

Cultural Heritage Desk-Based Assessment

Land West of Gatesmead, Haywards Heath, West Sussex

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Cultural Heritage Desk Based Assessment

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Executive Summary

Land West of Gatesmead, Haywards Heath, West Sussex, has been assessed for its Cultural Heritage potential.

The Study Site is proposed for residential development of 49 new homes, together with open space and associated infrastructure.

In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the cultural heritage potential of the Study Site. Figures 2a to 2e show the known cultural heritage potential of the Study Site and the surrounding area. This assessment is not informed by intrusive archaeological investigations, however a site visit and area walkover was undertaken in Summer 2025 to inform the desk-based assessment.

Archaeology

In terms of relevant designated archaeological heritage assets, no Scheduled Monuments, World Heritage Sites, Registered Battlefields, or Historic Wreck sites lie within the Study Site or its immediate vicinity.

The Registered Park and Garden (RPG) Borde Hill (NHLE ref: 1000274) is situated c. 700m northwest of the Study Site. The Study Site does not form part of the setting of this Registered Park and Garden, and the proposed development is assessed as having no potential to impact on the significance of Borde Hill RPG.

The Study Site has been in agricultural use throughout most of its recorded history. A moderate but widespread below ground impact is identified as arising from historical and modern cultivation of the Study Site.

The potential of the Study Site to contain archaeological evidence of Palaeolithic, Mesolithic, Neolithic and Bronze Age origin is considered to be low. The Study Site is considered to have a moderate potential for the presence of archaeological evidence of Iron Age date. The Study Site is considered to have a low potential for the presence of Roman, Anglo-Saxon and Medieval archaeological evidence. The Study Site is considered to have a high potential for evidence of post-Medieval cultivation, and a low potential for any other evidence relating to the post-Medieval period.

Any archaeological evidence present within the Study Site is most likely to be of local significance only.

The Study Site is located in an Archaeological Notification Area, relating to a perceived enhanced potential for the presence of archaeological evidence relating to Iron Age and Roman industrial activity.

An archaeological evaluation is considered to be a proportionate and sufficient response to the archaeological potential of the Study Site. It is recommended that any such archaeological work required by the Local Planning Authority and their Archaeological Advisors could follow the granting of planning consent and be secured by an appropriately worded archaeological planning condition.

Built Heritage

By virtue of Paragraph 207 of the National Planning Policy Framework (NPPF), applicants are required to describe the significance of any heritage assets which may be affected by a proposed development, including any contribution made by their setting to that significance. This report fulfils these requirements.

The Study Site does not contain any designated or non-designated built heritage assets.

The Study Site has a historical relationship with Grade II* Wickham Farmhouse (NHLE ref. 1286539), located c.50m south of the Study Site, having previously formed part of the farmsteads landholdings. The southern part of the Study Site, as a result of intervening mature tree lines and hedgerows and a wall, affords only limited, partial views towards Wickham Farmhouse. Within these limited views from the Study Site, the ability to appreciate the architectural and historic interest of the building diminishes rapidly with intervening distance.

Setting is not itself a heritage asset and it is not purely a visual consideration. Settings are comprised of the surroundings in which a heritage asset is experienced. In accordance with Historic England's *Good Practice Advice Note 3: The Setting of Heritage Assets* (2nd edition, December 2017), views of or from an asset play an important part, however the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.

The central and northern parts of the Study Site, as a result of intervening treelines, hedgerows, and topography, afford no notable views towards Wickham Farmhouse. It is considered that the southern end of the Study Site makes a moderate contribution to the significance of this building as a remaining element of the building's rural-agricultural setting with a historical relationship to Wickham Farmhouse and a partial visual relationship. The northern and central parts of the Study Site, due to the lack of any opportunity to appreciate the significance of the listed building, makes only a low contribution to the significance of the listed building as a remaining element of the building's historically associated wider rural-agricultural setting.

The southern part of the Study Site will be retained as landscaped open space by the proposed development as part of mitigation by design. No notable existing opportunity to appreciate or understand the significance of the Grade II* Wickham Farmhouse will be lost as a result of the proposed development. In particular, no notable change will occur within the private, enclosed close setting from which the building's architectural and historic interest is primarily understood; no change will occur to the intrinsic architectural and historic interest of the building.

The Grade II* listed Sunte House (NHLE ref. 1192455), is the next closest designated built heritage asset to the Study Site, at c.130m to the east of the Study Site boundary. Two further listing designations are associated with Sunte House. These comprise, the Grade II listed Garden Wall to the Northeast of Sunte House (NHLE ref. 1286574) and Grade II listed Garden Building, Within Walled Garden, to the East of Sunte House (NHLE ref. 1354936), which are both located within the private grounds of Sunte House. The Study Site is considered to make a low to moderate contribution to the significance of this group of listed buildings for its role as a surviving element of their formerly semi-rural or edge of settlement setting, with this contribution reducing with distance. The proposed development includes mitigation by design through the retention of the southern end of the Study Site as landscaped open space and increased planting to suitably respond to the presence of the Sunte House group.

The Study Site, as a result of intervening modern built development, including residential developments and a railway line, and tree lines, makes no contribution to the significance of Mill Hill Close Conservation Area and forms no appreciable element of the experience of Mill Hill Close Conservation Area within its setting. The proposed development is assessed as not having the potential to change the way in which Mill Hill Close Conservation Area is experienced or understood and so will have no impact on its significance.

No non-designated built heritage assets have been identified as relevant to this assessment.

The proposed development, through the change of a remaining element of the rural-agricultural character setting of the Grade II* listed Wickham Farmhouse (NHLE ref. 1286539) and Grade II* listed Sunte House (NHLE ref. 1192455) is considered to represent a low or very low degree of less than substantial harm to their respective significance. Embedded mitigation by design, including the retention of the southern end of the Study Site as landscaped open space and increased planting, are considered to be a proportionate response to the presence of these listed buildings. No notable change is anticipated to occur within the private, close settings within which the significance of these buildings is most readily appreciated or understood and no change will occur to their intrinsic architectural or historic interest.

In accordance with paragraph 215 of the NPPF, any degree of less than substantial harm to the significance of a designated heritage asset should be weighed against the public benefits of the proposals.

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1 Introduction & Scope of Study

- 1.1 This Cultural Heritage desk-based assessment has been prepared by Cameron Hardie and edited by Edward Hawkins of Tetra Tech Consulting Ltd on behalf of Crest Nicholson.
- 1.2 The subject of this assessment comprises land West of Gatesmead, Haywards Heath, West Sussex, referred to as the Study Site. The Study Site is roughly centred at NGR TQ 33139 25629, within Mid Sussex District. The Study Site is comprised of 4.78ha of agricultural land laid to pasture.
- 1.3 Crest Nicholson has commissioned Tetra Tech Consulting Ltd to assess the Cultural Heritage potential of the Study Site, review the potential impacts of the Proposed Development on heritage assets, and provide guidance on ways to address any Cultural Heritage constraints identified.
- 1.4 In accordance with the relevant government policy and guidance on archaeology and planning, including paragraph 207 of the NPPF and the '*Standard and Guidance for Historic Environment Desk-Based Assessments*' (Chartered Institute for Archaeologists, 2020) and *GPA3: The Setting of Heritage Assets* (Dec. 2017) this assessment draws together the available archaeological, topographic and land-use information in order to clarify the Cultural Heritage potential of the Study Site.
- 1.5 This cultural heritage desk-based assessment comprises an examination of evidence on the West Sussex Historic Environment Record (HER), and other sources, including the results of a comprehensive map regression exercise.
- 1.6 This document seeks to clarify the Cultural Heritage potential of the Study Site, together with its likely significance, and to consider the need for design, civil engineering, and archaeological solutions to any constraints identified, in relation to the proposed development.

2 Planning Background & Development Plan Framework

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in December 2024. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
(<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that local planning authorities should require applicants to describe the significance of any heritage assets affected by their development proposal, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance (for heritage policy)* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural,

- artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.14 The relevant Development Plan framework for the Study Site is currently provided by the Mid Sussex District Plan 2014 – 2031 (adopted March 2018). Policy relevant to cultural heritage at the Study Site includes:

DP34: Listed Buildings and Other Heritage Assets

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 Policy Framework (NPPF) and current Government guidance.

3 Geology & Topography

Geology

- 3.1 The British Geological Survey Online (BGS Online, 2025) indicates that the bedrock geology of the majority of the Study Site is comprised of Upper Tunbridge Wells Sand, a sedimentary bedrock formed between 139.4 million and 133.9 million years ago during the Cretaceous period. No superficial geological deposits are recorded over the Upper Tunbridge Wells Sand deposits (BGS Online, 2025).
- 3.2 In the far north of the Study Site, the British Geological Survey Online (BGS Online, 2025) indicates that the bedrock geology is comprised Wadhurst Clay Formation, a sedimentary bedrock formed between 139.4 million and 133.9 million years ago during the Cretaceous period. Superficial geological deposits of Head – clay, silt, sand and gravel, formed during the Pleistocene period, are recorded over the Wadhurst Clay Formation by British Geological Survey, however this is not reflected in the borehole data.

Topography

- 3.3 The Study Site is formed of agricultural land, at the northern extremity of the settlement of Haywards Heath, in an edge of settlement space.
- 3.4 The Study Site lies on gently sloping land, from approximately 50m Above Ordnance Datum (AOD) in the north, to approximately 65m AOD in the south.

