



LAND AT HAMBROOK SCHOOL, LEYLANDS ROAD, BURGESS HILL, WEST SUSSEX

HERITAGE STATEMENT

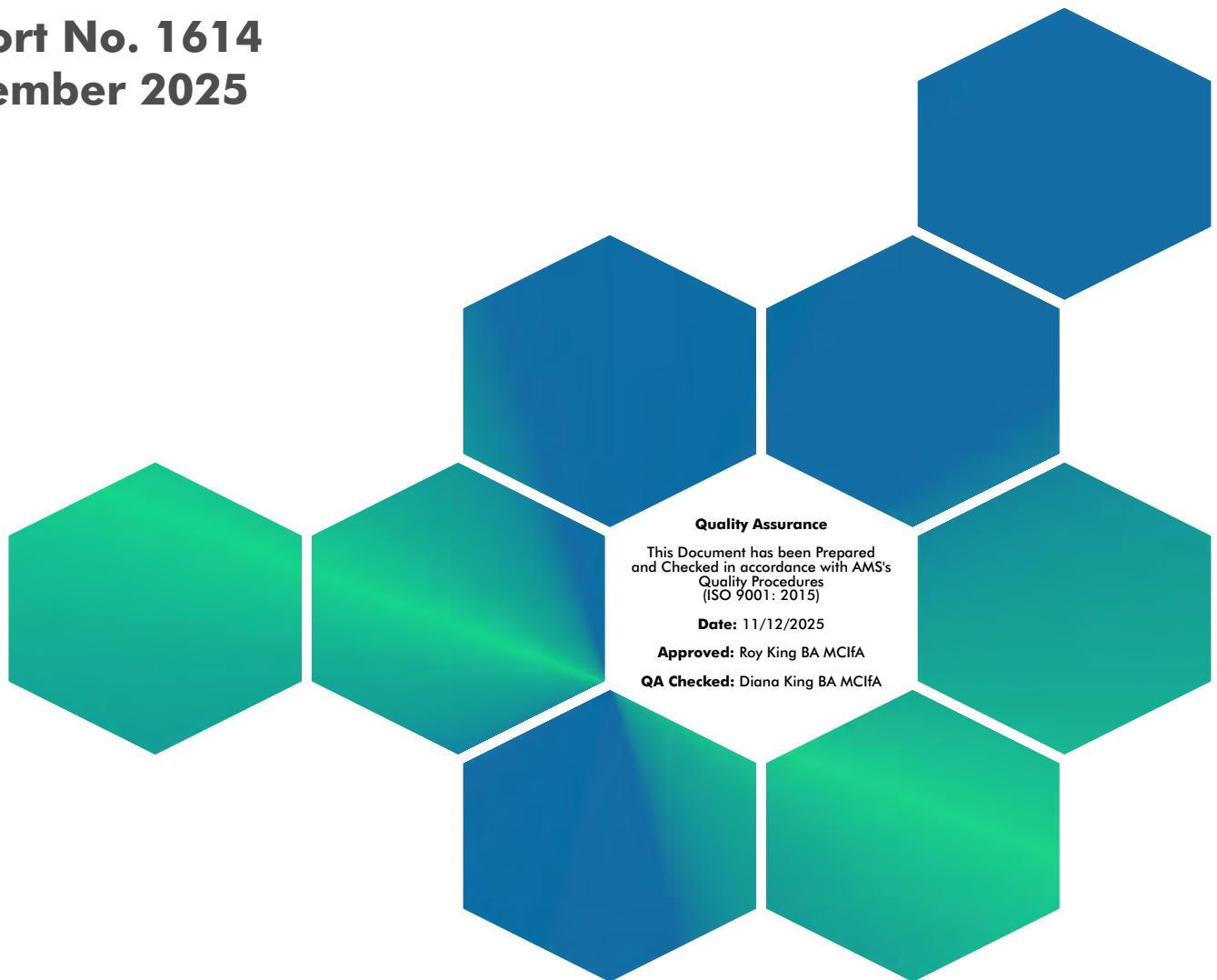
ON BEHALF OF
**OUTCOMES FIRST
GROUP**



Land at Hambrook School, Leylands Road, Burgess Hill, West Sussex

NGR: TQ 3118 1965

Report No. 1614
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GLOSSARY OF TERMS AND ABBREVIATIONS

Archaeology

For the purposes of this project archaeology is taken to mean the study of past human societies through their material remains from prehistoric times through to the modern era. No rigid upper date limit has been set, but AD 1900 is used as a general cut off point.

CAAMP

Conservation Area Appraisal and Management Plan

HER

Historic Environment Record.

HVIA

Heritage and Visual Impact Assessment.

ICOMOS

International Council on Monuments and Sites.

LVIA

Landscape and Visual Impact Assessment.

Modern

There is debate in archaeology about when the modern period commences, but 1900 is a useful start point.

Medieval

The period between the Norman Conquest (AD 1066) and c. AD 1500.

Natural

In archaeological terms this refers to the undisturbed natural geology of a site.

NGR

National Grid Reference from the Ordnance Survey Grid.

NMP

National Mapping Programme whereby possible archaeological features present on aerial photographs were mapped. Undertaken for certain counties, including Cornwall.

OD

Ordnance Datum; used to express a given height above sea level.

OS

Ordnance Survey.

OUV

Outstanding Universal Value.

Post-Medieval

Refers to the period from c. AD 1500 to AD 1900.

Prehistoric

In Britain this term is generally used for any of the traditionally defined periods such as Palaeolithic (c. 480,000-12,000 BC), Mesolithic (c. 12,000-4000 BC), Neolithic (c. 4,000-2,500), Bronze Age (c. 2500-600 BC) and Iron Age (c. 800 BC – AD 43).

Romano-British

Term used to describe the fusion of indigenous late Iron Age traditions with the invasive Roman culture. Traditionally dated between AD 43 and AD 410.

Saxon or Early Medieval

Term used to describe the period between the end of Roman Britain c. AD 410 and the Norman Conquest (AD 1066).

VCH

Victoria County Histories.

WHS

World Heritage Site.

ZTV

Zone of Theoretical Visibility.

SUMMARY

This proportionate Heritage Statement has been prepared by Roy King of Foundations Heritage to accompany a retrospective planning application in relation to external works associated with the conversion of the former educational facility to a new SEN day school known as Hambrook School at Marle Place, 171 Leylands Road, Burgess Hill, RH15 8HZ.

The report has identified that the proposed development has no appreciable potential to affect buried archaeological deposits. The installation of new fence posts had the potential to impact on buried deposits but due to their size and spread are not considered likely to have resulted in sufficient harm as to have required mitigation, as archaeological monitoring would not have had the potential to meaningfully identify buried finds or features.

The proposals have resulted in a number of **adverse** visual settings effects resulting from the installation of the new perimeter fence to the south and west. All other potential effects are predicted to result only in amenity changes which do not affect settings and do not carry the same weight. No changes exceeding very localised slight adverse effects have been identified and is the opinion of this report that, on balance, the proposals adequately preserve the setting of the former Marle Place and the St. John's Conservation Area in accordance with paragraphs 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan policies and the relevant paragraphs of NPPF (2023).

1 INTRODUCTION AND PROJECT BACKGROUND

Purpose of the report

1.1 This proportionate Heritage Statement has been prepared by Roy King of Foundations Heritage to accompany a planning application in relation to external works associated with the conversion of the former educational facility to a new SEN day school known as Hambrook School at Marle Place, 171 Leylands Road, Burgess Hill, RH15 8HZ (NGR: TQ 3118 1965, Figure 1).

1.2 Roy King BA, MCIfA has over 30 years' experience in heritage matters with particular regard to the preparation of archaeological and heritage statements and impact assessment. The project was commissioned by Ian Watts on behalf of Outcomes First Group Ltd. The site walkover was undertaken by Andrew Hood BSc, MCIfA and the settings assessment was jointly undertaken by Roy King, Andrew Hood and Diana King (BA, MCIfA).

1.3 This report, which is an updated and amended version of a report first prepared in 2023, presents an assessment of the predicted effects on the significance of heritage assets which could be caused by the proposed development. This report does not assess below ground heritage in any great detail, given that the only relevant ground disturbance is related to the installation of new internal and perimeter fencing.

1.4 Potential harm could also arise from an alteration to setting in respect of the house at Marle Place as well as designated and non-designated assets in the vicinity, including the St. John's Conservation Area.

1.5 This assessment has been prepared in accordance with the requirements of the National Planning Policy Framework 2023, the Mid-Sussex District Council Local Development Plan and relevant standards and guidance.

1.6 A heritage asset is defined in the National Planning Policy Framework (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)*'.

1.7 Designated heritage assets include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Non-designated heritage assets include sites held on the County Historic Environment Record, elements of the historic landscape and sites where there is the potential to encounter unrecorded archaeological remains, and above ground assets such as buildings of local significance (locally listed).

Site Description

1.8 The study area is situated off Leylands Road, Burgess Hill, at the north edge of the St John's Conservation Area. The site itself comprises an approximately rectangular-shaped parcel of land, which encompasses an area of approximately 0.6ha. It contains a complex of buildings known as Hambrook School (formerly Marle Place), with a car park and enclosed play area to the north and a garden to the south. The topography

within and around the site generally slopes very slightly downwards from north to south, at around 45m aOD (above Ordnance Datum). The site is bounded to the west, north and east by relatively Modern residential development, whilst Marle Place Park is situated immediately to the south. At the time of the walkover survey, the north site perimeter consisted of a high brick wall with metal gated entrances. The west site perimeter, in the area to the north of the building complex, comprised a new metal wire-mesh fence, which was located immediately adjacent to a footpath. The east site perimeter, to the north of the building complex, consisted of a brick wall. The west, south and east site perimeters, in the area to the south of the building, consisted of a new wooden fence, part of which divided the car park from the garden. There were intermittent mature trees and bushes situated along the line of the southern and southwestern parts of the site perimeter.

Proposed development

1.9 The proposed development comprises the conversion of the previous adult education centre to a SEN day school with associated outdoor activity areas, landscaping and new security fencing alterations.

Limitations

1.10 This report comprises a proportionate heritage statement based upon the proposed development and does not seek to fulfil the purpose of a full archaeological or heritage desk-based assessment or impact assessment; most particularly it does not incorporate any form of historic building recording or analysis of the heritage significance of any element of internal fixtures and fittings within the house. The potential for the presence of below-ground heritage assets (archaeology) is not assessed in detail as part of this report due to the lack of meaningful disturbance.

