is believed to have been crossed by the north-south London to Hassocks road (Margary's number 150). This road linked the prosperous agricultural areas of the South Downs and coastal plain to London. The late Iron Age / Early Roman iron-working site identified at Birchen Lane lies to the east of the projected road. Penlands to the south-west of the Site also has settlement evidence dating to this period.

3.4 The early history of the area is unclear. However the settlement pattern comprises dispersed farmsteads. Such settlement of the Weald is thought to have its origins in Downland-Wealden transhumance settlement developing in clearings within the forest. In general, medieval features and finds should be anticipated adjacent to farmsteads representing earlier settlement foci, and scattered elsewhere (Harris 2005). Sugworth Farm belongs to the same pattern of development.

3.5 It is thought that a medieval manor of Sugworth was held of the main manor of Cuckfield. Members of a family of Suggeworth are mentioned in this district between 1235 and 1365, but nothing definite is known of the estate until 1528. At that date William Bryan of East Grinstead sold 'Sugworths and lands and tenements at Sugworth' to another William Bryan, whose sons Thomas and John sold them in 1560 to George Boord (VCH 1940).

3.6 Two medieval buildings (both Grade II listed) are recorded within the Study Area, The Mill House, dating to the late 15<sup>th</sup> century (3) and The Barn, a mid to late 15<sup>th</sup> century converted barn (4), to the south-east. Five of the local farms are also recorded as medieval historic farmsteads, and are in each case associated with a later Listed Building: Wickham Farm (1), Gravely (12), Hanly Farm (6), Harlands Farm (11), Naldred Farm (14), The Barn (Mill House) (4).

3.7 The land within the Site boundaries is thought to have been enclosed at an early date, the fields constituting medieval cohesive assarts. These are characteristic of High Wealden land use and are thought to have developed in land of a relatively open nature, such as wood-pasture, or around settlement where a formal structure could be laid out. As such, they tended to develop in areas which had probably been cleared from the forest in the early medieval period.

3.8 The present house at Sugworth Farm (15) (Grade II Listed Building) located to the north of the Site, dates to the 17<sup>th</sup> century or earlier and is a timber-framed building with modern red brick infilling, the front largely refaced with brick. The property and its lands were held by the Boord family from the mid-16<sup>th</sup> century, until the late 17<sup>th</sup> century. It was sold to Timothy Burrell in 1693, who bequeathed it to his granddaughter Elizabeth. Its subsequent history is lost (VCH 1940). Sugworth Farm is also recorded as a historic farmstead belonging to the 19<sup>th</sup> century, however it is clear that its function as a farm is likely to be considerably older.

3.9 Borde Hill Place (7), to the north-west of the Site, was built by Stephen Boord in 1598, the original west front surviving the later alterations. It is described in the Victoria County History (VCH 1940) as "...all modern except the west end built in 1598...a rectangular structure facing west and having a middle porch." The Borde Hill website suggests the middle portion of the building to have been built in 1825. The HER data for the registered gardens indicate that it was enlarged in 1870 shortly before being sold. Large additions to the east were made in 1900. It was acquired by Colonel Robert Stephenson Clarke in 1893, who largely laid out the present gardens and parkland and planted the woodlands with ornamental trees (Historic England). The surrounding parkland is a late 19<sup>th</sup> to mid-20<sup>th</sup> century plantsman's and collector's garden (as laid out by Colonel Stephenson Clarke) and is designated as a Registered Park and Garden (21) (see section 6 for detail). The initial conversion of farmland to parkland began in the mid-18<sup>th</sup> century<sup>2</sup>. The local importance of the Boord family is commemorated in the name of the road to the west of the Site, Borde Hill Lane.

3.10 Most of the Site boundaries are consistent with the late 18<sup>th</sup> century map and are likely to be medieval in origin (ASE 2024), with the exception of localised enclosure of areas of 19<sup>th</sup> and 20<sup>th</sup> century extraction for brick making within the south and north of the Site (Fig. 1: 22, 23) and a small early 20<sup>th</sup> century brick works (Fig. 1: 23). The extractive activity within the Site belongs to the late 19<sup>th</sup> and early 20<sup>th</sup> century, brick production undertaken within a rectangular enclosure located against the north boundary of the Site. Two buildings, including the kiln, are recorded as extant on a map dating to 1993 map.

<sup>2</sup> <https://www.bordehill.co.uk/parkland-woodland> accessed November 2025

#### **4.0 PROPOSED DEVELOPMENT**

4.1 The proposed development comprises an outline planning application for the erection of up to 125 dwellings, together with the provision of landscaping, open space, and associated development works, with access from Balcombe Road, as illustrated in Figure 3. The Site will be accessed off the roundabout located south-west of the Site linking Borde Hill lane with Hanlye Road and Balcombe Road. The roundabout will be enlarged to accommodate the new road. The proposed development will be concentrated in the more northerly two thirds of the Site, leaving a buffer north of the roundabout traversed only by the access road. To the west, a narrow land buffer will also be retained alongside Borde Hill Lane. The majority of the eastern field will be subject to development. The non-designated heritage asset located within the Site boundary and comprising the site of a former brickfield will be excluded from development.