Deposit Modelling

- 3.5 A borehole survey was undertaken across the Study Site in 2025 (Ridge and Partners LLP). Five borehole samples, forming a straight line from the northwest to the southeast of the Study Site, have been analysed for ground deposit modelling (Plate 1, Figure 2e).
- 3.6 The present ground level of the surfaces from where the borehole samples were recovered range from between 52mAOD and 57mAOD, with the highest ground in the southeast. The boreholes reveal that the topsoil across the Study Site is between 0.25m and 0.3m thick. In the northwest, boreholes WS04 and WS03 recorded lenses of Wadhurst Clay Formation.
- 3.7 All borehole samples recorded Upper Tunbridge Wells Sand comprising the majority of the natural sub-surface geology. Boreholes WS03 and WS05 recorded lenses of sand and clay. All boreholes analysed for deposit modelling are between 2.5m and 3.45m in depth below present ground level.
- 3.8 All archaeological potential of the Study Site is confined to cut features excavated into the pre-quaternary solid geology in the archaeological horizon beneath the topsoil. The basal deposits of Upper Tunbridge Wells Sand and Wadhurst Clay Formation predate any and all human activity. No head deposits were identified during the borehole assessment. The Study Site retains no geoarchaeological potential.



Plate 1: Borehole Locations

4 Archaeological & Historical Background with Assessment of Significance

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/early medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological information for the Study Site and the archaeological and historical background of the general area, and, in accordance with the NPPF, considers the potential for any as yet to be discovered archaeological evidence to be present within the Study Site.

Archaeology

- 4.2 What follows comprises a review of known archaeological finds and past investigations within a 1km radius of the Study Site (Fig.2a), referred to as the Study Area, held on the West Sussex Historic Environment Record (HER), together with a historic map regression exercise charting the development of the Study Site from the 18th Century onwards until the present day.
- 4.3 The available West Sussex Historic Landscape Characterisation Data (Fig.2b) denotes the Study Site as comprising “fieldscapes”.
- 4.4 The available LiDAR data (Fig.2d) shows possible evidence of modern agricultural cultivation practices, generally as shallow north to south aligned plough scars, and a possible east to west aligned former field boundary in the northernmost part of the Study Site. No significant archaeology is shown in the LiDAR data.
- 4.5 Chapter 5 subsequently considers the conditions of the Study Site and whether the proposed development will impact the archaeological potential identified below.

Identification of Built Heritage Assets: Designated Built Heritage Assets

- 4.6 A plot of all designated built heritage assets within a 1km radius of the Study Site is given as Figure 2c. This radius is proportionate to the size of the Study Site and scale of the proposed development

and is sufficient to identify potentially relevant designated built heritage assets. Not all designated built heritage assets shown on Figure 2c have the potential to be affected by the proposed development. In accordance with Step 1 of Historic England's *Good Practice Advice Note 3: The Setting of Heritage Assets* (Historic England, 2nd edition 2017), the proposed development is not considered to have the potential to affect the significance of a built heritage asset where:

- The Site has been identified as making no contribution to the significance of that asset; **and**
- The Site forms no appreciable element of the experience of that asset within its setting; **and**
- The proposals have been assessed as not having the potential to change the way in which that asset is experienced or understood within its setting, as a result of significant intervening distance and/or intervening visual barriers.

- 4.7 The closes listed building to the Study Site is the Grade II* listed Wickham Farmhouse (NHLE ref. 1286539) (Plates 2 – 5), which lies c. 50m south of the Study Site boundary. The proposed development is therefore considered to have the potential to affect the significance of the Grade II* Wickham Farmhouse and so this building is carried forward for detailed assessment.
- 4.8 The Grade II* listed Sunte House (NHLE ref. 1192455) (Plates 6 – 7) is located c. 130m east of the Study Site. Two structures within the grounds of Sunte House are individually listed at Grade II, comprising the Garden Wall to the Northeast of Sunte House (NHLE ref. 1286574) and the Garden Building, Within Walled Garden, to the East of Sunte House (NHLE ref. 1354936). The Study Site is considered to contribute to the significance of the group of listed buildings as an element of their semi-rural agricultural setting. The proposed development is therefore considered to have the potential to affect the significance of the Sunte House group and so these buildings are carried forward for detailed assessment.
- 4.9 The Mill Hill Close Conservation Area is located c. 130m southwest of the Study Site (Plates 8 – 10). It encompasses thirty flats and houses, built in the late 1930s, and a communal landscaped garden and rectangular pool. Mill Hill Close was designed by a local Architect, Harold Turner for the purpose of housing needy members of the Institute of Civil Engineers and their dependants. As a result of intervening modern built development, including residential developments and a railway line, and intervening tree lines, the Study Site has no experiential relationship with the conservation area and so makes no contribution to its significance. The proposed development is assessed as not having the potential to change the way in which Mill Hill Close Conservation Area is experienced or understood within its setting and so this designated heritage asset is not carried forward for further assessment.
- 4.10 Intervening distance and/or modern development and other experiential barriers preclude the proposed development from having any potential to cause a change to the way in which any other designated built heritage asset within a 1km radius is experienced or understood within its setting.



Plate 2: View south from Old Wickham Lane of The Grade II* Wickham Farmhouse.



Plate 3: View west from Old Wickham Lane.



Plate 4: View east along Old Wickham Lane, with Wickham Farmhouse to the right (south), and the Study Site to the left (north).



Plate 5: View east along Old Wickham Lane towards Sunte House and Wickham Farmhouse.



Plate 6: View northwest from Sunte Park of The Grade II* Sunte House.

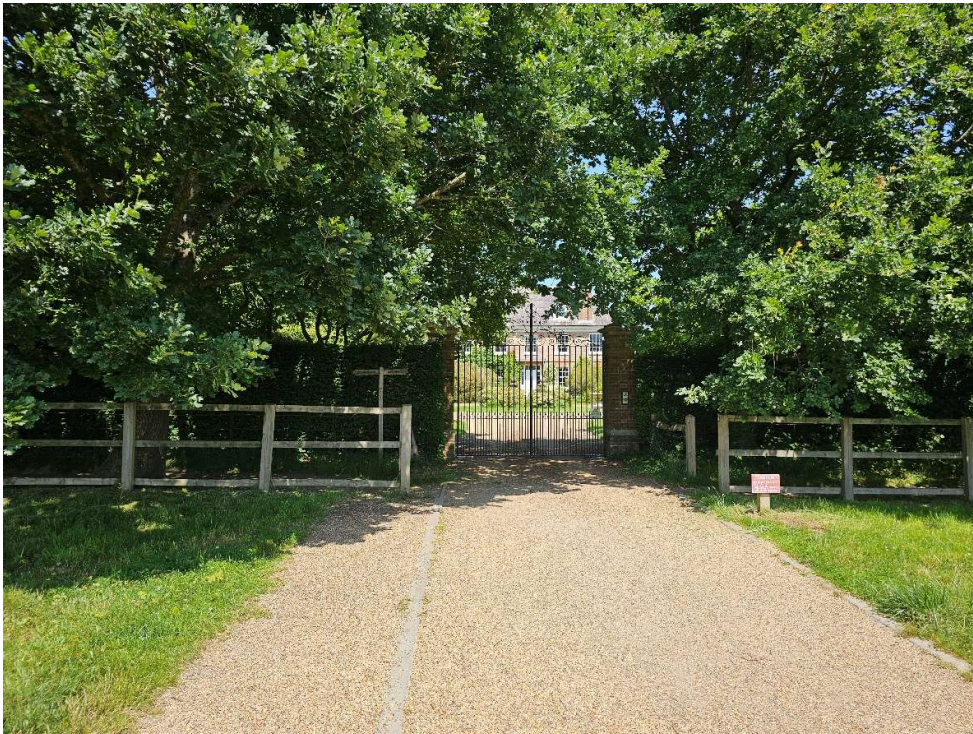


Plate 7: View northwest from Sunte Park of The Grade II* Sunte House.



Plate 8: View northeast towards the Study Site from within Mill Hill Close Conservation Area.



Plate 9: View north from Mill Hill Close, representative general view within Mill Hill Close Conservation Area.



Plate 10: View northwest from Mill Hill Close, representative general view within Mill Hill Close Conservation Area.

Identification of Built Heritage Assets: Non-Designated Built Heritage Assets

- 4.11 Mid-Sussex District Council does not maintain a formal local list of non-designated heritage assets. However, the maintaining of a local list is not a pre-requisite of the identification of non-designated heritage assets that may be a material consideration in the planning process.
- 4.12 An area walkover and desk-based research have not identified any buildings or structures that could represent non-designated built heritage assets that may be relevant to this assessment.

Previous Archaeological Work

- 4.13 The Event Records EWS1204; EWS2131; EWS1387; EWS1882; relate to desk-based assessments and building recording exercises that are not relevant to assessing the specific archaeological potential of the Study Site.
- 4.14 An archaeological evaluation by CgMs Consulting in 2015 c. 100m east of the Study Site recorded an iron-smelting furnace of Iron Age to Roman date, and a possible cart track and linear feature of post-Medieval date (EWS1652). A subsequent phase of archaeological excavation was managed in 2016 by CgMs Consulting, which recorded quantities of slag and hammerscale of Iron Age origin, and a small assemblage of flint flakes of a broad Mesolithic to middle-Bronze Age date.
- 4.15 An archaeological evaluation undertaken by Archaeology South East in 2017, c. 200m southeast of the Study Site, recorded three undated pits (EWS1961).
- 4.16 Several phases of archaeological investigations were undertaken by Headland Archaeology Ltd c. 730m west of the Study Site between 2013 and 2016 (EWS1395). A watching brief in 2013 recorded no in-situ archaeological evidence. An archaeological evaluation in 2013 recorded several features of Bronze Age, Iron Age, and Roman date. A subsequent phase of archaeological evaluation in

2016 recorded eight undated linear features. An archaeological evaluation in 2016 recorded three undated pits, three late-Prehistoric linear features, one Iron Age pit, a double-ditched enclosure of Iron Age to Roman origin, two large pits, two clusters of postholes, and three linear features of Medieval origin, and two post-Medieval ditches and four post-Medieval pits.