2 LEGISLATION, POLICY AND GUIDANCE

Introduction

2.1 In considering a development proposal, the Local Planning Authority (LPA) will consider the policy framework set by government guidance and their own Local Development Framework. Planning decisions relating to designated heritage assets must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Ancient Monuments and Archaeological Areas Act 1979, and relevant policies within the National Planning Policy Framework.

Planning (Listed Buildings and Conservation Areas) Act 1990

2.2 The Planning (Listed Buildings and Conservation Areas) Act sets out the criteria for listing buildings deemed by the Secretary of State to be of special architectural and historic interest and the designation by Local Authorities of Conservation Areas, and how these assets should be treated in the planning process. The appropriate consideration of these assets within the planning process is reflected in the provisions of NPPF.

2.3 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that *"in considering whether to grant planning permission for development which affects*

a listed building or its setting, the Local Planning Authority or Secretary of State should pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

2.4 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". 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".

Ancient Monuments and Archaeological Areas Act 1979

2.5 The Ancient Monuments and Archaeological Areas Act of 1979 provides for the investigation, preservation and recording of matters of archaeological or historical interest. This relates not only to Scheduled Ancient Monuments but also to other monuments which in the opinion of the Secretary of State is of public interest by reason of its historic, architectural, traditional, artistic or archaeological interest. Section 61(12) defines sites that warrant protection due to their national importance.

National Planning Policy Framework

2.6 The National Planning Policy Framework was published in December 2024 replacing the earlier version (December 2023) as part of the Government's streamlining of the planning process. A further revision in February 2025 did not change the heritage chapter.

General

2.5.3 NPPF paragraph 11 states that "*Plans and Decisions should apply a presumption in favour of sustainable development.*

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; ⁷

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."

2.7.2 Footnote 7 states "*the policies referred to are those in this Framework (rather than those in development plans) relating to.....designated heritage assets and other heritage assets of archaeological interest referred to in footnote 75....*". Footnote 75 states

"Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets".

2.7.3 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* (MHCLG 2024). Paragraphs 202-221 provide guidance for planning authorities, property owners, developers and others regarding the treatment of heritage assets in the planning process and the specific paragraphs which are relevant to this assessment are summarised below.

2.7.4 Paragraph 202 states that *"Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁷⁰. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁷¹".*

2.7.5 Paragraph 203 states that: *"Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a) *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) *opportunities to draw on the contribution made by the historic environment to the character of a place".*

2.7.6 Paragraph 204 states that: *"When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest".*

2.7.7 Paragraph 205 states that: *"Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*

- a) *assess the significance of heritage assets and the contribution they make to their environment; and*
- b) *predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future".*

2.7.8 Paragraph 206 states that: *"Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible".*

2.7.9 Paragraphs 207-211 relate to proposals affecting heritage assets.

2.7.10 Paragraph 207 addresses planning applications stating that: "*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*"

2.7.11 Paragraph 208 states that "*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*"

2.7.12 Paragraph 209 states: "*Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision*".

2.7.13 Paragraph 210 states that: "*In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness".*

2.7.14 Paragraph 211 states that: "*In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal*".

2.7.15 Paragraphs 212-221 consider potential impacts.

2.7.16 Paragraph 212 states that: "*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*".

2.7.17 Paragraph 213 states that "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. 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 exceptional⁷²".

2.7.18 Paragraph 214 states that "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."

2.7.19 Paragraph 215 states that: "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".

2.7.20 Paragraph 216 states that: "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".

2.7.21 Paragraph 217 states that: "Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred".

2.7.22 Paragraph 218 states that: "Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁷³. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted".

2.7.23 Paragraph 219 states that: "Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the

setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably".

2.7.24 Paragraph 220 states that: "Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole".

2.7.25 Paragraph 221 states that: "Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies".

2.7.26 The above paragraphs make it clear that the effects that proposed developments have on the significance of heritage assets should be assessed within planning applications.

2.7.27 Paragraph 20 of the accompanying Planning Practice Guidance outlines what is meant by public benefits namely: "public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress 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 should 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" (MHCLG 2019).

Local Planning Policy

2.35 The Local Authority for planning is Mid Sussex District Council. The District Plan 2014-2031 was adopted in March 2018 and forms the relevant Development Plan for the site area, with which applications for planning permission must be determined, unless there are material considerations otherwise. It contains two relevant policies relating to the Historic Environment:

2.36 DP34: Listed Buildings and Other Heritage Assets states *inter alia*:

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings. Listed Buildings

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

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

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 Framework (NPPF) and current Government guidance.

2.37 Policy DP35: Conservation Areas states:

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: Mid Sussex Conservation Area Appraisals; Sussex Extensive Urban Surveys; West Sussex Historic Environment Record.

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;
- Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;
- Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;
- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.

2.38 Mid Sussex District Council has no relevant supplementary planning documents (SPDs) that are relevant to this study. The site area lies within the St. John's Conservation Area, which was designated in .

2.39 The site area falls within the remit of the Burgess Hill Neighbourhood Plan 2018-2028 which was adopted in January 2016. It contains a single relevant heritage policy applicable to the site.

2.40 Policy H1 Protecting and Enhancing Heritage Assets and Conservation Areas states:

Proposals within the Burgess Hill Conservation Areas will be required to preserve and enhance their special character or appearance. Support will be given to undertaking/updating appraisals and management plans for each Conservation Area.

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be supported in preference to their demolition and redevelopment.

Buildings of Merit within Burgess Hill include inter alia:

11. Marle Place, Leylands Road.

2.41 The NDP list a further 20 buildings of merit within the plan area, but there is no potential effect on any of these.

Guidance

2.42 Specific heritage guidance includes the Chartered Institute for Archaeologist's *Standard and Guidance for Historic Environment Desk Based Assessments* (2017); *The Principles of Cultural Heritage Impact Assessment in the UK* (July 2021) collated by IEMA, CIaA and IHBC; Historic England guidance in the form of *Conservation Principles: Policies and Guidance: for the sustainable management of the historic environment* (2008), *Managing Significance in Decision-Taking in the Historic Environment*. *Historic Environment Good Practice Advice in Planning: 2* (2015), *Preserving Archaeological Remains: Decision-taking for Sites Under Development* (2015), *The Setting of Heritage*

Assets. Historic Environment Good Practice Advice in Planning: 3 (2017), Advice Note 2: Making Changes to Heritage Assets (2018) and Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019); finally, the Heritage Statement also utilised guidance set out by the Highways Agency in Sections LV106 and LV107 of Design Manual for Road and Bridges (2020) and Guidance on Heritage Impact Assessment for Cultural World Heritage Sites (2011) by ICOMOS as the basis for tabulated data.

3 ASSESSMENT METHODOLOGY

Introduction

3.1 This proportionate heritage statement comprises a desktop study of the effects of the proposed development on known and potential heritage assets in accordance with the in-house Written Scheme of Investigation (2022). It also forms the basis for any further works, which may be required to mitigate any adverse effects of the proposals on the significance of designated heritage assets around the site. The report will allow all parties associated with the project to consider the need for design mitigation to counteract the potential effects and to ensure compliance with national and local heritage planning policies.

3.2 Given the nature of heritage assets, this assessment process involves a degree of subjective interpretation based on existing data sources and professional judgement. This is particularly the case when assessing the potential presence and likely significance of buried archaeological deposits that may be present within a site. The assessment of the significance of heritage assets and the impact of the proposed development on that significance involves a degree of interpretation and professional judgement because different elements of a heritage asset or its setting contribute differentially to its significance. How the significance of a heritage asset is likely to be affected by a set of development proposals will be contingent upon the nature of those proposals and professional judgement is required in order to gauge likely effects.

3.3 In assessing the significance of the site and heritage assets, the criteria specified in Tables 3.1-3.3 were used to provide a framework although it is the position of Foundations Heritage that tabulated data lacks the flexibility required to accurately assess heritage assets and these tables are therefore subject to professional judgement. The tables are based upon DMRB (2020) and ICOMOS (2011), which constitute the most widely accepted form of tabulated data.

Definition of significance

3.4 In accordance with the NPPF, this report aims to assess the effects of the proposed development on the significance of heritage assets. 'Significance' is defined in the NPPF (Annex 2) as "*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*"

Establishing significance

3.5 The significance of above ground heritage is derived from the DCMS criteria for listing and the guidance offered in NPPF. According to DCMS criteria, buildings are listed because they are of "special" architectural or historical interest and that this warrants their preservation. Grade I and Grade II* Listed Buildings are of the highest significance because they are of exceptional interest (Grade I) or are more than of special interest (Grade II*). Grade II Listed Buildings are of special interest. Assets, which are not statutorily designated, but are documented in the Local Authority Historic Environment Record or on a Local List, are nevertheless still of heritage interest.

3.6 Assessing the impact of the development proposals on the significance of heritage assets employs a two-step process:

- Identification of the importance of known and potential heritage features; and
- Identification of the magnitude of the effect.

3.7 Historic England guidance for establishing the significance or value of heritage assets was previously based on four criteria provided by Historic England in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (EH 2008). These criteria were evidential, historical, aesthetic and communal.

3.8 The values used to establish the significance of heritage assets have been replaced by archaeological, architectural & artistic and historic in the NPPF Glossary and in the consultation draft of *Conservation principles for the sustainable management of the historic environment* (2017), which will replace the 2008 document in due course. These values are also utilised in the Historic England Publication *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and are detailed below:

- Archaeological Interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.9 For the purposes of this assessment the combined evidential, historical, aesthetic and communal values of identified heritage assets result in an overall heritage significance rating as demonstrated in Table 3.1 below:

Table 3.1 Significance Ratings

Value/Significance	Descriptors		
	Archaeological Remains	Historic Buildings	Historic Landscapes/Areas
Very High	World Heritage Sites. Assets that are of acknowledged international importance.	Structures that are inscribed as World Heritage Sites. Other buildings of recognised international importance.	World Heritage Sites inscribed for their historic landscape qualities. Historic landscapes of international importance, whether designated or not. Extremely well-preserved historic landscapes with exceptional coherence, time depth or other critical factor(s).
High	Scheduled Monuments. Undesignated assets of schedulable quality and importance.	Listed Buildings	Registered historic landscapes. Registered battlefields. Registered Parks and Gardens
Medium	Local authority designated sites. Non-designated sites or other assets of regional importance.	Conservation Areas Non-designated buildings that may be of listable quality.	Unregistered historic landscapes that might be of sufficient quality to allow designation. Unregistered historic landscapes with moderate preservation and time depth.
Low	Non-designated assets of local importance. Non-designated sites or assets with low coherence and poor preservation.	Historic buildings on 'local list'.	Unregistered historic landscapes with interest to local groups. Unregistered historic landscapes of poor coherence or preservation.
Negligible	Non-designated assets with very little surviving coherence and very poor preservation.	Historic buildings that do not qualify for the local list but retain some heritage significance	Unregistered historic landscapes of very poor coherence or preservation, so as to be all but unrecognisable.
Unknown	Non-designated assets that have not been adequately assessed.	Buildings with possible, but inaccessible historic interest.	Unassessed landscapes with possible heritage significance.