## 5.0 PLANNING POLICY

### National Planning Policy

#### **National Planning Policy Framework**

5.1 Government policies relating to planning are given in the National Planning Policy Framework. Section 16 (paragraphs 202 – 221)<sup>3</sup> of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.

5.2 The Framework requires that local planning authorities *should set out in their Local Plan 'a positive strategy for the conservation and enjoyment of the historic environment'*, recognising that '*heritage assets are an irreplaceable resource*' and should be conserved '*in a manner appropriate to their significance*' (Section 16, paragraphs 202 and 203)<sup>4</sup>.

5.3 The Framework requires that planning applicants should '*describe the significance of any heritage assets affected*' by their application, '*including any contribution made by their setting*' (Section 16, paragraph 207)<sup>5</sup>.

5.4 The NPPF is supported by Planning Practice Guidance. In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice in Planning Notes 1 to 3, issued by Historic England and the Historic Environment Forum<sup>6</sup>.

### Local Planning Policy

#### **Mid Sussex District Plan**

5.5 The Mid Sussex District Plan 2014-2031 contains several policies relevant to the Historic Environment. The following policy is relevant to archaeology:

#### **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.*

*Evidence Base: West Sussex Historic Environment Record.*

- *Special regard is given to protecting the setting of a listed building*

<sup>3</sup>[https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF\\_December\\_2024.pdf](https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf), accessed November 2025

<sup>4</sup> *ibid*

<sup>5</sup> *ibid*

<sup>6</sup> <http://historicengland.org.uk/advice/planning/planning-system/>, accessed November 2025

*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.*

### **Mid Sussex Local Plan**

5.6 The Mid Sussex Local Plan was adopted in 2004<sup>7</sup>, and remained in force until it was superseded by the new District Plan, although a number of policies have been 'saved'. The Local Plan contains the following saved policy relevant to this assessment:

#### ***Built Environment Policy 18: Archaeological Sites***

*Sites of archaeological interest and their settings will be protected and enhanced where possible. In particular, the fabric and setting of Scheduled Ancient Monuments and other nationally important archaeological sites should be preserved intact.*

*Development proposals or changes of use or management which would have a detrimental impact on sites of archaeological importance and their settings will not normally be permitted. An exception may be made only where the benefits of the proposal (which cannot reasonably be located elsewhere) are so great as to outweigh the possible effects on the archaeological importance of the site.*

*Where it appears that a proposed development may affect the archaeological or historic interest of a known or potential site of archaeological importance, the applicant will be required to carry out an archaeological assessment and field evaluation. A statement of the findings will be required to accompany the planning application.*

*There will be preference for preservation in-situ in preference to excavation recording and publication of findings.*

*Where approved development will affect a site of archaeological interest, the developer will be required either by agreement or by conditions of planning permission to have undertaken a full investigation and recording by excavation and the publication of findings.*

### **High Weald Area of Outstanding Natural Beauty**

5.7 The Site lies adjacent to the boundary of the High Weald AONB. As such, the following policy from the Mid-Sussex District Plan has an indirect bearing:

DP16: High Weald Area of Outstanding Natural Beauty<sup>8</sup>

<sup>7</sup> <https://www.midsussex.gov.uk/planning-building/local-plan-2004/>, accessed November 2025

<sup>8</sup> <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/> 21<sup>st</sup> February 2024

*Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.*

*Evidence Base: The High Weald AONB Management Plan.*

*Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design.*

### **Conclusion**

5.8 This heritage impact assessment engages with the above policies by assessing the heritage assets near the proposed development site and the contribution that their setting makes to their significance, and then by assessing how the setting of these heritage assets may be affected by the proposed development.

## 6.0 METHODOLOGY

6.1 The *National Planning Policy Framework* (Section 16: 'Conserving and Enhancing the Historic Environment') requires that the significance and setting of a built heritage asset (historic building) should be considered as part of the planning process:

*200. 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. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

6.2 This assessment report considers the potential impacts arising from the proposed development in relation to designated heritage assets and their setting. Setting is defined by the *NPPF* 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.*

6.3 Setting is important due to the contribution it makes to the significance of heritage assets. This assessment therefore follows the staged approach set out in the relevant Historic England guidance (2015; 2017a):

**Step 1:** Identify which heritage assets and their settings are affected by the proposed development.

**Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

**Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

**Step 4:** Explore ways to maximise enhancement and avoid or minimise harm.

**Step 5:** Make and document the decision and monitor outcomes.

6.4 The emphasis of this report is on the first three steps of this methodology. Each aspect of these steps is considered within the sections below.

### **Assessment of Significance**

- *Historical* value derives from the way in which past people, events, and aspects of life can be connected through a place to the present. This includes associative, illustrative and representational value, and encompasses among other things rarity of survival, the extent of associated documentation, the ability to characterise a period, and association with other monuments.
- *Aesthetic* value derives from the way in which people draw sensory and intellectual stimulation from a place. This includes not only formal visual and aesthetic qualities arising from design for a particular purpose, but more

fortuitous relationships of visual elements arising from the development of the place through time, and aesthetic values associated with the actions of nature.