- 4.17 An archaeological evaluation c. 780m northeast of the Study Site in 2018 by Thames Valley Archaeological Services Ltd recorded five linear features and three pits, all of which were undated (EWS2013).
- 4.18 An archaeological excavation undertaken by M. K. Taylor in 1990, c. 790m southwest of the Study Site, recorded no archaeological evidence (EWS512).
- 4.19 Due the limited extent of past investigations within 1km of the Study Site, it is considered that any conclusions on the archaeological potential of the Study Site remain somewhat uncertain and further investigation will be required to clarify the presence, absence and significance of archaeological evidence within the Study Site.

Undated and Multi-Period

- 4.20 The HER Monument record MWS11725 does not relate to one archaeological asset, rather it includes all archaeological evidence uncovered in a series of archaeological investigations at Pentlands Farm, c.720m west of the Study Site. The following table summarises the archaeological assets included within HER record MSW11725).

HER record MSW11725		
Archaeological Find/Feature	Period	Date Range
Ditch	Unknown	Unknown
Gully	Unknown	Unknown
Pit	Unknown	Unknown
Pit	Unknown	Unknown
Cremation	Unknown	Unknown
Ditch	Early Neolithic to Late Bronze Age	4000 BC to 701 BC)
Worked Flint	Prehistoric	Unknown to 42AD
Ditch	Later Prehistoric	4000 BC to 42 AD
Oval Enclosure	Later Prehistoric	4000 BC to 42 AD
Pit	Later Prehistoric	4000 BC to 42 AD
Linear Feature	Middle Bronze Age	1600BC to 100AD
Pottery	Early Iron Age to Roman	800BC to 409AD
Ditch	Late Iron Age to Roman	100BC to 100AD
Double-Ditched Enclosure	Late Iron Age to Roman	100BC to 100AD
Pit	Late Iron Age to Roman	100BC to 100AD
Pit	Late Iron Age to Roman	100BC to 100AD
Posthole	Late Iron Age to Roman	100BC to 100AD
Ditch	Late Iron Age to Roman	100BC to 409AD
Boundary Ditch	Medieval	1075AD to 1250AD
Ditch	Medieval	1075AD to 1250AD
Enclosure	Medieval	1075AD to 1250AD
Pit	Medieval	1075AD to 1250AD
Posthole	Medieval	1075AD to 1250AD

Pottery	Medieval	1075AD to 1250AD
Ditch	Post-Medieval	1540AD to 1900AD
Ditch	Post-Medieval	1540AD to 1900AD
Ditch	Post-Medieval	1540AD to 1900AD
Field Boundary	Post-Medieval	1540AD to 1900AD
Pit	Post-Medieval	1540AD to 1900AD
Trackway	Post-Medieval	1540AD to 1900AD
Ditch	Post-Medieval	1767AD to 1799AD
Ceramic Building Material	Post-Medieval	1767AD to 1799AD

- 4.21 The HER Monument record MWS12937 does not relate to one archaeological asset, rather it includes all archaeological evidence uncovered in a series of archaeological investigations at Birchen Lane, c.150m east of the Study Site. The following table summarises the archaeological evidence recorded within HER record MWS12937. This site is associated with the Archaeological Notification Area for Iron Age and Roman industrial activity DWS9078, which also encompasses the Study Site.

HER record MWS12937		
Archaeological Find/Feature	Period	Date Range
Burnt Clay	Unknown	Unknown
Worked Flints	Early Mesolithic to Late Neolithic	12,000BC to 2500BC
Furnace	Middle Iron Age	400BC to 101BC
Ironstone Pit	Middle Iron Age	400BC to 101BC
Pit	Middle Iron Age	400BC to 101BC
Pit	Middle Iron Age	400BC to 101BC
Pit	Middle Iron Age	400BC to 101BC
Stakehole	Middle Iron Age	400BC to 101BC
Slag	Middle Iron Age	400BC to 101BC
Pottery	Middle Iron Age	400BC to 101BC
Pit	Medieval	1066AD to 1539AD
Fence	Medieval to post-Medieval	1066AD to 1900AD
Posthole	Medieval to post-Medieval	1066AD to 1900AD
Ditch	Post-Medieval	1540AD to 1900AD
Linear	Post-Medieval	1540AD to 1900AD
Trackway	Post-Medieval	1540AD to 1900AD

- 4.22 The HER Monument record MWS14994 relates to an archaeological evaluation at Sunte Farm, c. 150m east of the Study Site, which did not record any confirmed/datable archaeological evidence.
- 4.23 The HER Monument record MWS15102 relates to an archaeological evaluation at High Beech Lane, c. 800m northeast of the Study Site which did not record any datable/confirmed archaeological evidence.

Prehistoric

- 4.24 No conclusive artefactual or feature evidence of Palaeolithic or Neolithic date is recorded within the Study Site.
- 4.25 A Mesolithic transept axe and an assortment of flint flakes is recorded c. 500m east of the Study Site (MWS3826).

Cultural Heritage Desk Based Assessment

- 4.26 Prehistoric artefactual evidence is limited to two small, undated assemblages of flints and one metal object.
- 4.27 Twelve undated flint waste flakes, four undated flint scrapers, and one Bronze-working slag object of zoomorphic shape are recorded together c. 790m south of the Study Site (MWS783). This record is broadly dated to the Prehistoric periods.
- 4.28 Archaeological features of broadly Iron Age date within the Study Area are recorded as part of the multi-period HER records MWS11725 and MWS12937 set out above. Archaeological evidence of Iron Age date has been recorded within c.150m of the Study Site and the Study Site is located within an Archaeological Notification Area (DWS9078 - Area of Iron Age and Roman Industrial Activity, Haywards Heath).
- 4.29 The archaeological potential of the Study Site to contain archaeological evidence of Palaeolithic, Mesolithic, Neolithic, and Bronze Age origin is considered to be low. The archaeological potential of the Study Site to contain archaeological evidence of Iron Age origin is considered to be moderate.

Roman

- 4.30 The Study Site is not located in the vicinity of any known settlement during the Roman period.
- 4.31 No archaeological evidence of either finds or features of Roman date are recorded within the Study Area.
- 4.32 The route of a conjectured Roman road from London to Portslade is recorded c. 360m northwest of the Study Site at its nearest point, although physical evidence for the road is not recorded in the Study Area (MWS3614).
- 4.33 The Study Site is considered to have a low potential for the presence of archaeological evidence of Roman date.

Anglo-Saxon and Medieval

- 4.34 No archaeological evidence of either finds or features of Anglo-Saxon date are recorded within the Study Area.
- 4.35 The Harlands farmstead is recorded as being of Medieval origin and is located c. 600m southwest of the Study Site (MWS11183).
- 4.36 The site of an unnamed Medieval farmstead is recorded c. 290m southwest of the Study Site (MWS12946).
- 4.37 The Wickham farmstead is recorded as being of Medieval origin (MWS7490) and lies c. 40m south of the Study Site (MWS12985).
- 4.38 The Study Site is considered likely to have been in cultivation from the Medieval period onwards but is considered to have an overall low potential for archaeological evidence of Medieval date, with the exception of evidence of cultivation.

Post Medieval & Modern (including map regression exercise)

- 4.39 Wickham Farmhouse, the extant late 16th Century House, which is possibly built on the foundations of a building mentioned in 1279, is recorded c. 40m south of the Study Site (MWS7490).