3.10 Having determined the significance of any known or potential heritage asset, the assessment of likely potential and effects of the development upon heritage assets can be undertaken using the following five-level scale of significance as a guidance. Effects can either be **beneficial** or **adverse**, see Table 3.2.

Table 3.2: Table of Impacts Criteria

Impact	Archaeological Resource	Historic Buildings	Landscape and Settings
Minor Beneficial	A change in land use or management to enhance the preservation of the identified archaeological resource.	The historic fabric of the building is slightly enhanced to restore original features or patterns of circulation.	The setting of any asset is slightly enhanced.
Neutral	No effects on known or predicted archaeological resources or their settings. No mitigation required.	No change to historic building elements.	No change to key historic landscape elements, parcels or components. No effect on the setting of any asset.
Negligible	No effects on known or predicted archaeological resources or their settings. Mitigation protects the resource from adverse effects.	Slight change to historic building elements that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects. No appreciable effect on the setting of any asset.
Minor Adverse	Effects small areas of known or potential resources at a local level or where the archaeological resource is very truncated or fragmented. The removal of the resource would not affect future investigation and would increase archaeological knowledge.	Change to key historic building elements, such that the asset is slightly different.	Change to few historic landscape elements, parcels or components; slight visual changes to a few key aspects of historic landscape and the settings of any asset.
Moderate Adverse	Adverse effects would occur on archaeological resources at a local level by ground work that would have a detrimental impact on archaeological deposits but would leave some of the resource <i>in situ</i> .	Changes to many key historic building elements, such that the resource is significantly modified.	Change to some key historic landscape elements, parcels or visual components; visual change to key aspects of the historic landscape; resulting in moderate changes to historic landscape character and the setting of any asset.
Major Adverse	Adverse effects caused to areas of high archaeological potential, Archaeological Priority Areas, Scheduled Monuments and to other archaeological sites of importance in breach of relevant planning policies,	Change to key historic building elements such that the resource is totally altered.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects resulting in complete change to historic landscape

	or where the level of impact would result in total destruction.		character and the setting of any asset.
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Table 3.3 Significance of Effects Matrix

Value/Significance	Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
	High	Neutral	Slight	Slight/Moderate	Moderate/ Large	Large/ Very Large
	Medium	Neutral	Negligible/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Negligible	Negligible/ Slight	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Negligible	Negligible/ Slight	Slight
	No Change	Negligible	Minor	Moderate	Moderate	Major
	Magnitude of Impact					

3.11 As archaeology is a finite and irreplaceable resource, for which the preferred option is preservation *in situ*, it is generally considered that there can be no **moderate** or **substantial beneficial** effects of proposals to archaeological resources. For built heritage, the conservation and restoration of building can have **moderate** or **substantial beneficial** effects, but redevelopment of buildings for uses for which they were not originally intended, limits any beneficial effects.

3.12 NPPF (2023) identifies only three classes of harm to the heritage value of assets, which are "substantial," "less than substantial" and "no harm". No guidance is offered in the NPPF as to the threshold between the two. However, in the case of *Bedford Borough Council v. the Secretary of State for Communities and Local Government and NUON UK Ltd [2012]* (EWHC 4344 (admin) CD5.11), the High Court supported a Planning Inspectorate finding that for harm to be **substantial**, the impact on the significance of a designated heritage asset must be so serious that very much, if not all, of that significance is drained away. This ruling provides a useful benchmark for assessing impacts on all heritage assets whether designated or non-designated and has been used to compile Table 3.2. The International Council on Monuments and Sites (ICOMOS) has produced a similar scheme in which substantial impacts affect assets to such a degree that they are 'totally altered'. No guidance is given in NPPF or the practice guide as to how to assess levels of harm to non-designated assets, however, in light of the fact that no other levels of harm are identified throughout it seems prudent to judge harm to this asset class using the same criteria.

Effects on significance brought about by a change in setting

3.13 Setting is defined in the NPPF (Annex 2) 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.' Historic England guidance (2017) further notes that *all heritage assets have a setting irrespective of whatever form they survive and whether they are designated or*

not. It also notes that the availability of access is not a contributor to significance; for example, quiet and tranquillity may be an attribute of the setting. It is important to clarify, however, that settings have no intrinsic value in themselves and are only relevant in the way they contribute to the significance of a heritage asset.

3.14 The setting of a heritage asset includes its physical surroundings (e.g. topography, aspect, definition and scale, historic materials, green space, openness/enclosure, functional relationships and history of change over time) and experience (e.g. landscape character, views, intentional inter-visibility with other assets, noise or other nuisances, tranquillity, odours, sense of enclosure, accessibility, land use, degree of interpretation, rarity of comparable settings, cultural associations and traditions).

3.15 However, the visual aspect of a setting will often be the most prominent and easiest element of setting to recognise and appreciate. Historic England guidance defines views as "*a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset*". Visibility does not, in itself, necessarily affect significance and it is possible for a development to be sited immediately adjacent to an asset and in full view without affecting its setting. Conversely a development does not need to be visible at all to affect significance.

3.16 Buried heritage assets also require some assessment; despite the fact that such features may retain no obvious legibility or ability to be appreciated by a non-professional. The 2017 guidance notes, however, that such assets retain a presence in the landscape and "*may have a setting*".

3.17 A number of other considerations need to be recognised. For example, the settings of heritage assets which closely resemble the setting at the time that the asset was constructed or formed are likely to contribute particularly strongly to significance (HE 2017). Cumulative change is also examined in order to consider whether additional change will further detract from the significance of any heritage asset.

3.18 The process of assessment also needs to take account of the fact that setting does not equate to general amenity. HE guidance notes that *views out from heritage assets that neither contribute to significance nor allow appreciation of significance are a matter of amenity rather than of setting*.

3.19 This guidance states that the importance of setting '*lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance*'. It goes on to note that "*all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.*"

3.20 Furthermore, the guidance states that '*protection of the asset need not prevent change*' and changes to setting are accepted as being part of the evolution of landscapes and environments. A High Court decision in (The Queen) vs Sevenoaks DC [2014] EWHC 1895 (Admin) states that '*preserving*'; for both Listed Buildings and Conservation Areas means doing '*no harm*'; rather than '*no change*'.

3.21 On a practical level, the Historic England guidance identifies an approach which is based on a five-step procedure as follows:

Step 1: identify which heritage assets and their settings are affected. This has been achieved through both desk-based assessment and a walkover of the Site and its environs.

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. As far as this step is concerned the guidance makes the following observations: “*the second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution*” and goes on to state that “*this assessment should first address the key attributes of the heritage asset itself and then consider*

- *the physical surroundings of the asset, including its relationship with other heritage assets;*
- *the asset’s intangible associations with its surroundings, and patterns of use*
- *the contribution made by noises, smells, etc. to significance, and*
- *the way views allow the significance of the asset to be appreciated”.*

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it. In respect of this step the guidance notes that ‘*the assessment should address the attributes of the proposed development in terms of its:*

- *location and siting;*
- *form and appearance;*
- *wider effects; and*
- *permanence”.*

Step 4: explore ways of maximising enhancement and avoid or minimise harm.

Step 5: make and document the decision and monitor outcomes.

4

SOURCES

4.1 Information relating to Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Registered Battlefields was acquired from Historic England and assessed for a 1km radius around the site. Information with regard to Conservation Areas has been acquired from Mid-Sussex District Council.

4.2 Given the general lack of identified below-ground disturbance a full commercial search of the West Sussex HER was not considered proportionate. Regional and national journals, where available/relevant, have been examined for relevant information, as well as unpublished reports of previous archaeological activity within the region, as appropriate.

4.3 Appropriate online resources, such as, the DEFRA MAGIC website and the British Geological Viewer, were consulted.

5 HISTORIC BACKGROUND

5.1 The school is located within the settlement of Burgess Hill, on the south side of Leylands Road.

5.2 Hambrook School was formerly known as the Marle Place Education Centre and originated as detached villa constructed in the second half of the 19th century.

5.3 There have been few previous archaeological investigations within 500m of the site; a watching brief at 95 London Road was entirely negative, whilst a watching brief at Downham to the south recorded only two post-medieval or modern pits. A section of Roman road has been recorded approximately 430m to the south, but no other activity of this period is known from the vicinity. No relevant early-mid Saxon activity is known. The site area is likely to have been common land during the Medieval period and remained agricultural land until the mid-19th century.

5.4 The site is located within the area of St. John's Common, which was enclosed in 1828, although the site remained undeveloped as late as 1845 when shown on the tithe map of Keymer parish as part of an agricultural field (Plot 618) owned by John Gainsford and farmed by William Brooker. It was situated within what was still a predominately agricultural landscape, although there are buildings on the site of Wyberlye immediately to the west – now lost to modern housing development - and a single dwelling immediately to the north of the road.

5.5 There are significant changes to the site area by the time of the first edition Ordnance Survey plan of 1874, with the area of the site divided into two plots, each containing a detached villa; the easternmost appearing to be called 'The Beacon', with a detached range to the northeast and two glasshouse structures against the northern boundary. A third large villa named 'Highlands', later St. Peter's School, is shown located to the southeast. A building at the very south end of the open ground now forming the park may be the precursor to the later Marle Place lodge.

5.6 The 1897 1:2500 Ordnance Survey plan shows that the two villas within the site area have been combined into a single house, with a new detached range to the north; evidence for the former boundary between the two properties to the north side of the house is also depicted. Some rearrangement of the glasshouses to the north of the site has taken place, with the smaller glasshouse to the former eastern property removed and a new glasshouse constructed north of the former western property. The conjoined house is labelled as 'Woodlands'.