- *Communal* value is based on the multivalent meanings a place may have for contemporary society. Commemorative and symbolic values are founded in collective memory and historical identity (including reminding us of uncomfortable aspects of national history) while social value often derives from contemporary uses of a place. Spiritual value can come from the customs and teachings of organised religion as well as less formal beliefs and is often associated with places sanctified by a long tradition of veneration.
- *Evidential* value derives from the potential of the site to provide evidence of past human activity. The archaeological resource (both above- and below-ground) and its potential capacity to respond to investigative analysis make the primary contribution to evidential value.

6.5 Within each of these categories of heritage value, the following degrees of significance are adopted here:

- Exceptional: elements of the place that are of key national or international significance, being among the best or only surviving examples of an important type of monument or being outstanding representatives of important social or cultural phenomena.
- High: elements that constitute good and representative examples of an important class of monument (or the only example locally), or that have a particular significance through association (although surviving examples may be relatively common on a national scale) or that make major contributions to the overall significance of the monument.
- Moderate: elements that contribute to the character and understanding of the place, or that provide a historical or cultural context for features of individually greater significance.
- Low: elements that are of low value in general terms or have little or no significance in promoting understanding or appreciation of the place, without being actually intrusive.
- Negative: elements that are actively detrimental to the significance of the place, or which detract from its character, setting or comprehension. Recommendations may be made on their removal or on other methods of mitigation.

### ***Assessment of Setting***

6.6 Closely allied to a site's heritage values is the contribution its landscape setting makes to its significance, and how it is experienced within the context of its wider surroundings. Whilst this is predominantly a visual consideration, it is also influenced by environmental factors such as noise and smell, as well as by a deeper understanding of the historic relationship between places, even where there is no line-of-sight between them. Equally, a proposed development can be fully visible from an asset, but its impact will be minimal if the setting does not contribute to the significance of that asset (Historic England 2015; 2017a).

### **Assessment of Impact**

6.7 The NPPF requires that the potential impact of a proposal upon the significance of a heritage asset should be considered as part of the planning process.

*201. 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.*

6.8 The NPPF further states that impact should be assessed in the following manner:

*205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

*206. 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. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

*207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

*208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

6.9 The NPPF divides impact as resulting in either *substantial harm or less than substantial harm*. In practice, the majority of proposals fall under the latter category,

meaning a more nuanced assessment is required to come to a fully rounded decision. The following informal terminology is therefore adopted here:

- A *High* impact equates to the category of 'substantial harm' set out by the NPPF. The Planning Practice Guidance for the Historic Environment states that the bar for justifying this level of harm is also high.
- A *Moderate* impact equates to the category of 'less than substantial harm' set out by the NPPF, but falls within the upper end of that category. The requirement to weigh the proposal against public benefit and the optimum viable use of a site applies, but may need more rigorous justification.
- A *Low* impact also equates to the category of 'less than substantial harm' set out by the NPPF, but falls within the lower end of that category. The requirement to weigh the proposal against public benefit and the optimum viable use of a site still applies, but the justification may be more straightforward.
- A *Neutral* impact equates to no potential harm, meaning that the requirement to weigh the proposal against public benefit and the optimum viable use of a site may not apply, although heritage aspects of the proposal may still be a consideration.
- A *Positive* impact is one which is considered to enhance the significance and/or setting of a heritage asset. Identified positive impacts to heritage assets may have public benefit and are likely to be beneficial to the proposal as a whole.

LEVEL OF IMPACT	NPPF EQUIVALENT
<i>High</i>	substantial harm/total loss
<i>Moderate</i>	less than substantial harm
<i>Low</i>	less than substantial harm
<i>Neutral</i>	no potential harm
<i>Positive</i>	enhancement of a heritage asset; possible public benefit

## 7.0 IDENTIFYING THE HERITAGE ASSETS

### ***Listed Buildings***

7.1 Twenty Listed Buildings are recorded within the Study Area (Fig. 1: **1-20**). The majority of the Listed Buildings lie at a considerable distance from the Site and / or are concealed by vegetation, relief or intervening development. They have no intervisibility with the Site and will not be impacted by the development; they were not retained for further assessment. As such, the Listed Buildings considered by this assessment comprise Borde Hill Place (**7**), Sugworth Farmhouse (**15**) and South Lodge to Borde Hill including Gate Piers and Wall (**19**).

### ***Registered Park and Garden***

7.2 The Registered Park and Garden of Borde Hill lies to the west of the Site across Borde Hill Lane (**21**). It has been retained for assessment.

### ***Conservation Areas***

7.3 Two Conservation Areas lie within the Study Area:

- Mill Hill Close Conservation Area; and
- Lucastes Conservation Area.

7.4 Both Conservation Areas lie at a considerable distance from the Site, 425m and 855m respectively, have no intervisibility with the Site, and are separated from the Site by development. As such they were excluded from further assessment.