Cultural Heritage Desk Based Assessment

- 4.40 Sunte House, the extant 17th Century building, is recorded c. 150m east of the Study Site (MWS4028).
- 4.41 The site of a 17th Century house, known as 'John Hursts House and Lande' as shown on 17th Century mapping, is recorded c. 730m south of the Study Site (MWS7486).
- 4.42 The site of a 17th Century house, known as 'Richard Vennalls House and Lande' as shown on 17th Century mapping, is recorded c. 770m southeast of the Study Site (MWS7487).
- 4.43 The site of a 17th Century house, known as 'Mr. Thomas Pelhams House and Lande' as shown on 17th Century mapping, is recorded c. 540m southwest of the Study Site (MWS7488).
- 4.44 The site of a 17th Century house, known as 'Mr. Bishes House and Lande' as shown on 17th Century mapping, is recorded c. 290m southwest of the Study Site (MWS7489).
- 4.45 The site of a 17th Century house, known as 'John Peckham's House', as shown on 17th Century mapping, is recorded c. 410m southwest of the Study Site (MWS7491).
- 4.46 The site of a 17th Century house, known as 'Thomas Bray's House', as shown on 17th Century mapping, is recorded c. 510m southeast of the Study Site (MWS7492).
- 4.47 The site of a 17th Century house, known as 'Vernall's House', as shown on 17th Century mapping, is recorded c. 660m southeast of the Study Site (MWS7493).
- 4.48 The site of a post-Medieval brickworks is recorded c. 500m south of the Study Site (MWS4907).
- 4.49 The site of a post-Medieval brickworks is recorded c. 440m west of the Study Site (MWS4908).
- 4.50 The site of a post-Medieval brickworks is recorded c. 500m northwest of the Study Site (MWS4909).
- 4.51 The site of a post-Medieval mill is recorded c. 450m south of the Study Site (MWS770). The mill is of late 18th Century origin and was demolished in 1969.
- 4.52 The site of a post-Medieval lime kiln is recorded c. 460m west of the Study Site (MSW8183).
- 4.53 The site of a 19th Century field barn named 'Fattening Hovel Historic Outfarm' is recorded c. 480m northeast of the Study Site (MWS10425).
- 4.54 The site of a 19th Century field barn is recorded c. 530m east of the Study Site (MWS12853).
- 4.55 The site of Pentland Farm, a post-Medieval farmstead dating to the 19th Century, is recorded c. 770m west of the Study Site (MWS13302).
- 4.56 The site of Southlands, a post-Medieval farmstead dating to the 19th Century, is recorded c. 730m south of the Study Site (MWS13608).
- 4.57 The site of Sugworth Farm, a post-Medieval farmstead dating to the 19th Century, is recorded c. 7650m northwest of the Study Site (MWS13688).
- 4.58 The site of a gasworks, constructed in the 1870s, is recorded c. 670m south of the Study Site (MWS15364).
- 4.59 The Horsted Keynes to Haywards Heath railway line is recorded c. 990m north of the Study Site (MWS3352). This was a branch line of the East Grinstead to Lewes railway, called the Ardingley Branch Line. The line opened in 1883 and closed in 1963 as part of the Beechings cuts.

- 4.60 The crash site of a British Hurricane aircraft is recorded c. 800m northeast of the Study Site (MWS15597). The crash occurred on 25th October 1940, after the aircraft developed engine issues. Pilot Officer Dehemptinne made the forced landing and escaped unhurt.
- 4.61 The site of a Second World War light anti-aircraft battery is recorded c. 540m west of the Study Site (MWS7153). Occupied from 25th June 1944, the battery consisted of two 40mm light anti-aircraft guns and was manned by the 97th Regiment of the 102nd Brigade.

Map Progression Exercise

- 4.62 In the post-Medieval period, cartographic sources are useful in understanding the historic land use of the Study Site and any past phases of built development.
- 4.63 The 1724 Budgen Map (Fig.3) shows the Study Site as lying within a rural-agricultural landscape, in close proximity to Sunte Farmhouse and Wickham Farmhouse. The historic built core of Lindfield is depicted to the east, and the historic built core of Cuckfield is depicted to the west.
- 4.64 The 1795 Gardner and Gream Map (Fig.4) shows the Study Site continuing to form part of the agricultural lands to the north of Haywards Heath. There is no significant change to the 1808 Ordnance Survey Drawing (Fig.5).
- 4.65 The 1840 Lindfield Sussex Tithe Map (Fig.6) shows a change to the field boundaries in the Study Site and shows the land forming the western flanks of the Study Site, Plot 23, as under the ownership of London Brighton South Coast Railway. The Study Site itself is comprised of Plots 36, 37, 38, 39, and 40. All the plots that form the Study Site are recorded under the ownership of Miss Bannister, and occupied by Edward Worsfold, with land use variably recorded as pasture or arable. This is the same landowner and occupier as is recorded for Wickham Farmhouse, which forms Plot 35 in the Tithe records. Access to Wickham Farmhouse is by a north to south aligned lane to the south of Wickham Farmhouse.

1840 Tithe Apportionments, Lindfield - Sussex

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
36	Miss Bannister	Edward Worsfold	North Meadow	Pasture
37	Miss Bannister	Edward Worsfold	Part of Severn Acres	Arable
38	Miss Bannister	Edward Worsfold	Spring Plot	Pasture
39	Miss Bannister	Edward Worsfold	Sign Hand	Arable
40	Miss Bannister	Edward Worsfold	Suggests Leg	Pasture

- 4.66 The 1875 Ordnance Survey (OS) Map (Fig.7) shows the Study Site as comprised of the same fields as in the Tithe records, although the furthest south field has been truncated at its southern end to allow for an expansion and reorientation of the private grounds of Wickham Farmhouse. The railway line flanking the western boundary of the Study Site is complete, and the lane that flanks the eastern boundary of the Study Site is evident. Many trees are depicted on the field boundaries within the Study Site, as well as along the boundaries. The Study Site remains in the agricultural periphery of Haywards Heath.
- 4.67 The 1910 OS Map (Fig.8) shows the Study Site as containing fewer trees on the internal field boundaries and to the immediate north and east, although it is generally unchanged. Low density modern built development has occurred to the west of the railway line on Old Wickham Lane, which now crosses the railway line on a bridge.
- 4.68 The 1947 aerial photograph (Fig.9) depicts the Study Site as unchanged but for an abundance of trees on the lane on the eastern boundary of the Study Site. To the south, construction of the modern built development on Wickham Way is evident, as well as further afield at Mill Hill Close and Sunte Close. The Study Site has developed an edge of settlement character.

- 4.69 The 1966 OS Map shows the Study Site as having two internal field boundaries removed. Modern built development is complete on Old Wickham Lane and Wickham Way, and further suburban development is evident on Orchard Close, west of the Railway Line. The private garden and grounds of Wickham Farmhouse have been justified into one single plot, with introduction of a modern accessway to the north, leading along the southern boundary of the Study Site. A cottage, swimming pool, tennis court, and pond have been constructed within the grounds of Wickham Farmhouse.
- 4.70 On the 1933 OS Map (Fig.11), the Study Site and its immediate vicinity remain mostly unchanged, save a new north to south aligned track within the western part of the Study Site, and the removal of the field boundaries, however these remain legible as ditches and tree lines remain extant.
- 4.71 The 2001 aerial photograph (Fig.12) shows the Study Site as an edge of settlement space, with the modern built suburban environment of Haywards Heath reaching the southern and western boundaries.
- 4.72 The 2018 aerial photograph (Fig.13) shows no change to the Study Site, although does depict construction in process within the grounds of Sunte House, and in three fields to the immediate east of the Study Site. The 2025 aerial photograph (Fig.14) shows the modern built development to the east as complete, with no further change to the Study Site or its surrounds.
- 4.73 The Study Site is considered to have a low potential for evidence of post-Medieval archaeological evidence.

Assessment of Significance (Designated Assets)

- 4.74 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.75 In accordance with Step 2 of Historic England's *Good Practice Advice Note 3: The Setting of Heritage Assets* (Historic England, 2nd edition 2017), the contribution setting makes to the significance of the relevant designated built heritage assets is assessed for each asset.

Archaeology

- 4.76 In terms of relevant designated archaeological heritage assets, no Scheduled Monuments, World Heritage Sites, Registered Battlefields, or Historic Wreck sites lie within the Study Site or its immediate vicinity.
- 4.77 The Registered Park and Garden Borde Hill (NHLE ref: 1000274) is situated c. 700m northwest of the Study Site. The Study Site does not form part of the setting of this Registered Park and Garden, and the proposed development is assessed to have no potential to impact on the significance Borde Hill.
- 4.78 The Study Site lies within Archaeological Notification area DWS9078; Area of Iron Age and Roman Industrial Activity, Haywards Heath.
- 4.79 The Study Site does not make any contribution to the significance of any designated archaeological assets, and it does not form any part of the setting of any designated archaeological assets.

Built Heritage

Wickham Farmhouse (NHLE ref. 1286539)

- 4.80 The Grade II* listed Wickham Farmhouse (NHLE ref. 1286539) lies a short distance to the south of the Study Site, beyond a wall, two rows of mature trees and hedgerows, and a small lane (Plates 2

- to 5). The proposed development represents a change within the setting of this designated built heritage asset.
- 4.81 Wickham Farmhouse dates to the late 16th Century, with extensions and alterations occurring in the early and late 17th Century, the late 19th Century, and the mid-20th Century. A previous building is recorded in the same location in 1279AD, the foundations of which may form part of the foundations for the 16th Century oldest extant part of Wickham Farmhouse.
- 4.82 The oldest extant section of Wickham Farmhouse is the entrance lobby, of 16th Century origin, with an early 17th Century parlour wing extension to the south and a late 17th Century extension to the west which was subject to alterations in the late 19th Century. A further extension to the western side of the building was constructed in the mid-20th Century. The building is of two storeys and an attic above.
- 4.83 The oldest part of Wickham Farmhouse has a ground floor constructed in red-brick, exposed timber frame on Sussex sandstone plinths, a clay-tile-hung first floor, Horsham stone roof tiles and filleted brick chimney stack in centre of the ridge (Plate 2). The projecting early 17th Century parlour wing to the south has exposed timber framing and rendered infilling with a tiled gable above. 20th Century bay windows have been built on the eastern elevation of the parlour wing. A large 17th Century external chimney stack, of sandstone at the base and red brick at the top, is extant on the southern elevation. The roof is tiled in Horsham stone. The mid-20th Century range extends to the west of the 17th Century parlour range and does not have architectural interest recorded in the NHLE listing, nor is it visible from any proximate public space.
- 4.84 Internally, the dining room has a ceiling with a spine beam, and joists with lambs tongue stops. The hallway contains exposed 17th Century timber framing. The first floor contains jowled posts and late 16th Century squared framing. A further ceiling is recorded with lambs tongue stops carpentry work, and a powder closet retains a small hatch for transferring a wig through the bedroom to the maid in the powder closet. Several old, planked doors, some with elaborate architrave mouldings and some panelled, are retained within the building. The roof is of queen post construction with carpenter's marks legible.