5.7 The 1910 1:2500 Ordnance Survey plan shows the construction of a new extension to the northern side of the main house but no other relevant changes are noted, other than the construction of a number of small outbuildings and extensions to the detached northern range. No evidence for the former boundary between the two plots is now shown and the western glasshouse has been removed. A lodge is noted to the south on the track from Park Road to the house on the east side of Upper St. John's Road, although it is not certain whether the field to the south of the defined curtilage belonged to Woodlands at this time.

5.8 The 1937 1:2500 Ordnance Survey plan shows significant changes to the structure between 1910 and 1937, with the demolition of the western part of the building. Almost the entirety of the original western villa appears to have been removed at this time, with

the construction of a new main entrance in the form of the existing portico facing onto a new drive/turning circle. Alterations also appear to have taken place to the rear of the building, creating the existing façade. The alterations appear to be associated with renaming the property 'Marle Place'. The field to the south, now part of the Marle Place playground, is clearly incorporated into the grounds of the house. Marle Place was acquired by East Sussex County Council in 1949 as a home for children in care.

5.9 No relevant changes are illustrated to the site on the 1954 1:2500 Ordnance Survey plan. The 1959 1:2500 OS plan shows a small outbuilding to the northwest of the house and illustrates the replacement of the Wyberlye villa and its grounds with a new housing estate. Changes to the site illustrated in 1966 are restricted to the construction of an outbuilding to the south of the house against the eastern boundary, roughly in the proposed location of the MUGA; and St. Peter's Court prep school to the east has been replaced by a new housing estate, leaving Marle Place alone as a surviving along this stretch of the road. The house is at this point labelled as a Children's Reception Centre, although it is known to have become an adult education centre at some point during the later 1960s.

5.10 The OS 1:2500 1972 plan shows no appreciable changes to the site area, although there are now two buildings at the Lodge site to the south, both labelled as 'Marle Place Lodge'. A hard surface play area is also illustrated within what is now the park. Boundary changes in 1974 saw the site transferred to West Sussex County Council.

5.11 The 1:2500 Ordnance Survey plan of 1977 shows extension or rebuilding of the detached buildings to the north and south of the main house but no other relevant changes. No relevant changes are shown on the 1:2500 OS plans of 1985 and 1994, or the 1:1250 plan of 2003.

5.12 A large new wing to the education centre was constructed at the front of Marle Place between 2003 and 2004, first appearing on the Google Earth timeline but it is also shown on the latest OS 1:10,000 raster plans.

5.13 No archaeologically significant buried features or finds that might be affected by the proposals are anticipated as being present within the site, given the limited levels of proposed development.

6 SETTINGS

6.1 The intervisibility and other relevant interactions between the site and nearby designated and non-designated assets have been appraised and this section of the report will detail the findings of this settings appraisal.

6.2 The relevant potential settings impacts relating to the proposed development would predominantly result from the installation of a new perimeter fence (Figure 16).

6.3 This section of the assessment considers the existing significance of designated and non-designated assets, the change to existing settings which will be brought about by the proposed development, the resulting effect(s) on significance and the overall level of harm.

6.4 Significance Rating and Settings

6.4.1 This section describes the designated and non-designated heritage assets around the site which could have their settings and consequently their heritage significance affected by the proposed development. This includes a brief description of the heritage assets and a general assessment of their setting (Historic England Steps 1&2).

6.4.2 No private property other than the site area itself was accessed as part of this project and in some cases the settings assessment, with regard to views back towards the site, has been made using a combination of professional judgement, views from within the site, and views from points close to the asset. Viewpoints and Photographs are illustrated on Figures 4-6.

6.4.3 With the exception of the St. John's Conservation Area itself, there are no designated heritage assets Listed Buildings, Scheduled Monuments, Registered Parks and Gardens or Archaeological Priority Areas which would be directly or indirectly affected by the proposals. Buried archaeological assets are considered to have the potential for settings. However, no such relevant assets have been identified in the vicinity that might be subject to a setting impact and a **neutral** effect is currently assessed as occurring to these asset classes; effects on the Conservation Area are addressed below.

6.4.4 The former Marle Place house (now part of Hambrook School) is considered as a building of merit in the NDA and is specifically mentioned in the Conservation Area overview document produced by Mid-Sussex District Council (2018). As such, the building may be considered as a non-designated heritage asset. Given the absence of any appreciable external alterations to the building itself, an effect on the settings of the building and the Conservation Area would broadly be restricted to the potential impact of the proposed 2.4m high perimeter fence¹ around the rear of the property.

6.4.5 Outwith Hambrook School/Marle Place itself, no other listed buildings or above ground heritage assets have been identified with the potential for any appreciable impact from the proposals.

6.4.6 **Marle Place (now Hambrook School).** The site of Marle Place and its associated grounds, part of which now form Marle Place Park, is situated at the north end of St John's Conservation Area and is considered to 'contribute to the local amenity and special character of the area by providing an attractive area of open space within a relatively densely built up area' (Conservation Areas in Mid Sussex, Mid Sussex District Council, 2018, pp.13-14). Furthermore, 'the quiet, secluded northern end of Upper St. John's Road with its large buildings set in spacious gardens' (*ibid.*, p.14) is also considered to contribute to the character of the conservation area. The area within and to the south of the site therefore represents an important part of the wider conservation area, which, as a local authority designated asset, is itself considered to be of **medium** significance.

6.4.7 The school buildings are unlisted. As a non-designated heritage asset of insufficient value to be included on the HER or mentioned in the Extensive Urban Survey for Burgess Hill (2005), the site is considered to be of **low** significance for its historical and architectural values. The main value of the house itself is conveyed through its architectural significance, although it retains some minor historical value related to the

¹ A 2m high close-boarded fence overtopped by 400mm of mesh fencing.

development of the town; there are no relevant curtilage-listed structures that might be affected by the proposals and none of the proposed or existing changes to the grounds are considered to have the potential to significantly alter the experience of the asset. Setting makes an important but secondary contribution to the significance of the asset. It is considered apparent that, although the core structure may be of late 19th century date, much of the building has seen substantial alteration. Although the alterations to the building make a contribution to its heritage significance through evolution and development of the structure between the late 19th century through and c.1937, modern alterations, including the large new block constructed immediately north of the house c. 2003-2004, have acted to drain away some of the significance. Appreciable views of the house are now broadly available only from the west and south, with more limited views from the rear gardens of houses fronting the west side of Highlands Drive.

6.4.8 The original setting of the buildings that became Marle Place were connected to their own grounds and to the immediate relatively open surroundings containing other large, detached villas. The amalgamation of the two properties changed this setting but the subsequent evolution of the building(s) into the house known as Marle Place between 1910 and 1937 may be considered to represent the key setting; indeed, the block of land to the south (now Marle Park) appears to have been purchased and incorporated into the grounds in connection with the early 20th century redevelopment. The connection between the house and its grounds was weakened by the later loss of the southern gardens (Marle Park) and the conversion of the garden areas to the north to car parking. The loss of all the surrounding villas around the site and their replacement with 20th century housing estates has resulted in a significant loss of character and consequent draining away of significance in regard to wider setting. Potential setting harm from the current proposals is considered to relate solely to visual impact; no other relevant effects (such as noise) have been identified that might be considered to alter the significance of any heritage asset, given that the site was previously an educational establishment and the proposals do not act to appreciably alter that experience.

6.4.9 **St. John's Conservation Area** lies predominantly to the south of the site area, with the former Marle Place lying within an offshoot drawn specifically to include it. There are three listed buildings within the conservation area. St John's Church is a Grade II* listed building (Ref: 1025854), which is located approximately 380m to the south of the site. A nearby section of the church wall is Grade II listed (Ref: 1025855). Providence Strict Baptist Chapel, which is Grade II listed (Ref: 1354755), is located approximately 230m to the southwest of the site. These listed buildings may individually be considered of high significance due to their national listing; the church and the church wall have a slightly heightened cumulative significance through group value. The Conservation Area itself is considered an asset of **medium** significance.

6.4.10 **Other heritage assets.** There are no other historic assets within the vicinity of the site, which have a potential to be visually impacted by the proposed works.

7 SETTINGS ASSESSMENTS

7.1 This section describes the designated and non-designated heritage assets within and around the site which could have their settings and consequently their heritage significance affected by the development works proposed to site (Historic England Step 3). This includes a general assessment of their intervisibility and other potential settings effects within and around the site.

7.2 Designated Assets, Non-designated heritage assets and buildings of local importance

7.2.1 Due to the presence of dense vegetation, modern outbuildings, the original high perimeter wall along the northern and part of the eastern boundary and the 20th century development around the site, the internal site area has limited intervisibility with the wider landscape; indeed, the only appreciable views are from the former grounds to the south (now Marle Park) and the footpath along the western side of the site, with limited views through entrances in the north wall. The development therefore has no appreciable effect upon any designated or non-designated asset, other than Marle Place itself, and the local, rather than wider, Conservation Area.

7.2.2 The proposed development includes the installation of activity equipment, which will be situated within the garden area to the south of the building complex; a sensory garden, which will be located within the area of the building complex and a small summerhouse in the northwest corner of the garden area; as well as new perimeter fencing to the north and south of the building complex and internal fencing to the north of the building, separating the green garden area from the car park. The internal and perimeter fencing, as well as part of the sensory garden, had been constructed prior to the site walkover survey, although the summerhouse remains unbuilt. There are limited views into the site from Leylands Road, but such views appertain only through entrances through the existing high perimeter brick wall; no appreciable settings effect has been identified in association with these views.

7.2.3 The **wire-mesh fence** along the western boundary with the footpath (Figure 5: Photographs 1-7) forms a visually permeable boundary, which represents a minor change to an earlier and still extant low wood post and rail fence; as such, this feature is considered to result in a **negligible-minor** adverse visual impact on an asset of **low** significance, resulting in a **neutral-negligible** adverse effect.

7.2.4 The **new internal 1.8m high close boarded wooden fence** (Figure 5: Photographs 1, 3) is located to the side (north) of the building, in front (west) of an area of dense vegetation and its impact upon these viewpoints is also considered to be negligible; the relevant views lying across the existing car park from the west and predominantly dominated by the 2003-2004 extension to the house, with only peripheral views of the historic house. These views make no appreciable contribution to heritage significance and consequently are considered to have an amenity, rather than a settings effect²; as such the settings effect is considered **neutral**.