### ***Non-designated Heritage Assets***

7.5 No settings issues were identified for non-designated built heritage assets.

**Table 1: Identified Heritage Assets (see Figure 1)**

Name		Designation & Grade	Distance from development	Relationship with development?
<b><i>Listed Buildings</i></b>				
<b>7</b>	Borde Hill Place	II (1025728)	500m	NO
<b>15</b>	Sugworth Farmhouse	II (1193589)	230m	YES
<b>19</b>	South Lodge to Borde Hill including Gate Piers and Wall	II (1025508)	35m	NO
<b><i>Registered Historic Park &amp; Garden</i></b>				
<b>21</b>	Borde Hill	II* (1000274)	adjacent	NO

### ***Summary***

7.6 The proposed development lies to the north of Haywards Heath. Three Grade II listed buildings and one Grade II\* Registered Historic Park and Garden have been identified as having a potential spatial or visual relationship with the proposed development.

## 8.0 THE SIGNIFICANCE AND SETTING OF THE HERITAGE ASSETS

### ***Borde Hill Place (Grade II Listed Building) (7) and Borde Hill Registered Park and Garden (Grade II\* Listed, 21)***

8.1 Borde Hill is situated to the immediate north-west of Haywards Heath, on the west side of Borde Hill Lane where it leads northwards to Balcombe village (Fig 1 and Plate 2). Borde Hill Place (listed grade II) stands on the crest of an east-west ridge, towards the centre of the park (Plate 3). The c.155ha Grade II\* registered Park and Garden comprises c.9ha of ornamental gardens set within wooded parkland, the south side of which occupies the same east to west stream valley as the Site, the southern boundary rising to the southern crest of the valley. The site is bounded along the east and south sides by minor roads and enclosed partly by a dense mixed tree belt (along the southern half of the east boundary) and by intermittent trees (along Hanlye Lane to the south). To the north and east, the site's parkland and woodland merge into the adjacent undulating, wooded farmland.

8.2 The first record of the Borde family at Borde Hill is of Stephen Borde in 1534. On his death in 1567 the estate passed to his son George, then to his grandson Stephen, who built the present house in 1598<sup>9</sup>. The west front of the large Tudor house survives and is a two-storey construction with three gables with finials. A gabled porch is marked with the date 1598 and the initials S. B. This building was extensively remodelled and enlarged in the 19<sup>th</sup> century. Its principal aspect looks out northwards to extensive views across the High Weald. The ornamental gardens surround the house but are most extensive to the west, south and east. The south front opens onto a paved apron enclosed by low curved walls, beyond which an open lawn, levelled in 1895, extends 90m south to an east to west path running along the top of a sandstone ha-ha which separates the garden from the park. West and south-west of the house, on land shown enclosed as garden by 1874, the west side of the South Lawn is contained by rising ground planted at the north end as a rock bank with low-growing shrubs and at the south end with newly laid out azalea beds backed by timber-edged, terraced shrubberies. From the south-west corner of the lawn the Long Walk, enclosed by sandstone walling, leads westwards.

#### *Significance*

8.3 Borde Hill has high historical and aesthetic value as a late 19<sup>th</sup>-early 20<sup>th</sup> century plantsman's garden set within a contemporary park centred on an earlier (16<sup>th</sup> century) house, illustrating the gentrification of the rural landscape in that period. The house and grounds will also have evidential value in terms of the development of the main house since the Tudor period and in terms of later post-medieval/modern garden archaeology. It has moderate communal value as a publicly accessible space. Overall, the heritage value is High.

#### *Setting*

8.4 The house is situated in the centre of the park. It has extensive views north across the Weald. Views southwards from the house are lesser, being constrained on either side by the mature trees which bound the lawn and guide the eye southwards across

<sup>9</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1000274> accessed November 2025

the estate lands and the valley (Plates 3 and 4). This view would appear to have been designed in the late 19<sup>th</sup> century when the gardens were laid out. Views east and west are constrained by existing blocks of woodland, with the eastern boundary of the park defined by dense perimeter woodland. The Site is not visible from the house nor from the end of the lawn, the mature vegetation providing a dense barrier on this side of the park (Plates 5 -6). As such, the setting of the house is substantially confined to the park that surrounds it, with key views south and north away from the Site. The Site does not form part of the setting of Borde Hill Place.

8.5 The wider park is relatively enclosed in this area, with dense perimeter planting that provides a significant amount of screening even in winter (due to a large proportion of evergreen shrubs). At no point was any view of the Site afforded. In spite of the Site and the garden occupying the same valley, the dense vegetation on the south-east boundary of the Registered Park is sufficient to enclose the park landscape from view in this direction, with further screening from the existing residential developments along Borde Hill Lane. The Park is designed to be viewed from within. As such, while the setting of the park is an important part of its significance, the Site does not form a significant aspect of the setting of Borde Hill Registered Park & Garden.

#### ***Sugworth Farmhouse (Grade II) (15)***

8.6 This house is described by the HER record as a 17<sup>th</sup> century or earlier timber-framed building with modern red brick infilling, the front largely refaced with brick (Plate 7). It has a half-hipped roof of Horsham slabs and rises to two storeys, a third storey window visible in the southern gable end (Plate 8). Historical outbuildings lie to the north-east (Plate 9). The house occupies the high land overlooking the valley in which the Site lies.