Significance

- 4.85 Wickham Farmhouse has a very high degree of intrinsic architectural and historic interest, which is recognised in its listing at Grade II*. The building derives significance from its probable Medieval origin and the extent of surviving, high quality, historic fabric which includes several rare internal features. The farmhouse has a correspondingly high evidential value for understanding the design, materials and craftsmanship of farmhouses that underwent phases of historic alteration to reflect wider stylistic, lifestyle and technological trends.
- 4.86 Though the building has been extended and altered in the mid-later 20th Century, the modern alterations are not considered to diminish the overall significance of the farmhouse.

Setting

- 4.87 Wickham Farmhouse is set within its own private grounds, containing formal lawns, a driveway laid in tarmacadam, a swimming pool, a tennis court, five modern ancillary buildings, and mature treelines and hedgerows. The grounds of Wickham Farmhouse are bound by a high brick wall laid in Flemish Garden Wall Bond.
- 4.88 Wickham Farmhouse is situated on the south side of Old Wickham Lane, a dead-end single-track lane orientated east to west, which provides access to Wickham Farmhouse from Balcombe Lane (Plates 3 - 5). To the north of Wickham Farmhouse and Old Wickham Lane lies the Study Site.
- 4.89 Wickham Farmhouse lies within the built edge of Haywards Heath, with residential development of 20th and 21st Century date present to the immediate south, east and west. Aerial photography (Figures 12 to 14) illustrates that recent built developments in the vicinity of Wickham Farmhouse

are generally of well-spaced properties with large private grounds constructed along the boundaries of the listed building's grounds. The residential development in the immediate vicinity is characterised generally by larger detached houses.

- 4.90 The Study Site lies c. 50m north of the listed building and comprises enclosed pasture fields (Fig.2c). The Study Site forms pasture fields that extend north along the eastern side of the rail line toward a wooded area and Haywards Heath Golf Course, a modern leisure activity space.
- 4.91 The immediate setting of Wickham Farmhouse retains a semi-rural or edge of settlement character despite the extent of 21st Century development, partly as a result of the generally well-spaced and densely planted grounds of later developments. It remains however that Wickham Farmhouse is now approached through, and experienced as, part of an essentially suburban residential area.

Contribution of Setting and the Study Site to Significance

- 4.92 The immediate setting of the private grounds of Wickham Farmhouse, from which the architectural significance of Wickham Farmhouse is best appreciated, contribute the most to the significance of the listed building.
- 4.93 The modern built development element of the setting of this listed building does not contribute to the significance of Wickham Farmhouse. Mature treelines, hedgerows, and the private grounds of multiple residences substantially limit any visual or experiential relationship between Wickham Farmhouse and the modern built development that now defines much of its surrounds.
- 4.94 The Study Site has a partially legible historical relationship with Wickham Farmhouse, having previously formed part of the farmholding relating to the listed building (Fig.6). The southern part of the Study Site affords limited, partial views towards Wickham Farmhouse (Plates 17 and 18), with chimney stacks and a small portion of the roofline visible. Within these limited views from the Study Site, the ability to appreciate the architectural interest of the buildings diminishes rapidly with intervening distance. The central and northern parts of the Study Site, as a result of intervening treelines, hedgerows, and topography, afford no views towards Wickham Farmhouse that allow for appreciation of its significance. It is considered, due to the historical relationship and the partial visual relationship, that the southern end of the Study Site makes a moderate contribution to the significance of this building, as a partially legible element of the former land holdings of Wickham Farmhouse and as a representative part of the wider previously agricultural landscape context. It is considered, due to the historical relationship and absence of notable visual relationship, that the central and northern parts of the Study Site make only a low contribution to the significance of Wickham Farmhouse.

Sunte House Group of Listed Buildings

- 4.95 The Grade II* listed Sunte House (NHLE ref. 1192455) lies a short distance to the east of the Study Site, beyond a public footpath, mature trees and hedgerows, and a tennis court (Fig.2c). Within the private grounds of Sunte House lie the Grade II Garden Wall To North East Of Sunte House (NHLE ref. 1286574) and the Grade II Garden Building, Within Walled Garden, To The East Of Sunte House (NHLE ref. 1354936). Sunte House and the two proximate Grade II listed buildings are assessed together due to their group value and legible historical and functional relationship. The proposed development represents a change within the setting of these designated built heritage assets.
- 4.96 The building may be mentioned as early as 1522 in documentary sources such as the will of Richard Mascall (of Mitchelborne) which refers to 'Sunte Land' in Lyndesfield. There is further mention of the house in wills dating to 1528, 1591 and 1594. Sunte House is still named as 'Huntersparke ate Lindfield' as late as c.1594, though the name 'Sunt' was increasingly used from c.1583.
- 4.97 Sunte House is of two storeys with attics. The building has five windows to each principal elevation, which are of red brick laid in a diaper pattern with grey headers set on a cemented plinth (Plate 6). The roof is steeply pitched with two pedimented dormers. The building has a deeply moulded

wooden modillion eaves cornice, Stone quoins and a moulded stone band between floors. The building retains sash windows of sixteen panes with rubbed brick arches and scalloped blind boxes. The central doorcase to the south elevation has a flat wooden hood on enriched, scrolled wooden brackets. Attached to south end is a forecourt wall of two courses of sandstone blocks with brick piers with moulded tops and ball caps. The east (garden facing) elevation doorcase has a flight of steps with ramped iron handrail. The building's west elevation is of 19th Century date but built to match the earlier style. The service extension to the north east dates to the 18th Century and is constructed in red brick over a single storey with Horsham stone slab roof and metal casement windows.

- 4.98 The interior of Sunte House retains an early 18th Century principal staircase of carved elm timber and a service well staircase of painted wood. There are two historic fire places with Delft tiles and a particularly good example of a late 18th or early 19th Century fireplace on the first floor with an elaborate cast iron ducks nest grate.
- 4.99 The Garden Building within the walled garden to the East of Sunte House is separately listed at Grade II (NHLE ref.1354936). This garden building is of 18th Century date and comprises a single storey lean-to built on to the side of the garden wall. The garden building is constructed in brick with a tiled roof and one 19th Century casement window with diamond lights. The garden building incorporates a re-used 17th Century plank door.
- 4.100 The Garden Wall to the north east of Sunte House is also separately listed at Grade II (NHLE ref.1286574). This listed structure comprises a 18th Century red brick wall in random bond, with some patches of sandstone.

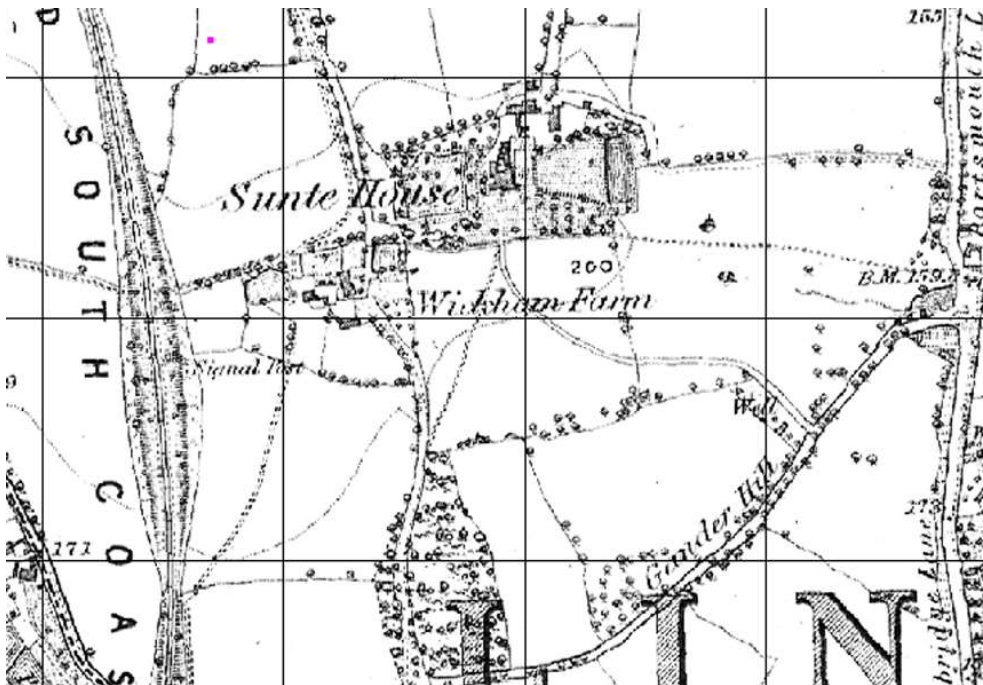
Significance

- 4.101 Sunte House represents a substantially surviving early post-Medieval house that has been converted from use as a farmhouse to become a minor gentry residence. Sunte House has a very high degree of intrinsic architectural and historic interest, which is recognised in its listing at Grade II*. The building derives significance from its early post-Medieval origin and the extent of surviving, high quality, historic fabric which includes several rare internal features. Sunte House has a correspondingly high evidential value for understanding the design, materials and craftsmanship of local residences belonging to the upper end of the local social scale that have undergone phases of historic alteration to reflect wider stylistic, lifestyle and technological trends.
- 4.102 The separately listed structures within the grounds of Sunte House have an intrinsic architectural and historic interest that is recognised in their listing at Grade II. These structures illustrate the design and construction of ancillary buildings and garden features in the 18th Century.
- 4.103 As a result of their highly legible historic and functional relationship the three listed buildings have a group value that raises their significance. The Sunte House group as a whole has a particular value as illustrating the wider design and layout of residences and their grounds in the 18th Century, at a time when there was considerable change in the lifestyle expectations and increased domestication of residences of this type, moving away from possible earlier, more functional roles, as part of a working farm.