7.2.5 A **2.0m high close boarded** wooden fence is now proposed from the southwest corner of the house to enclose the garden area to the south and west. This fence, which would be overtopped by 400m of mesh fencing, will replace the existing 2.4m high close board fence and represents the element of the development with the highest potential to result in harm to both the house and the Conservation Area.

7.2.6 Views of the site from the footpath immediately to the west of the site clearly incorporate the existing 2.4m fence at the southern end. Views of the house and garden from this point were already screened by presence of dense vegetation that would not appreciably vary seasonally and therefore had very little potential to contribute towards the significance of the asset (Figure 5: Photographs 9 and 10). The proposed 2.0m

² Historic England draw a clear distinction between amenity views and setting in GPA 3 The Setting of Heritage Assets.

close boarded replacement fence, with 400mm mesh overtop will still appear visually intrusive and would block many views of the hedging that makes a limited contribution to the character of the Conservation Area. It is considered that the replacement hedging would result in a localised minor adverse impact to an asset of moderate significance but would holistically have a **negligible** impact on the significance of the Conservation Area as a whole³, resulting in a **negligible** adverse effect to its character and special interest.

7.2.7 The existing 2.4m perimeter fence to the south is visible from the majority of Marle Place Park; from which viewpoint it obscures the lower south elevation of the building complex, although, as noted above, these views were already filtered and partly obscured by mature trees. Nonetheless, the construction of the fence has curtailed and altered the views of the building, which could previously be appreciated in the context of the wider grounds. This is particularly the case in views closer to the fence (Figure 6; Photographs 14-15), where the fence is clearly visible as a feature in itself, whereas further south in the park (Figure 6; Photographs 16-17) the same level of screening occurs but is less readily apparent as being caused by a fence. The replacement of this fence with a lower close boarded fence with a mesh overtop will improve the ability to experience the house, through allowing greater views of the ground floor

7.2.8 It is consequently considered that replacement fencing represents a localised slight adverse visual impact to the house, an asset of **low** significance, resulting in a **slight** adverse effect. When considered as an impact on the Conservation Area, in which views towards Marle Place are identified as contributing to character, the effect is a very localised **slight** adverse impact on an asset of **medium** significance; however, when considered holistically as an effect on the entire Conservation Area (as per NPPF para 220), and taking account of the historic screening from existing vegetation, the overall effect is considered **negligible** adverse. This is further offset in longer range views within the park, where the fence is less easy to discern.

7.2.9 Due to the presence of a roadside hedge, as well as other dense vegetation, there is no intervisibility between the site and the vast majority of Upper St John's Road (Figure 6: Photographs 18, 19 and 21). There is one location, towards the southern extent of the road, where the upper elevation of Marle Place building, but not the lower elevation or the site perimeter fence, is visible in a very narrow perspective (Figure 6: Photograph 20). The limited views from this location mean that the fence will have no appreciable impact upon the heritage significance of the site the site, resulting in a **neutral** effect.

7.2.10 **The Summerhouse** is a small structure discreetly located to the southwest of the buildings against the site boundary. Summerhouses are typical garden structures and are entirely in character. Construction of this building is consequently considered to result in a **neutral** effect.

7.2.11 **The sensory garden** comprises a relatively low-level/ephemeral construct (Figure 6: Photograph 13) that is not out-of-character for a garden area and is, therefore, considered to represent a very localised **negligible** level of visual impact within the area of the building complex, resulting in a **neutral** effect on heritage significance as conveyed by setting.

³ As required by NPPF paragraph 220.

7.2.12 The site has no appreciable intervisible with any other part of the St John's Conservation Area.

8 IMPACT ASSESSMENT

Buried Archaeology

8.1 The proposals involve very limited potential for ground disturbance in an area assigned an overall low potential to contain archaeological deposits in the Burgess Hill Extensive Urban Survey (2005), although some minor potential for pre-Medieval finds and features may exist; particularly during the Saxon period prior to the nucleation of villages. Clay extraction for brickworks is noted on St. John's Common from the 16th century and there is also the potential for unrecorded activity of this nature. No evidence for archaeological activity was noted during the site walkover survey and no artefactual evidence was recovered in the stripped area of the gardens to the rear of the house.

8.2 The installation of the new fence posts, anchor points for play equipment and/or slab foundation for the summerhouse will not have had any realistic potential to result in appreciable or recordable harm to archaeological deposits. The perimeter and internal fences have already been constructed but the resultant excavations for are considered to have been too small to result in the identification of meaningful archaeological remains. On this basis it is considered that there would have been no realistic potential for the recovery of archaeological information, beyond a very limited potential for the identification of earlier garden features, none of which are anticipated given the evidence of map information.

8.3 It is possible that new service runs may be required; unless these are implausibly substantial there is no practical expectation that archaeological deposits might be revealed in any coherent form.

8.4 No archaeological investigation is consequently recommended or considered proportionate in regard to the proposals.

Settings

8.5 No designated or non-designated assets were identified that might be affected by the proposals other than an effect on the unlisted buildings comprising the historic core of Hambrook School and its curtilage and the St. John's Conservation Area, into which the site area falls. Strong vegetation and brick boundary walls, topography and distance mean that there is no intervisibility between the site and any other heritage asset. No wider effects therefore apply. No non-visual impacts have been identified, given the intention to replace the former usage of an adult education school with a SEN school.

8.7 The elements of the proposals that might affect settings were identified as the internal and new perimeter fences, the construction of a new summerhouse, activity area and a new sensory garden. A number of changes have the potential to affect setting, other visual changes relate to amenity views which do not benefit from the same level of weight as settings (which must affect heritage significance). Relevant changes are:

- Perimeter fence (2.0m high close boarded fence with 400mm mesh overtop): **negligible** adverse with localised **slight-moderate** adverse effect depending on precise location.
- Wire mesh fence: **neutral-negligible**.
- Internal 1.8m high close boarded fence: **neutral**.
- Summerhouse: **neutral**.
- Activity area/platy equipment: **neutral**.
- Sensory garden: **neutral**.

8.8 The potential effect of the proposals on all other heritage assets is considered **neutral**.

8.9 A clear benefit arises from the development in bringing the site back into use from its previously empty state and poor condition as noted in the report by the Performance and Finance Scrutiny Committee of West Sussex County Council (10/03/2023). The current proposals, which involve reuse as a school, appear to constitute the optimum viable use of the asset. The development will consequently act to future-proof the asset and prevent dilapidation. The proposals therefore preserve and conserve the building in accordance with legislation and guidance. Bringing the asset back into occupation with the regular high-quality maintenance required at a SEN school balances the limited harm arising from the out-of-character but fully reversible new close boarded wooden fencing and other minor changes proposed by the development.

8.10 It is the opinion of this report that, on balance, the proposals adequately preserve the setting of the heritage asset within it in accordance with paragraphs 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan policies and the relevant paragraphs of NPPF (2023).

Mitigation

8.11 No mitigation is currently proposed in relation to the scheme.

9 CONCLUSIONS

9.1 This proportionate Heritage Statement has been prepared by Roy King of Foundations Heritage to accompany a retrospective planning application in relation to external works associated with the conversion of the former educational facility to a new SEN day school known as Hambrook School at Marle Place, 171 Leylands Road, Burgess Hill, RH15 8HZ.

9.2 The report has identified that the proposed development has no appreciable potential to affect buried archaeological deposits. The installation of new fence posts had the potential to impact on buried deposits but due to their size and spread are not considered likely to have resulted in sufficient harm as to have required mitigation, as archaeological monitoring would not have had the potential to meaningfully identify buried finds or features.

9.3 The proposals have resulted in a number of **adverse** visual settings effects resulting from the installation of the new perimeter fence to the south and west. All other potential effects are predicted to result only in amenity changes which do not affect settings and do not carry the same weight. No changes exceeding very localised slight adverse

effects have been identified and is the opinion of this report that, on balance, the proposals adequately preserve the setting of the former Marle Place and the St. John's Conservation Area in accordance with paragraphs 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan policies and the relevant paragraphs of NPPF (2023).

9.5 No mitigation is currently proposed.

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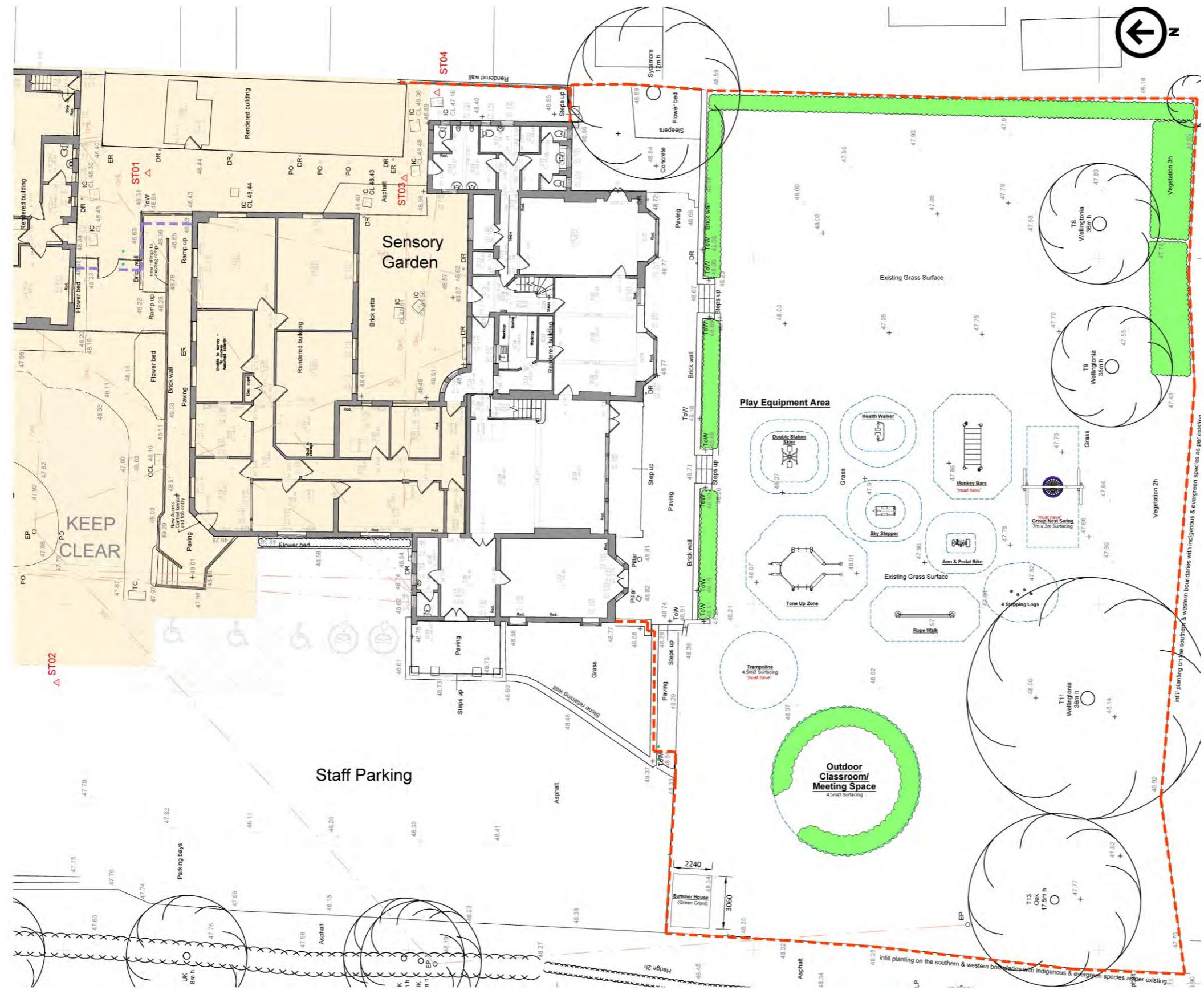
11 ACKNOWLEDGEMENTS