#### *Significance*

8.7 The house has moderate evidential and historical value as a 17<sup>th</sup> century farmhouse with a later (19<sup>th</sup> century) farmstead that is still substantially complete (more than 50% survival of historic elements). Overall, the heritage value is Moderate.

#### *Setting*

8.8 The house is approached from the west and the principal aspect of the house faces that direction, the windows of the southern gable however affording a clear view of the majority of the Site, which can also be discerned from ground level (Plate 10). The setting of the house is the open farmland within which its sits (comprising the fields to the north of the house, and the south and north facing slopes to the south of the house, each side of the stream, which form a visual bowl) and the nearby woodland. The proposed development will not impinge the northern fields or the northern slope. It will however occupy the opposing southern slope of the valley which is overlooked by the wide south-facing gable of the house which has numerous windows (Plates 8 and 11) and the house is clearly visible from the Site (Plate 11). Its relationship with the surrounding farmland contributes to its significance as a historic farmstead, with the field pattern being largely contemporary. However, this has been degraded to some extent by the construction of the railway and 20<sup>th</sup> century residential development, and the loss of some of the agricultural land to former clay extraction

and brickmaking. The setting makes a Moderate contribution to its overall significance.

***South Lodge to Borde Hill (Grade II) (19)***

8.9 South Lodge is a late 19<sup>th</sup> century gate lodge located within the south-west corner of the Site (Plate 12), and is mostly screened from the Site behind a copse of mature trees, although the screening is thinner in winter (Plates 13 - 14).

*Significance*

8.10 The lodge has moderate evidential and historical value as a good example of a Victorian estate lodge, with architectural elements reflecting the style of the main house. It has aesthetic value in terms of its relationship with the park beyond and as a landmark building near a road junction.

*Setting*

8.11 The setting is primarily related to its position within the park. It is located at the south-eastern corner, at the point where the access drive leaves the park. The lodge would have been the first indicator of the parkland landscape, with the juxtaposition of the lodge, ornamental gates and wall guarding a gap in the perimeter woodland with glimpses of the parkland beyond. Its position is functional, being at the closest point in the park perimeter to Haywards Heath and the railway station, but it has received a degree of aesthetic treatment appropriate to its function. While the Site is visible to the right as the lodge is approached from the south-east, it has no functional link with the Site which forms part of the generic rural landscape outside the park perimeter. Recent development of land to the south of the asset has considerably altered the configuration of its immediate environs particularly via the construction of a new roundabout (Plates 15 - 16), but has not affected its setting within the context of the park itself (i.e. looking in from the road). Consequently, the setting of the lodge makes a high contribution to its overall significance.

**Table 2 – The contribution of setting to the significance of affected heritage assets**

Ref.	Name	Designation	Simplified Significance	Key Aspects of Significance	Key Aspects of Setting	Contribution of setting to Heritage Significance
7	Borde Hill Place	Listed (Grade II)	High	16 <sup>th</sup> century house enclosed within a later designed landscape.	<ul style="list-style-type: none"> <li>• 16<sup>th</sup> century house set at the centre of a later parkland landscape, with limited external views beyond the perimeter planting.</li> </ul>	High
15	Sugworth Farmhouse	Listed (Grade II)	Moderate	17 <sup>th</sup> century farmhouse with surviving outbuildings set within contemporary fieldscape.	<ul style="list-style-type: none"> <li>• Historic relationship between farmstead and surrounding fields, reflecting and illustrating the rural origins.</li> </ul>	Moderate
19	South Lodge to Borde Hill including Gate Piers and Wall	Listed (Grade II)	Moderate	19 <sup>th</sup> century lodge associated with Borde Hill.	<ul style="list-style-type: none"> <li>• Location at the perimeter of the parkland, at the closest point to the town and railway.</li> <li>• Juxtaposition of lodge, gates, wall, perimeter tree belt and parkland beyond.</li> </ul>	High
21	Borde Hill	RHPG (Grade II*)	High	19 <sup>th</sup> and 20 <sup>th</sup> century plantsman's garden and contemporary parkland.	<ul style="list-style-type: none"> <li>• Enclosed parkland within defined perimeter planting, with limited key external views to north and south.</li> </ul>	High

## 9 THE IMPACT OF THE PROPOSED DEVELOPMENT

9.1 The assessment above indicates that four heritage assets identified in the vicinity of the site have an important landscape component to their heritage significance, and have the *potential* to be affected by the proposed development, even where they are not intervisible. Impact on setting is considered with reference to the method outlined above (Section 6). This section aims to establish the extent of any such impact: its results are summarised below in Table 3.