Setting

- 4.104 Sunte House lies deep within its private grounds (Plate 7), which lie at the west end of Birchen Lane, a modern residential street of large, detached houses. The grounds of Sunte House are enclosed by a dense treeline and are landscaped to compliment the architectural and historic interest of the house. The grounds are likely to contain features of historic interest, belonging to 18th or 19th Century phases of re-landscaping undertaken when the residence was extended or altered. The grounds of the building contain two separately Grade II listed structures in addition to later buildings, such as a tennis court, that are of no architectural or historic interest.

- 4.105 The Sunte House grounds lie within the built edge of Haywards Heath, with residential development of 20th and 21st Century date present to the immediate south, east and north. Aerial photography illustrates that recent built developments in the vicinity of Sunte House (planning ref. DM/15/4862 and planning ref. DM/15/3415) have left gaps of pasture space along the boundaries of the listed building's grounds (Plates 13 and 14). The residential development in the immediate vicinity is characterised generally by larger detached houses set in well-spaced, densely planted plots (Plate 15).
- 4.106 The 1795 Gardner and Gream Map (Figure 4) and the 1879 OS Map (Plate 11) show the historic primary access route to Sunte House approaching the listed building from Gander Hill towards the southern primary elevation of the listed building. In the 1879 OS Map, a small building and a well are shown at the junction of Gander Hill and the lane approaching Sunte House, which may form a gatehouse to the property. Birchen Lane is shown in mapping from 1899 (Plate 12) onwards, with both lanes appearing in use in the early 20th Century, however by the mid-20th Century, following built development on Gander Green, Birchen Lane became the primary access route to Sunte House. Aerial photography from 2015 (Plate 13) shows the southern access route completely removed. As part of residential development to the immediate south of Grade II* Sunte House (ref. DM/15/4862), this access route was reinstated, as shown in aerial photography from 2021 (Plate 14) onwards.
- 4.107 West of Sunte House by c. 130m is the Study Site, an enclosed pasture field. The Study Site forms part of pasture fields that extend north along the eastern side of the rail line toward a wooded area and Haywards Heath Golf Course, a modern leisure activity space.
- 4.108 The immediate setting of Sunte House retains a semi-rural or edge of settlement character despite the extent of 21st Century development, partly as a result of the generally well-spaced and densely planted grounds of later developments. The retention of small pasture spaces north and south of the Sunte House grounds also contribute to the looser built grain of the area. It remains however that Sunte House is now approached through, and experienced as, part of an essentially suburban residential area due to the 21st Century development to the south of Sunte House, through which the listed building is approached.



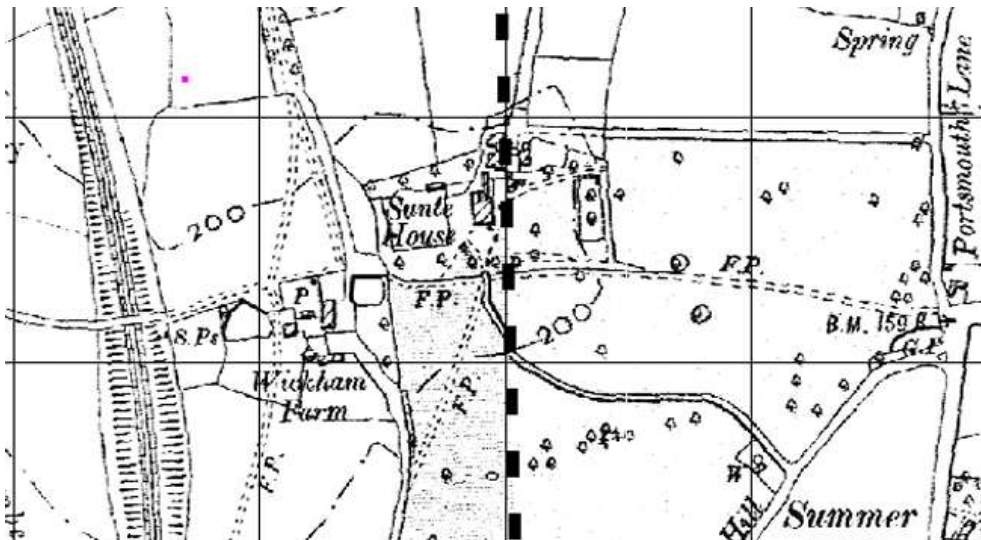


Plate 11: 1879 OS Map showing Sunde House.



Plate 12: 1899 OS Map showing Sunde House and Birchen Lane.

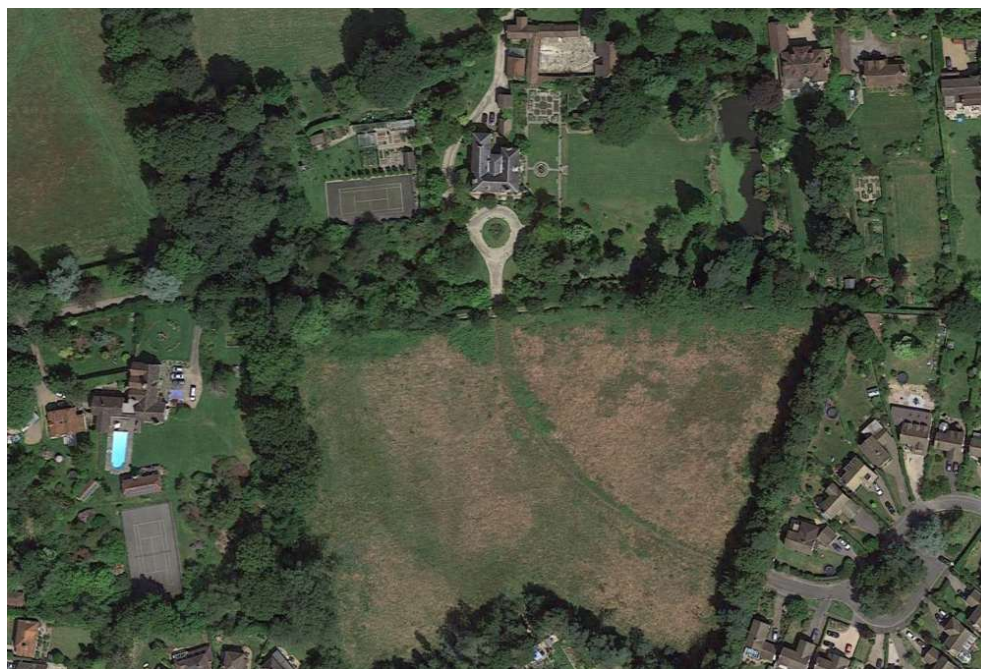




Plate 14: 2021 Aerial Photography of Sunte House, showing southern access reinstated.



Plate 15: View south from southern boundary of the private grounds of Sunte House, towards 21st Century built development.

Contribution of Setting and the Study Site to Significance

- 4.109 The immediate setting of the private grounds of Sunte House, from which the architectural significance of Sunte House is best appreciated, contribute the most to the significance of the listed building.
- 4.110 The later built development in the vicinity of Sunte House does not contribute to its significance, being unrelated to its intrinsic architectural historic interest and departing from the historically agricultural character of its immediate setting.
- 4.111 The proximity of Sunte House to Wickham Farmhouse is considered to make an overall low contribution to the significance of this building. Though as a pair, these residences represent close set historic survivals of what were the immediate area's principal residences and farmsteads, there is no known or legible specific historical or functional relationship between them. The buildings are visually screened from each other by an intervening tree line and so are not an element in the experience of either building within their respective private grounds.
- 4.112 The pasture fields lying north-north-west of Sunte House, including the Study Site, are considered to make a varied low to moderate contribution to the significance of the building and its related listed structures. The southernmost part of the Study Site makes a moderate contribution, with the central and northern parts making a low contribution to the significance of Sunte House. The contribution of this element of the setting is derived in part from its role in underpinning the present semi-rural or edge of settlement character of the immediate western vicinity of the listed building's grounds. This setting element is also broadly representative of what had been the historic agricultural landscape context of Sunte House. This contribution is considered low to moderate due to the low degree of surviving rural agricultural character within the setting of Sunte House, and this contribution reduces with distance from the listed building. There is no known or legible historical or functional relationship between the Study Site and Sunte House. The Study Site is also not an element in the intrinsic architectural and historic interest from which this group of listed buildings primarily derives its significance.

Assessment of Significance (Non-Designated Assets)

- 4.113 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.

Archaeology

- 4.114 No non-designated archaeological heritage assets have been identified as relevant to this assessment for the potential of the proposed development to affect significance through the alteration of setting. This is a result of intervening distance and visual and other experiential barriers precluding the proposed development from altering the way in which any non-designated archaeological asset is experienced or understood.
- 4.115 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period	Identified archaeological potential	Identified archaeological significance
Palaeolithic	Low	Low (Local)
Mesolithic	Low	Low (Local)
Neolithic	Low	Low (Local)
Bronze Age	Low	Low (Local)
Iron Age	Moderate	Low (Local)

Cultural Heritage Desk Based Assessment

Roman	Low	Low (Local)
Anglo-Saxon	Low	Low (Local)
Medieval	Low	Low (Local)
Post-Medieval	High for evidence of cultivation. Low for all other evidence.	Low (Local)

Built Heritage

- 4.116 No non-designated built heritage assets have been identified as relevant to this assessment for the potential of the proposed development to affect significance through the alteration of setting. This is a result of intervening distance and visual and other experiential barriers precluding the proposed development from altering the way in which any non-designated built heritage asset is experienced or understood.