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Figure 2: Proposals



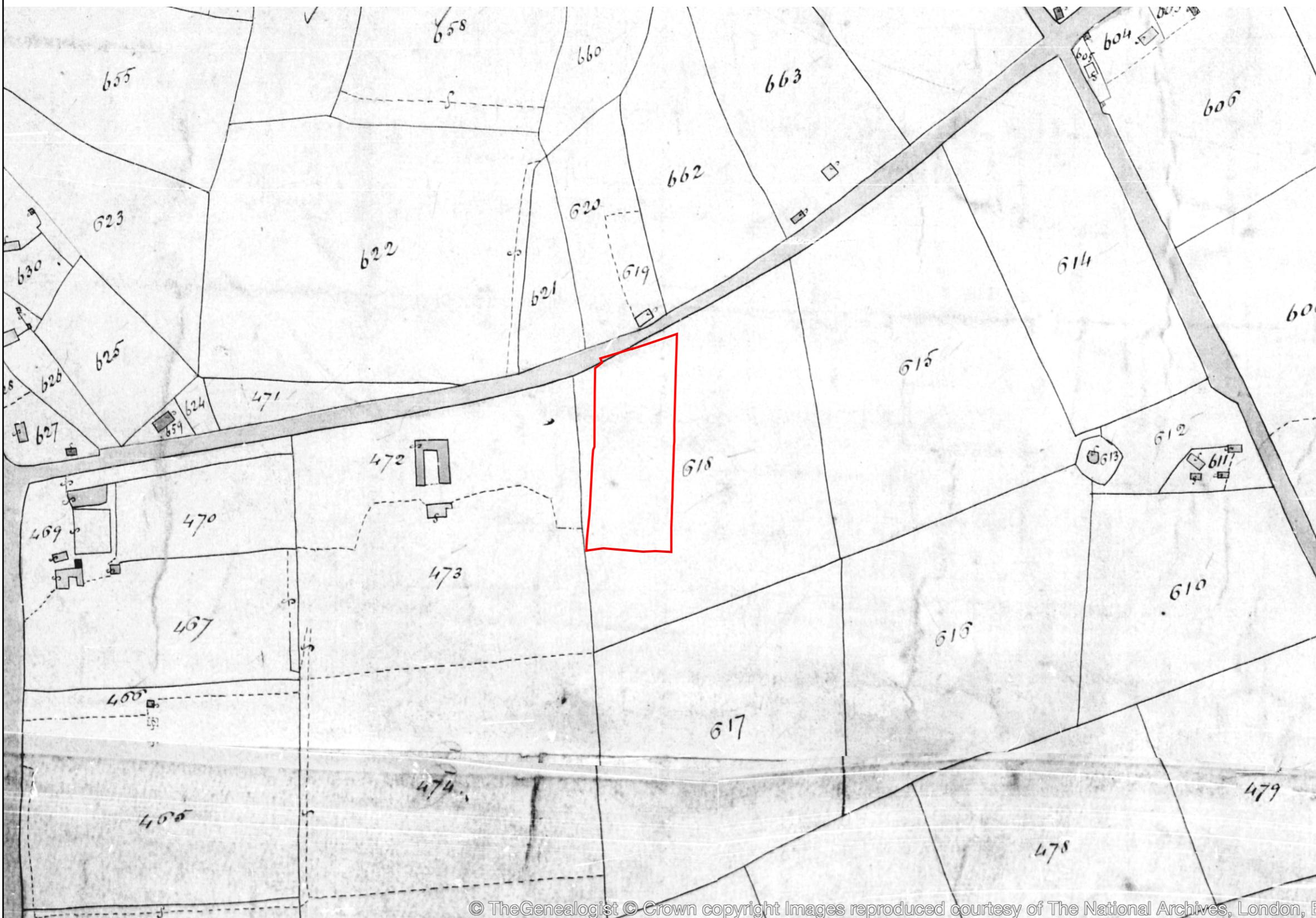
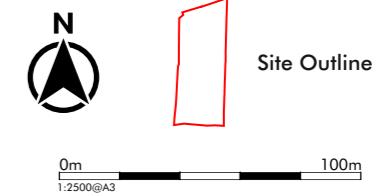
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Figure 3.1:
Tithe Map of Keymer Parish, 1845



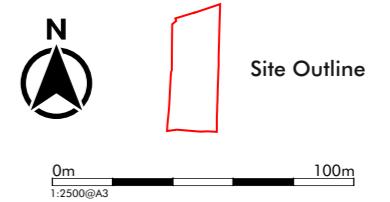
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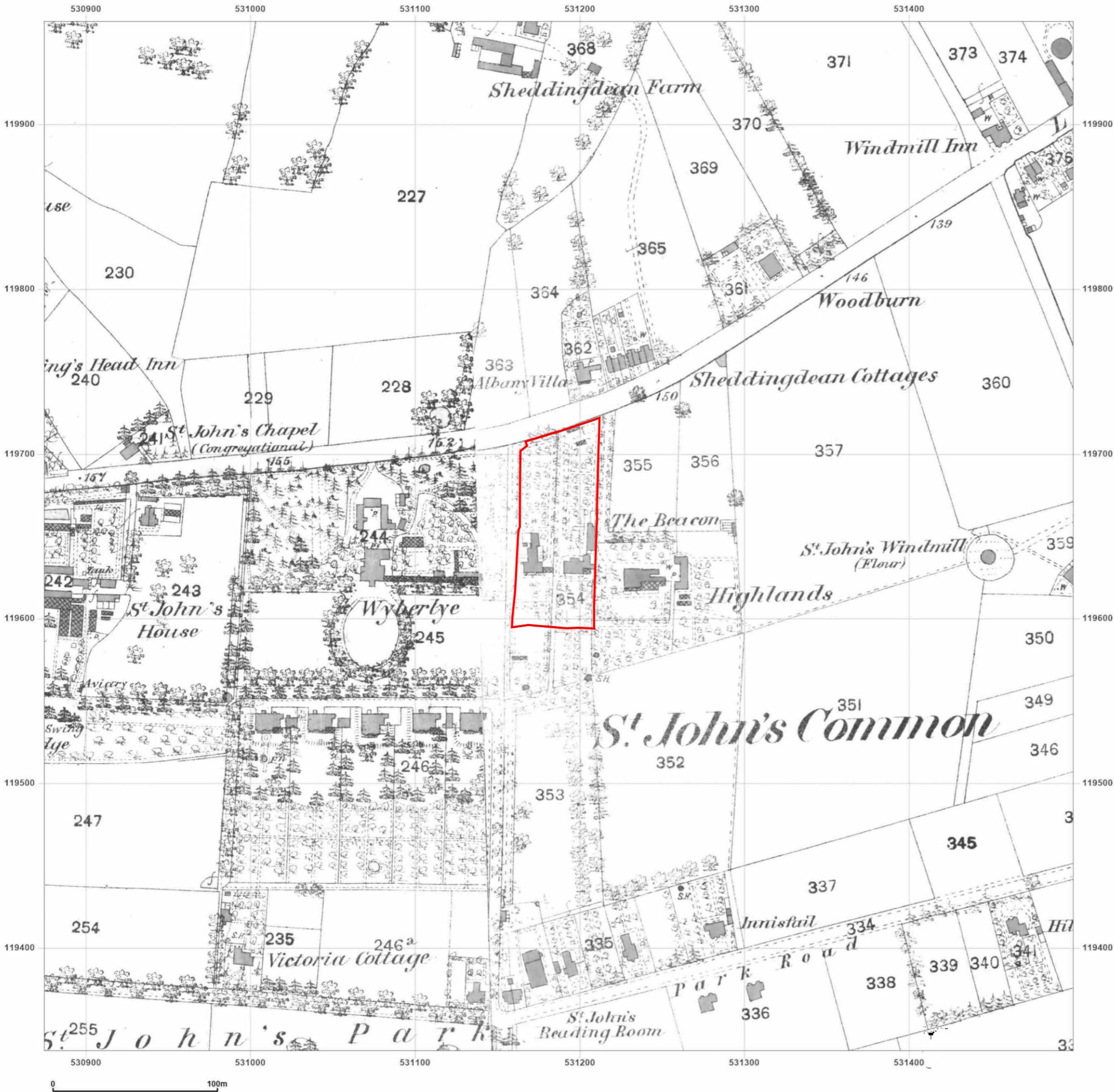
Figure 3.2:
Ordnance Survey Map, 1874



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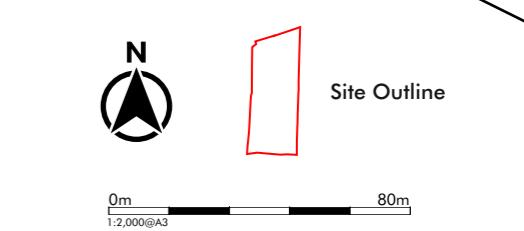
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Figure 3.3:
Ordnance Survey Map, 1879