### *Borde Hill Place (7) and Borde Hill park (21)*

9.2 The house and park (treated here as one unit) comprise an enclosed parkland landscape set out around the earlier house, with the boundaries along the eastern and southern sides (towards the Site) being formed of dense perimeter woodland belts which seeks to enclose and exclude. Key views extend beyond the park to the north and, to a lesser degree, the south, but are otherwise constrained within the parkland itself. There is no intervisibility with the Site, which falls outside the setting of the park and house. Consequently, while the setting makes a high contribution to the significance of the heritage assets, the impact from the proposed development on that significance will be Neutral.

### *Sugworth Farmhouse (Grade II) (15)*

9.3 The farmland proposed for development forms part of the historical farmland of Sugworth Farm, and the house was established on a rise with a view over this landscape from the numerous windows in the wide south-facing gable of the house (Plates 10 - 11). The proposed development will comprise a single row of houses in the west field, with the majority of the proposed housing concentrated in the lower two-thirds of the central field and throughout the eastern field (Fig. 3). Based on site observations, a large part of the proposed development will be clearly visible from the house. This particularly includes parts of the development occupying the higher land in the south-east of the central field and the south of the eastern field (Plates 17 – 18). Views of the development in the western field will be screened by intervening vegetation (Plate 2 and 19). In the central field, some screening will be provided by intervening vegetation and also by the effects of relief, particularly in the west of the field which is lower-lying (Plate 20) and is partially screened by the woodland in the former brickyard (Plate 21), and towards the northern end by the mature hedgerow vegetation bounding the stream (Plate 22). This latter is however, only partial (Plate 23). In the eastern field, the hedgerow vegetation bounding the stream to the north is thicker and will provide some screening for development in the north and west of the field (Plates 24). However, the higher land in the south of the Site remains visible from the farmhouse (Plate 18).

9.4 The setting of the farmhouse makes a moderate contribution to its significance. The fields to the north and the slope down from the house to the stream will not be impacted, but the development on the north-facing slope opposite the house will be directly visible. The view south from the house is currently that of a bowl, rising up to the existing residential developments along the ridgeline, and the proposed development will degrade that, bringing built development closer to the listed building. However, much of the rural setting of the heritage asset will remain unaffected. The impact of the proposed development is assessed as Moderate (Adverse), in that the

setting will be noticeably changed. This corresponds to less than substantial harm in NPPF terms.

*South Lodge to Borde Hill (Grade II) (19)*

9.5 While the setting of the lodge is important, this is primarily focussed on the relationship between the building, the gates, the perimeter wall, the perimeter tree belt, the parkland within and, arguably, the road outside, and is experienced heading in to or out of the park along the drive. The rural landscape beyond the park, including the Site, sits outside of this and has no more than a generic relevance in illustrating that the parkland was originally created within a remoter rural context – this has already been degraded to some extent by the existing residential properties along the western edge of the Site. The proposed development has retained a buffer of undeveloped land in the south of the central field (Fig. 3) which, while crossed by the new access road from the roundabout and therefore having a modern landscaped character, ensures that the approach to the lodge is not hemmed in by buildings (Plates 25 – 27). Consequently, while the proposed development will be visible from the lodge and there will be a loss of the wider rural surroundings, the key elements of the setting that contribute to its significance will not be affected. The impact of the proposed development is assessed as Low (Adverse). This corresponds to less than substantial harm at the lower end of the scale in NPPF terms.

**Table 3 – The Impact of the Proposed Development**

Ref.	Name	Simplified Significance	Contribution of setting to Heritage Significance	Impact of proposals on Setting	Overall Impact on Heritage Significance
7	Borde Hill Place	High	High	Neutral	Neutral
15	Sugworth Farmhouse	Moderate	Moderate	Moderate	Moderate
19	South Lodge to Borde Hill including Gate Piers and Wall	Moderate	High	Low	Low
21	Borde Hill	High	High	Neutral	Neutral

## 10.0 CONCLUSIONS

- 10.1 This heritage impact assessment has been undertaken by ASE for Land North of Balcombe Road, Haywards Heath. It considers the significance of relevant heritage assets and the potential effects of the proposed development upon their setting, in line with the requirements of the *National Planning Policy Framework*. The proposed works are taken to be those outlined in Figure 3.
- 10.2 The Site comprises an area of fields on the northern edge of Haywards Heath, originating as a medieval/post-medieval fieldscape with subsequent minor modification from 19<sup>th</sup> century clay extraction for brickmaking.
- 10.3 This study has identified four heritage assets (or groups of assets) that have a meaningful spatial or visual relationship with the proposed development. The impact of the proposed scheme upon the setting of these heritage assets was considered, as was the resultant impact upon these assets' heritage significance.
- 10.4 The results of this assessment can be summarised as follows:
  - Borde Hill parkland, Borde Hill Place, Sugworth Farmhouse and the South Lodge to Borde Hill are identified as the principal heritage assets of relevance to the proposed development.
  - The setting of Sugworth Farmhouse makes a *Moderate* contribution to its significance. The proposed development will have a *Moderate adverse* impact on the setting of the farmhouse and cause *less than substantial harm* to its significance.
  - The setting of South Lodge makes a *High* contribution to its significance. The proposed development will have a *Low adverse* impact on the setting of the lodge and cause *less than substantial harm* to its significance.
  - The setting of Borde Hill and Borde Hill Place makes a *High* contribution to their significance. The proposed development will have a *Neutral* impact on the setting of the house and park and cause *no harm* to their significance.