5 Site Conditions, The Proposed Development & Review of Potential Development Impacts on Cultural Heritage Assets

Site Conditions

- 5.1 The Study Site comprises 4.78ha of agricultural land laid to pasture.
- 5.2 Historic and modern cultivation use of the Study Site is considered to have had a moderate but widespread below ground impact across the Study Site.
- 5.3 The Study Site is flanked by a north to south oriented Public Right of Way (PRoW) along the eastern boundary, which is set within a hollow and is densely enclosed by trees and other planting, with no visibility beyond the PRoW due to the topography and vegetation (Plate 19). A further PRoW flanks the southern boundary of the Study Site, which follows Old Wickham Lane (plates 3 – 5), with limited visibility beyond the Prow due to a wall and vegetation.



Plate 16: View north from southern boundary of the Study Site.



Plate 17: View southwest from eastern boundary of the Study Site.



Plate 18: View south from the Study Site towards Wickham Farmhouse.



Plate 19: View south along public footpath to the east of the Study Site.

Proposed Development

- 5.4 The development proposals comprise 49 new homes together with open space and associated infrastructure.

Design Evolution

- 5.5 In accordance with Step 4 of Historic England's *Good Practice Advice Note 3: The Setting of Heritage Assets* (Historic England, 2nd edition 2017), the proposed development responds to the presence of heritage assets as follows:
- 60m preserved open space at southern end of the Study Site
 - Increased planting at southern boundary of the proposed modern built form
 - Reduction of 30% of the quantum of development
 - Vehicular access to the northeast via Gatesmead
 - Preservation of mature trees and semi-legible historic field boundaries within the Study Site



Plate 20: Planning Layout of the Proposed Development

Review of Potential Development Impacts on Designated Cultural Heritage Assets

Archaeology

- 5.6 In terms of relevant designated archaeological heritage assets, no Scheduled Monuments, World Heritage Sites, Registered Battlefields, or Historic Wreck sites lie within the Study Site or its immediate vicinity (Fig.2a).
- 5.7 No designated archaeological assets have been identified as relevant to the Study Site.
- 5.8 The potential of the Study Site to contain archaeological evidence of Palaeolithic, Mesolithic, Neolithic and Bronze Age origin is considered to be low. The Study Site is considered to have a moderate potential for the presence of archaeological evidence of Iron Age date. The Study Site is considered to have a low potential for the presence of Roman, Anglo-Saxon and Medieval archaeological evidence. The Study Site is considered to have a high potential for evidence of post-Medieval cultivation, and a low potential for evidence of other activities in the post-Medieval period.

- 5.9 It is recommended that an archaeological evaluation is a proportionate and suitable response to the archaeological potential of the Study Site. Any such further archaeological work could be secured by an appropriately worded archaeological planning condition attached to the granting of any future planning permission.

Built Heritage

- 5.10 In accordance with Step 3 of Historic England's *Good Practice Advice Note 3: The Setting of Heritage Assets* (Historic England, 2nd edition 2017), the following section assesses the effects of the proposed development on the significance of relevant built heritage assets and the effects of the proposed development on the ability and opportunity to appreciate the respective significance.

Wickham Farmhouse

- 5.11 The Study Site has been identified as making a low to moderate contribution to the significance of the Grade II* Wickham Farmhouse. This contribution is derived from the documented historical functional relationship between the farmhouse and the Study Site and the positive role of the Study Site in the semi-rural or edge of settlement character of the building's setting. The Study Site and the farmhouse do not have a strong visual relationship as a result of intervening tree and hedge boundaries, and the historic functional link has been eroded through changes in land use in the immediate vicinity during the 20th Century.
- 5.12 The proposed development represents a further change of the semi-rural or edge of settlement character of the building's northern setting. This change is considered likely to result in a small degree of harm on the spectrum of less than substantial harm. The positioning of access to the northern end of the Study Site intends to prevent the introduction of any additional traffic to the vicinity of this listed building. Other minimisation of visual change through design, including the enhancement of existing outer and internal tree and hedge boundaries will help soften the impact of any future development.
- 5.13 Further design measures such as the use of well-spaced plots that are densely planted with suitable native species, together with the varied orientation of residences within them further limits the potential degree of harm on the significance of Wickham Farmhouse to a low or very low level. The southern end of the Study Site, closest to Wickham Farmhouse, is the part of the Study Site considered to make a moderate contribution to the significance of the listed building and is proposed for retention as landscaped space. The proposed development constrains modern built form to the central and northern parts of the Study Site, which only make a low contribution to the significance of the Grade II* Wickham Farmhouse.

Sunte House Group

- 5.14 The Study Site is broadly representative of what had been the historic agricultural landscape character of the setting of Sunte House, prior to the encroachment of 20th and 21st Century residential development. There is however no known or legible historical or functional relationship between the Study Site and the Sunte House group of listed buildings. The Study Site is considered to make a low-moderate contribution to the significance of the group for its positive contribution to their semi-rural or edge of settlement setting, and as a part of a relatively small rural agricultural character space remaining in the vicinity of Sunte House.
- 5.15 Previous applications for residential development in the vicinity of Sunte House have been granted at appeal. In previous developments to the south (APP/D3830/W/16/3146504) and north (APP/D3830/W/15/3137838) of Sunte House, alteration of the setting of this group of listed buildings was addressed by the respective Inspectors. In both cases embedded design measures such as the retention of areas of pasture along the boundary of Sunte House grounds, the enhancement of planted visual screening and the public benefits of the proposals were considered to minimise and avoid any potential harm to the relevant designated heritage assets.

- 5.16 Based on the available information it is considered that the proposed development suitably responds to the contribution of the semi-rural or edge of settlement setting to the significance of the Sunte House group. No potential impacts are identified in respect of the listed ancillary structures within the grounds of this building. The embedded design measures to reflect existing levels of traffic, scale and visual relief are considered to limit any potential harm to the significance of Sunte House to the lowest end of the spectrum of less than substantial harm.

Review of Potential Development Impacts on Non-Designated Assets

Archaeology

- 5.17 The potential of the Study Site to contain archaeological evidence of Palaeolithic, Mesolithic, Neolithic and Bronze Age origin is considered to be low. The Study Site is considered to have a moderate potential for the presence of archaeological evidence of Iron Age date. The Study Site is considered to have a low potential for the presence of Roman, Anglo-Saxon and Medieval archaeological evidence. The Study Site is considered to have a high potential for evidence of post-Medieval cultivation, and a low potential for evidence of other activities in the post-Medieval period.
- 5.18 Potential below ground impacts may arise from the proposed development through the laying of foundations, ground levelling, laying of hardstanding, installation of utilities and services.
- 5.19 Any archaeological evidence present within the Study Site is most likely to be of local significance only.
- 5.20 An archaeological evaluation by trial trenching will be required in this instance. It is considered that any such archaeological work recommended by the Local Planning Authority and their Archaeological Advisors could follow the granting of planning consent and be secured by an appropriately worded archaeological planning condition.

Built Heritage

- 5.21 No non-designated built heritage assets have been identified as relevant to this assessment for the potential of the proposed development to affect significance through the alteration of setting. This is a result of intervening distance and visual and other experiential barriers precluding the proposed development from altering the way in which any non-designated built heritage asset is experienced or understood.

Previous Planning Advice for Proximate Sites

- 5.22 The Study Site has been reviewed for its suitability for development in the Mid-Sussex Strategic Housing and Economic Land Availability Assessment (SHELAA) (October 2023), which states that, in respect of the Site, “*Development would not have a negative impact on Conservation area and/or Area of Townscape Character*” and that “*Development may potentially affect listed building/s - mitigation may be necessary*”. The Council’s 2023 review concludes that the Site is “*Relatively unconstrained*”. In the context of these points made in the Council’s 2023 SHELAA, it is important that no element of the Site’s Built Heritage baseline has since changed. Specifically, the spatial/experiential relationship of the Study Site to the two relevant listed building is unchanged.
- 5.23 The Council’s revised/Stage 2 review of proposed allocated Sites departs from the position of the earlier assessment. Specifically, the Stage 2 review identifies that “*Development on the proposed site would effectively remove a significant portion of the remaining rural setting of Sunte House*” and “*have a significant detrimental impact*”. In respect of Wickham Farmhouse, the Council’s Stage 2 review sets out that “*development on the site would remove the most significant part of the remaining rural setting of the farmhouse*” and “*have a significant detrimental impact.*” The level of less than