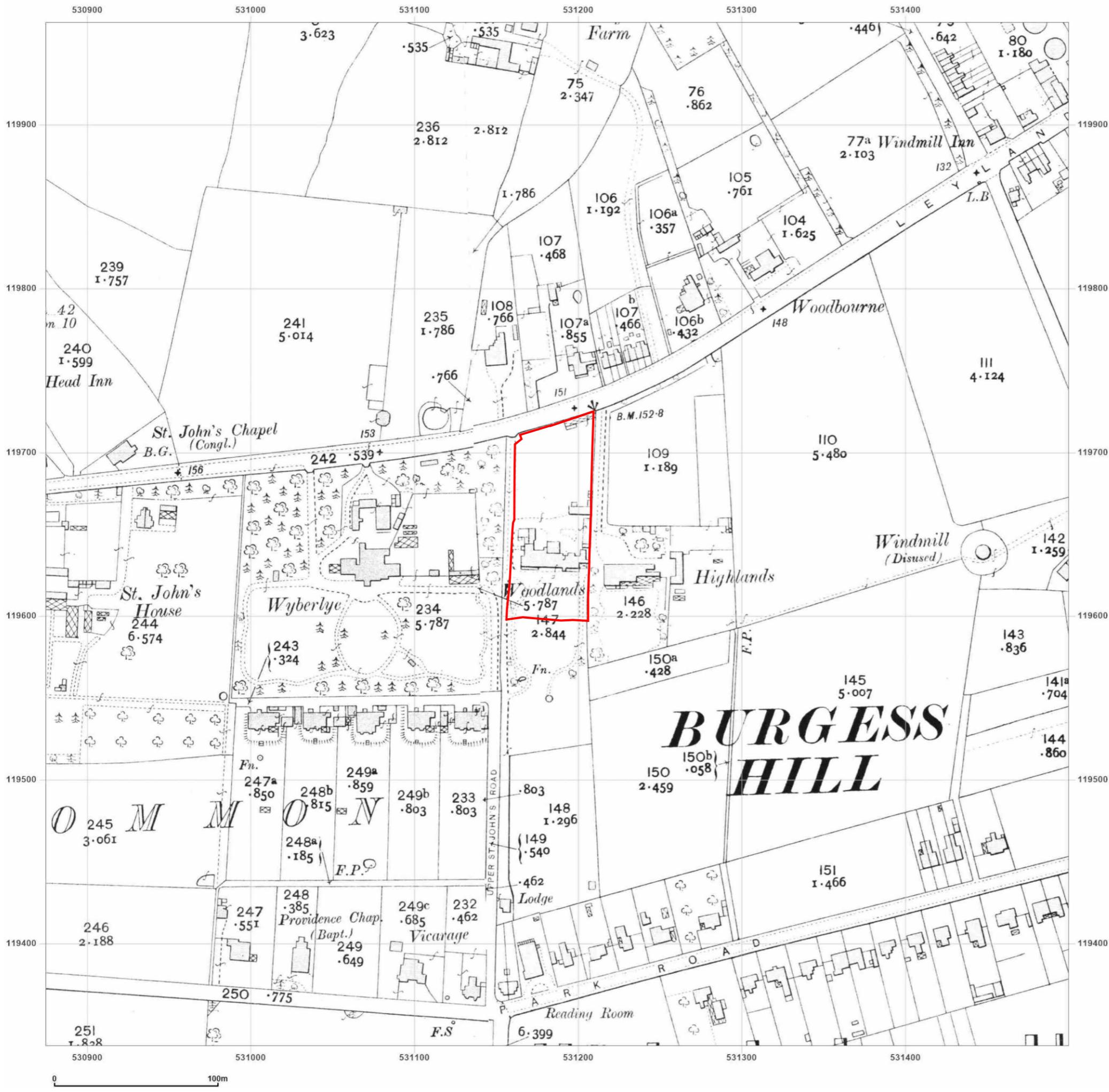
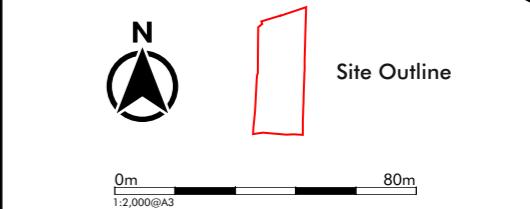
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Figure 3.4:
Ordnance Survey Map, 1910



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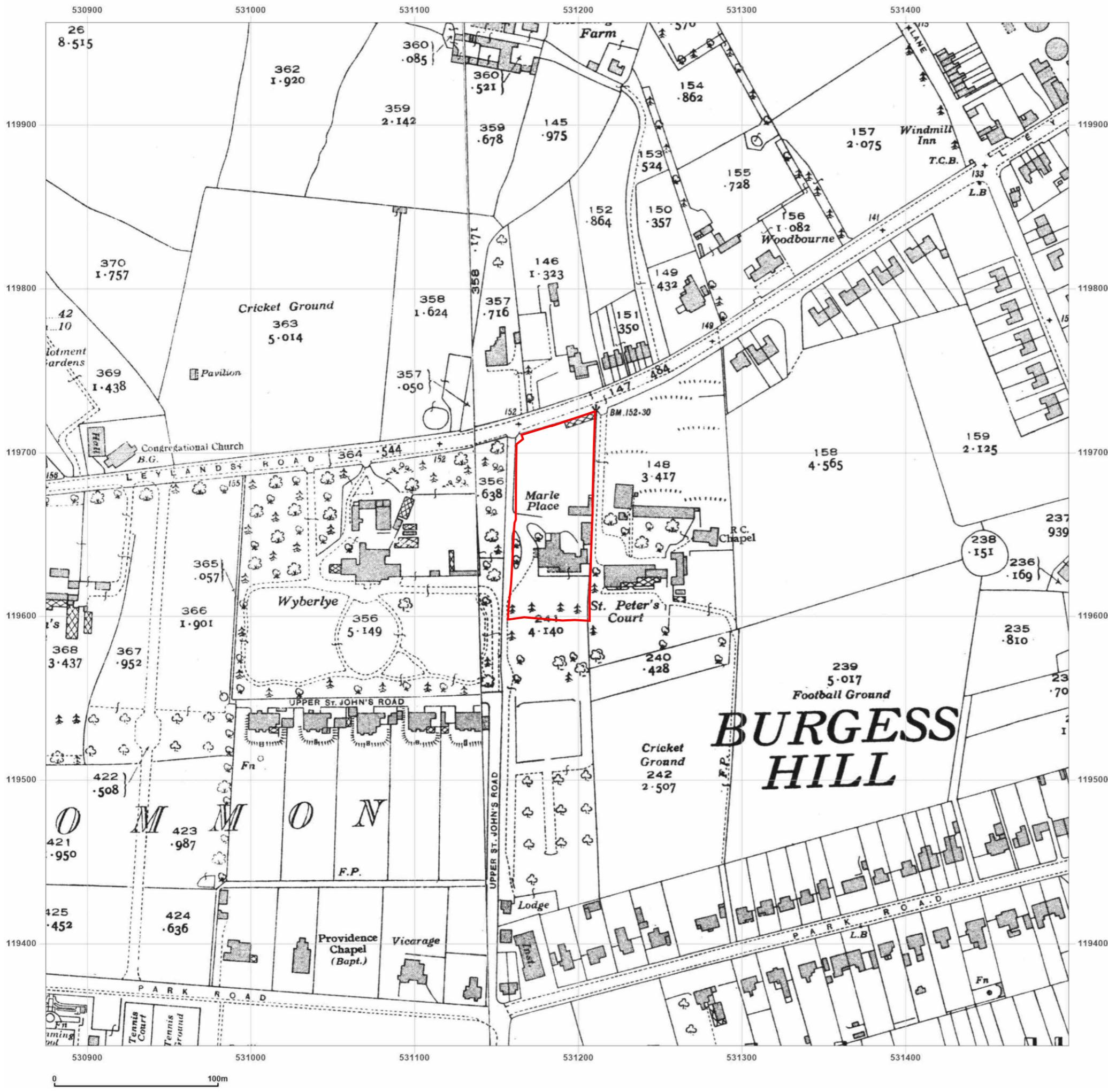
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Figure 3.5:
Ordnance Survey Map, 1937