## 11.0 REFERENCES

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## PLATES



Plate 1: The Site, aerial view (@ Google Earth 2020)



Plate 2: The Site, Borde Hill Estate (Green), and Sugworth Farm north of Site



Plate 3: Borde Hill Place, viewed from the end of the South Lawn



Plate 4: View southward from the end of the South Lawn



Plate 5: Borde Hill Estate entrance



Plate 6: Looking south-east towards the Site from the estate entrance



Plate 7: Sugworth Farmhouse, looking east



Plate 8: South Gable of the farmhouse



Plate 9: Farm-buildings to the rear of the farmhouse



Plate 10: The Site - occupying the slope opposite - viewed from near Sugworth Farm, looking south



Plate 11: Zoomed view of the south aspect of farmhouse from within the Site



Plate 12: South Lodge to Borde Hill, looking west



Plate 13: Looking towards Site through vegetation from South Lodge (winter)



Plate 14: Looking towards South Lodge to Borde Hill from the south of the proposed built area



Plate 15: South Lodge to Borde Hill, 2015 (Google Earth)



Plate 16: South Lodge to Borde Hill, 2024 (Google Earth)



Plate 17: View north towards the farmhouse from the south-east of the central field



Plate 18: View across north-west of east field towards farmhouse



Plate 19: Retained woodland in the former brickworks screens towards Sugworth Farm



Plate 20: Looking south across flatter land in east of central field



Plate 21: View towards Sugworth Farm from west of central field screened by vegetation



Plate 22: Mature vegetation along north boundary of Site, Central Field



Plate 23: View towards farmhouse from north of central field through hedge gap



Plate 24: View towards the Farmhouse from the east of the eastern field



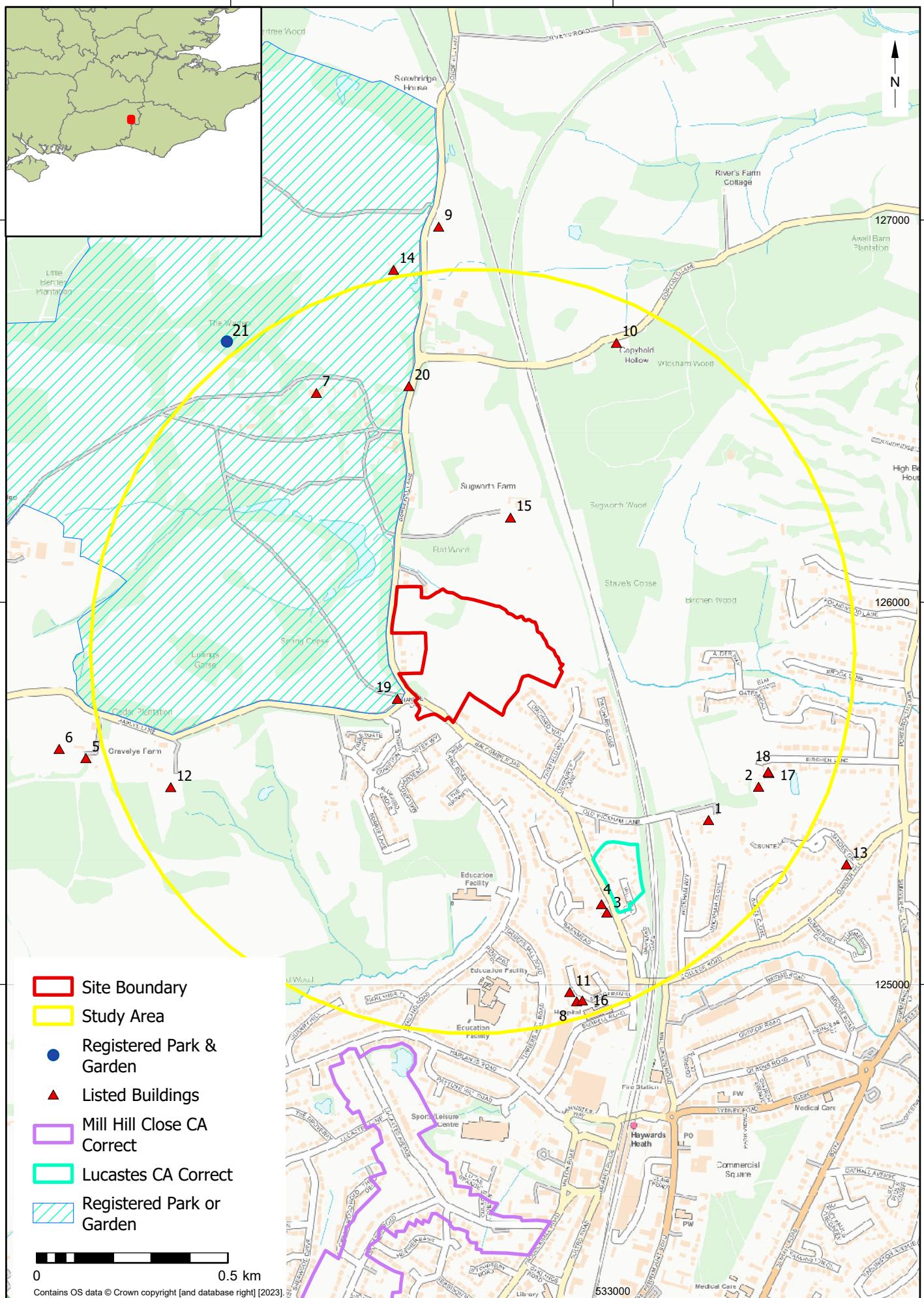
Plate 25: Proposed location of access and enlarged roundabout