Site Outline

0m
1:2,000@A3 80m



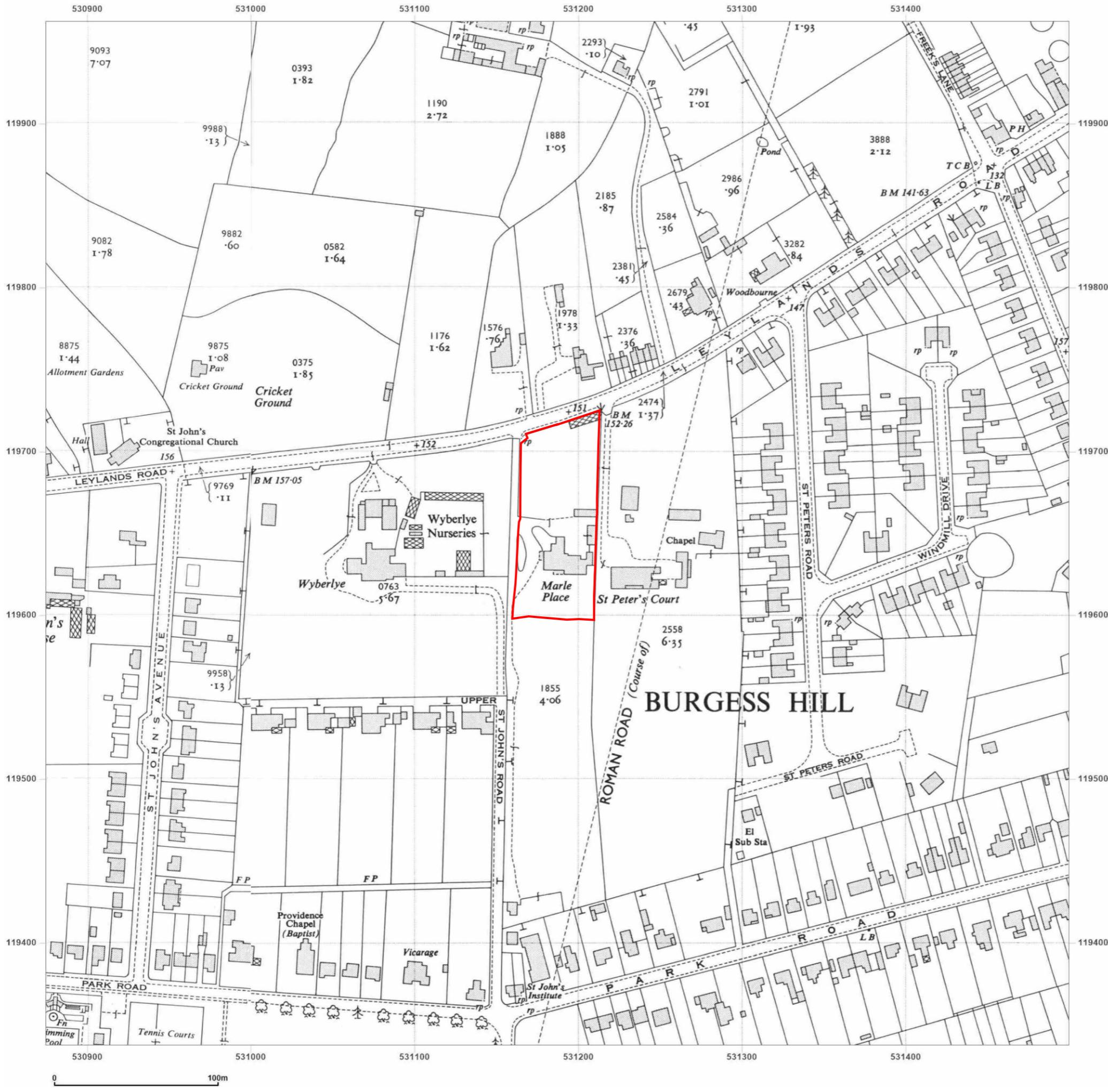
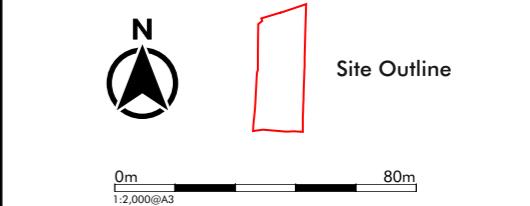
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Figure 3.6:
 Ordnance Survey Map, 1954



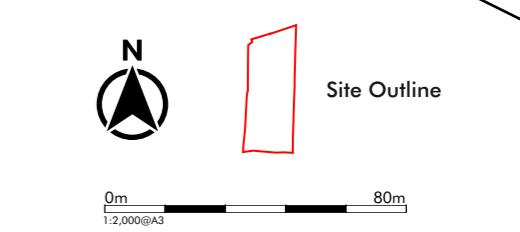
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Figure 3.7:
Ordnance Survey Map, 1959



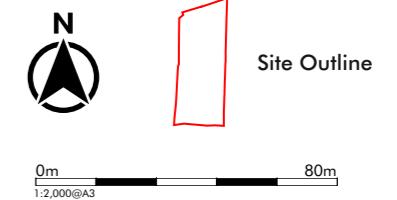
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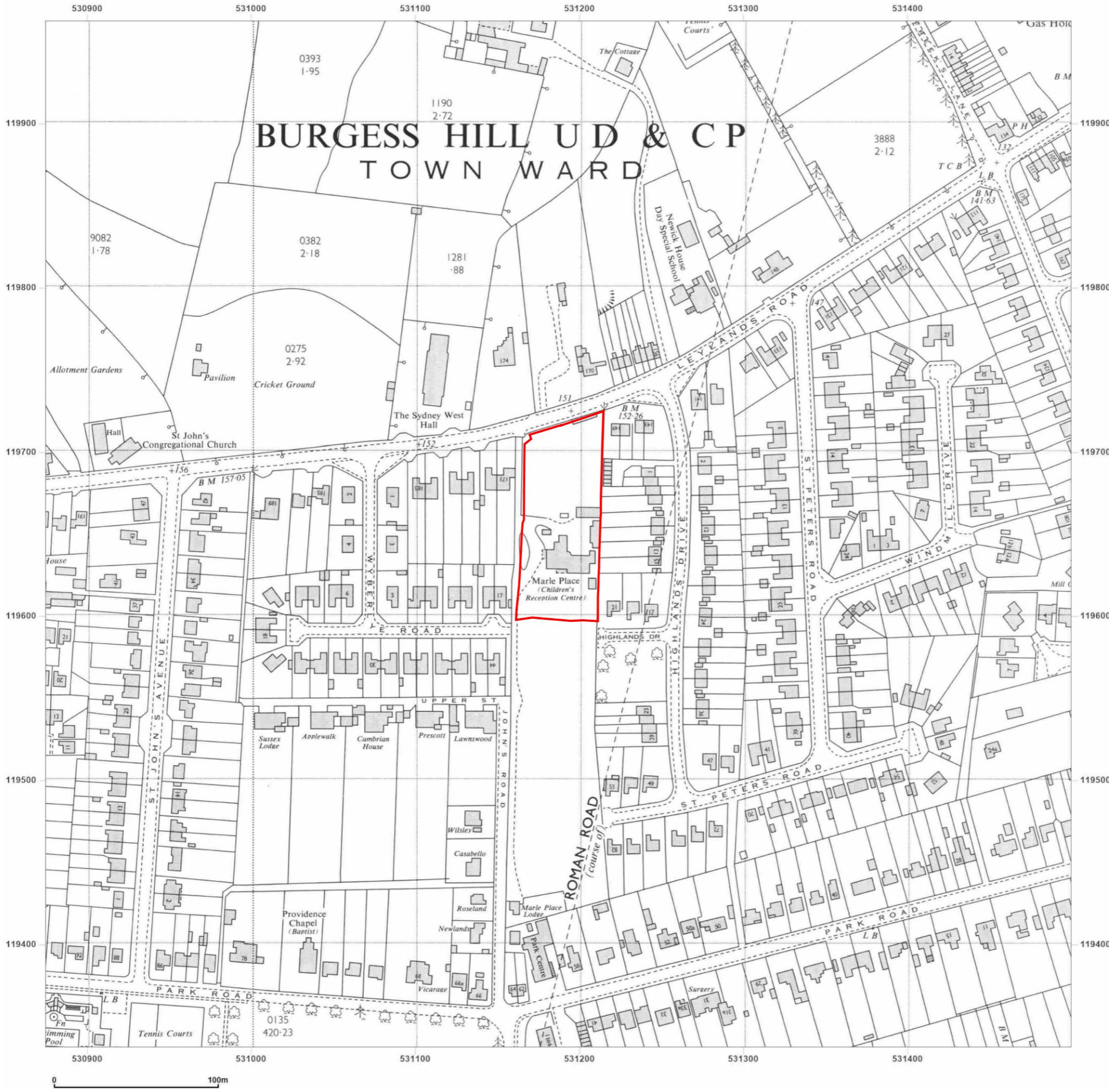
Figure 3.8:
Ordnance Survey Map, 1966



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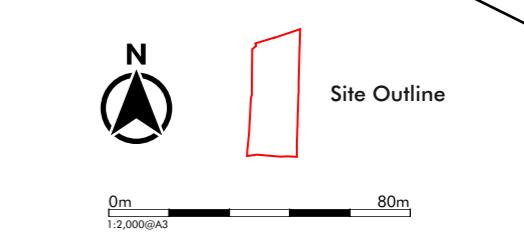
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Figure 3.9:
 Ordnance Survey Map, 1977



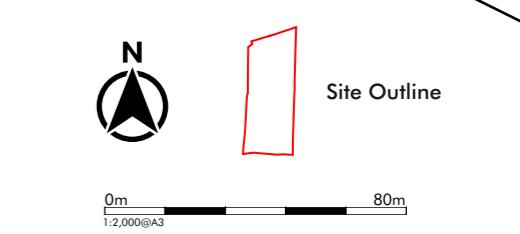
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Figure 3.10:
Ordnance Survey Map, 1994



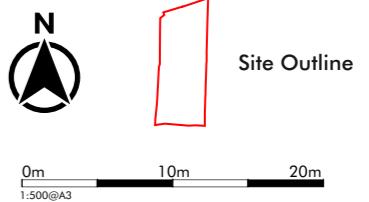
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Figure 3.11:
Site Plan, 2023



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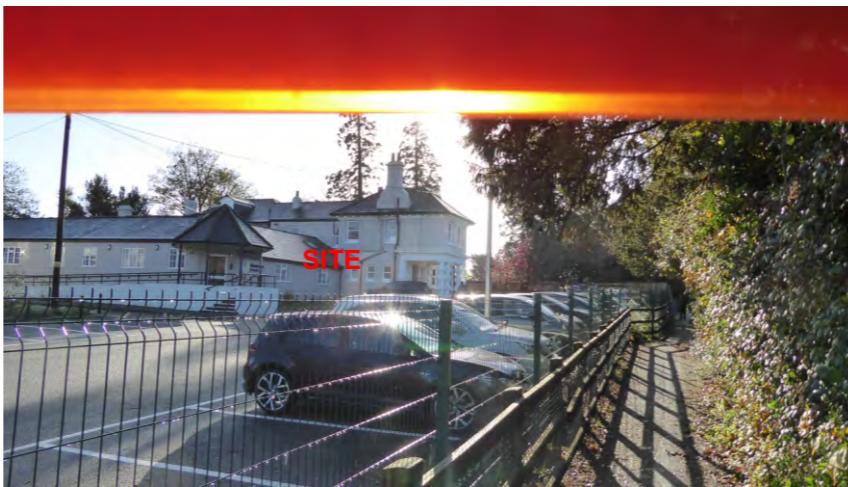
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PHOTOGRAPH 005



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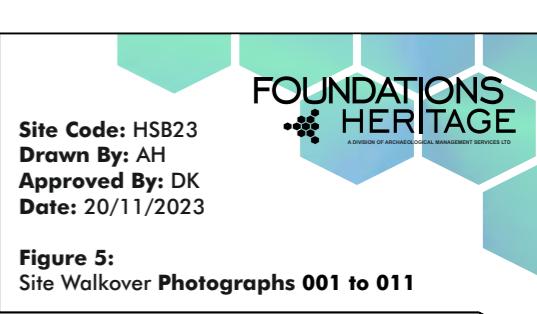
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