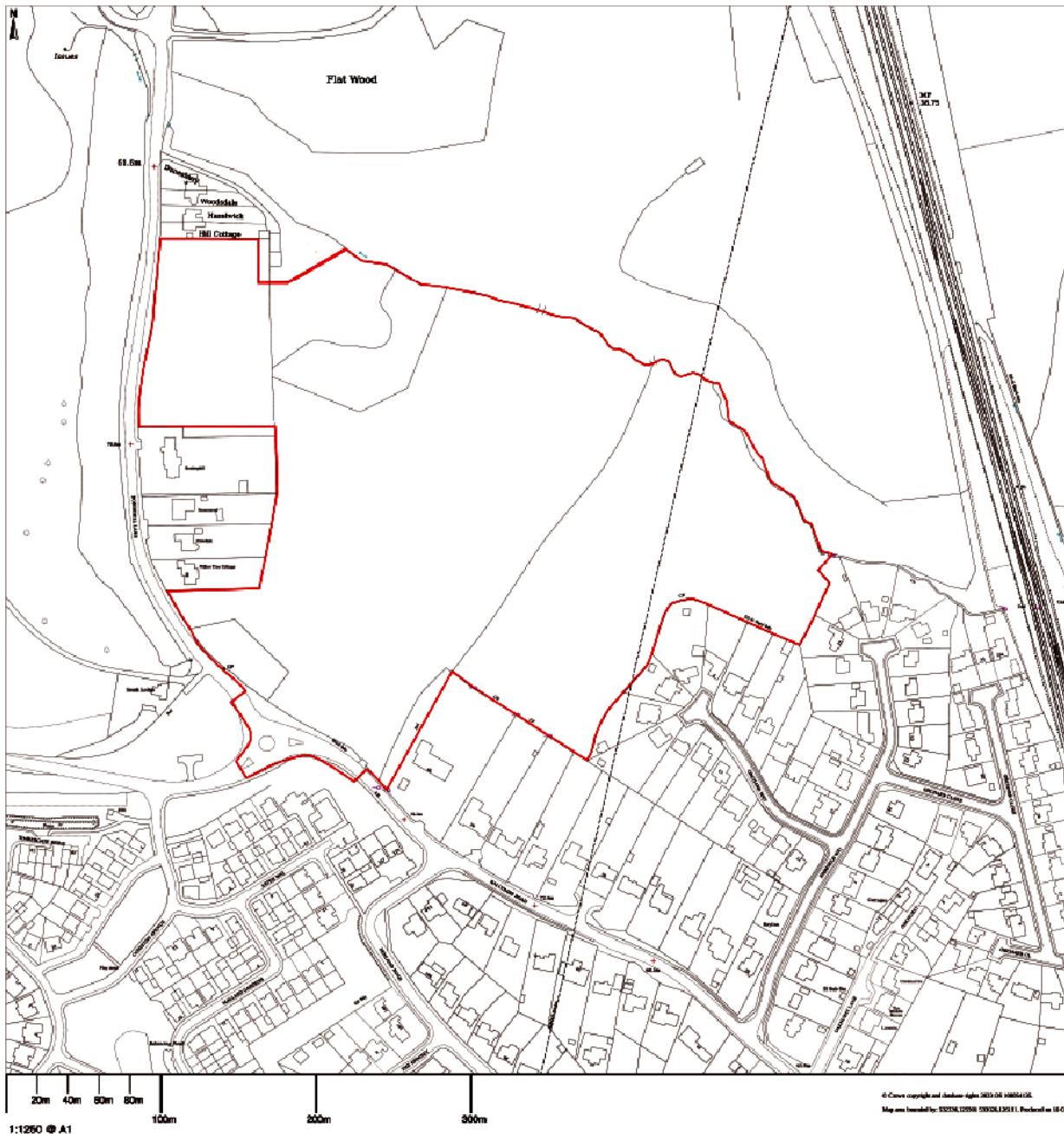


Plate 26: Proposed location of new access, looking north-east from road



Plate 27: Proposed Location of new access looking south-west





*Fairfax*

Fairfax Acquisitions Ltd

**Project**

Land North of  
**BALCOMBE ROAD,**  
**HAYWARDS HEATH**

**Site**

**LOCATION PLAN**

date: Nov '25      scale: 1:1250 @ A1

drawing number:  Rev.  
2508PL.01

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