- substantial harm incurred to these buildings is categorised by the Council in the Stage 2 review as being 'high'.
- 5.24 This revised commentary is not considered to reflect the well-established, limited settings/experiential relationship of the Study Site to these listed buildings, which are each strongly enclosed within their respective private grounds (their 'close' settings). The revised commentary does not reflect for example the topographic situation of PRow route along the eastern Study Site boundary, which is set in a hollow lower than the adjoining land and is densely enclosed by trees and other planting, with no visibility beyond the PRow due to the topography and vegetation.
- 5.25 For the residential development to the immediate south of Grade II* Sunte House (planning ref. DM/15/4862), Historic England identified only a "*limited degree of harm*" as a result of the provision of landscaping mitigation within that proposed development. Historic England's assessment of this point was that "*the proposed dwellings would only be visible in glimpsed views in winter months (when the planting has reached maturity) and would have no real presence in these views in summer months (also depicted in the views). We think a sense of Sunte House's rural setting would therefore be maintained provided that the proposed landscaping is delivered as shown in the proposed views*". Despite the position of Historic England, the Council refused planning permission for this development, a decision that was subsequently overturned at Appeal (planning ref. PP/D3830/W/16/3146504), where the Inspector found that "*whilst there is minor harm to the setting of Sunte House resulting from the incursion of built development and loss of previously undeveloped land reducing the rural character of the site, this is to a great extent mitigated by the proposed layout*". The proposed development on Land West of Gatesmead, to which this document addresses, will introduce modern built form at a greater distance from Sunte House and with denser planting between the listed building and the modern built form of the proposed development.
- 5.26 For the residential development to the north of Grade II* Sunte House (planning ref. DM/15/3415) the LPA initially refused outline planning permission, and that decision was also overturned at Appeal (planning ref. APP/D3830/W/15/3137838). In considering the subsequent detailed planning permission (planning ref. DM/17/0839, 2017) for the development of 40 residences to the north of Sunte House, the Council's Officer report quoted from the earlier Appeal Decision and set out that: "*The Secretary of State gives considerable importance and weight to the less than substantial harm to the setting of the Grade II listed Sunte House, but considers that this harm is clearly outweighed by the public benefit of providing housing (IR92-96). The degree of harm would be small but should still be given considerable importance and weight in the overall balance (IR99)*". Planning officers consider that the same conclusion should now be made in that there is less than substantial harm and that this should be given considerable importance and weight. Given the fact that planning permission has already been granted for the 40 homes, the approval of this reserved matters application will result in public benefits that outweigh the less than substantial harm to the heritage assets."
- 5.27 Due to the similar settings relationship of the Grade II* Sunte House with the Study Site, it is considered that the potential impacts of development would, firstly, be comparable to, or lower than, those effects of existing developments to the north and south of that listed building, because of the greater density of woods to the immediate east of the southern end of the Study Site. Secondly, that a landscaping led mitigation strategy, that excludes built form from the southern end of the Study Site and enhances existing planting, would appropriately address those potential limited impacts. The southern end of the Study Site that is proposed for retention as open space is considered to make a moderate contribution to the significance of Wickham Farmhouse and Sunte House. The proposed development constrains modern built form to the parts of the Study Site that are considered to only make a low contribution to the significance of the listed buildings. The potential effects of the residential use of the Study Site on the significance of the Grade II* Wickham Farmhouse are considered to be broadly comparable to the effects of previous nearby developments on Sunte House.

- 5.28 A large band of landscaped space north of Wickham Farmhouse and west of Sunte House is retained by the proposed development, and so it is not considered likely that there will be an overbearing or substantial intrusion of modern built form to the experience of these listed buildings within their highly enclosed, private, close settings. No opportunities to appreciate the significance of these buildings would be lost as a result of the proposed development and no alteration would occur to their intrinsic architectural or historic interest, as derived from their built fabric and relationship with their enclosed grounds. Any potential impacts are considered to lie at the lower end of the spectrum of less than substantial harm.

Review of Mid Sussex District Council Pre-Application Advice Response Letter

- 5.29 A pre-application advice response has been provided by Planning Officer Caroline Grist of Mid Sussex District Council on the 16th of April 2026 (Ref: DM/25/2958). This pre-application advice relates to a superseded quantum of proposed development at 70 dwellings. This Built Heritage Statement is submitted in support of a planning application for the delivery of 49 dwellings, a reduction of the proposals submitted for pre-application advice feedback by 30%.
- 5.30 This section gives quoted statements relevant to Cultural Heritage matters provided by the Conservation Officer and Planning Officer in the pre-application advice response and follows each quoted comment with discussion provided by Tetra Tech to inform a subsequent assessment of impact.
- 5.31 The Planning Officer in the third paragraph states that *'The site is situated outside of the defined built up area of Haywards Heath and therefore lies within the countryside'*. The Study Site lies within the northern built edge of Haywards Heath. Modern built development flanks the Study Site in places to the east and south. A railway line flanks the western boundary of the Study Site, beyond which is an expansive suburban residential area. Beyond the single field to the north of the Study Site is Haywards Heath Golf Course, a modern landscaped leisure and recreational character space. Enclosed pasture fields lie east and north of the Study Site only. The Study Site is not experienced in a rural context and can be approached only through or past modern residential spaces. The Planning Officer states twice within the same letter, on pages three and ten, that the Study Site would be considered contiguous with the built up area of Haywards Heath, which somewhat contradicts the view that the Study Site represents a rural or countryside character space.
- 5.32 The fourth paragraph of the letter states that *'beyond the immediate site are the residential areas of Wickham Way, to the south, and Gatesmead, to the northeast. Fields surround the rest of the site'*. Beyond the railway line flanking the western boundary of the Study Site, 20th Century residential development flanks the entire western side of the Study Site. Fields form no part of the western or southern boundaries and lie only along part of the eastern boundary. The Study Site is only fully flanked by a pasture field along its northern boundary. Therefore, this comment is similarly considered to rather exaggerate the rural-character qualities of the vicinity of the Study Site.
- 5.33 On page six of the pre-application advice response letter, the heritage section quotes the response from the Conservation Officer. The following paragraphs provide discussion on the points raised by the Conservation Officer.
- 5.34 Wickham Farmhouse is described as *'a former farmstead which includes a Grade II* listed farmhouse. The extensive gardens around the farmhouse include a number of outbuildings, possibly former farm buildings, some of which from historic map regression would appear potentially to be old enough to be regarded as curtilage listed'*. The majority of the built form within the private grounds of Wickham Farmhouse is of 20th Century origin. The only structure that pre-dates the beginning of the 20th Century, in addition to Wickham Farmhouse itself, is an ancillary residential dwelling of two parallel ranges to the west of the listed building. This structure appears on the 1875 Ordnance Survey map (Figure 7) but does not appear on the 1838 Lindfield Tithe Map (Figure 6).

- Wickham Farmhouse and its associated buildings are also not in agricultural use and have undergone alteration.
- 5.35 The second paragraph of the Heritage section of the letter states that *'public rights of way run north to south along the eastern boundary of the site, and east to west along the southern side. The latter path runs on to the east past the southern side of Sunte House gardens'*. The description of the east to west path omits that as it passes Sunte House gardens, the gardens are not appreciable because they lie behind a high wall and mature trees (Plate 7), while the primary view aspect from the footpath is to the south, across an area of open space, towards 21st Century modern built development. This entire footpath, from its western point on Balcombe Road to its eastern point on Portsmouth Lane, is experienced within a suburban environment, albeit well-planted with mature trees.
- 5.36 In relation to the setting of the Sunte House group of buildings, the pre-application advice note sets out that *'the surviving rural setting of the buildings, which includes the proposed development site, also make a strong, positive contribution'* to the special interest of the Sunte House group. The Study Site, as an element of the historical agricultural landscape character context of the wider setting of Sunte House, does make a varying low to moderate contribution to the significance of the listed buildings, however, there is no legible historical, functional, or visual relationship between the Study Site and Sunte House. The Lindfield Parish tithe apportionments of 1848 demonstrate that the Study Site does not have a historical or functional relationship with Sunte House, as neither the landowner or occupier of any plot associated with Sunte House matches the landowner or occupier of the four plots that comprise the Study Site. The southernmost part of the Study Site, which is proposed for retention as open space, makes a moderate contribution to Sunte House as an experiential element of the approach to Sunte House on the east to west aligned PROW approaching Sunte House from the west. The central and northern parts of the Study Site make only a low contribution to the significance of Sunte House as a space representative of the historical rural agricultural setting of Sunte House, which is unappreciable from within the private grounds of Sunte House, and with a substantially more limited experiential relationship with the building. The degree of contribution differing parts of the Study Site make to the significance of Sunte House has been established using the assessment process specified in Historic England's *Good Practice Advice Note 3: The Setting of Heritage Assets* (Historic England, 2nd edition, Dec. 2017).
- 5.37 The pre-application advice response letter states that *'Viewpoints on Old Wickham Lane and the PROW which runs along it therefore allow for an appreciation of the former farmstead in the context of the surviving agricultural setting'*. As acknowledged in the pre-application advice response letter, Wickham Farmhouse is set within extensive gardens with dense screening to the boundaries of the gardens by walls, fencing and planting. Views from the PROW on Old Wickham Lane towards Wickham Farmhouse are extremely limited due to mature trees planted along the boundary, and a high brick wall which is 2m south of, and parallel to, the PROW. Only the attic space of the south facing gable end and a small amount of the roof of the building are visible from the majority of Old Wickham Lane (Plates 3, 4 and 5). At the easternmost end of Old Wickham Lane, Wickham Farmhouse can be viewed and its significance most readily appreciated through the wrought iron gate to the property; this view and the experience of it will remain unchanged by the proposed development.
- 5.38 The pre-application advice response letter subsequently states that the Study Site *'provides a visual link between the farmstead and the wider rural landscape to the north, which prevents the farmstead being entirely surrounded by suburban development'*. The Study Site is a highly enclosed space, with views from Wickham Farmhouse and Old Wickham Lane northwards constrained by planting (Plates 3, 4, 5). The Study Site is flanked by modern built development and the railway line to the west, and modern built development to the southwest and northeast. To the north of the Study Site, one similarly enclosed pasture field does not have a good experiential relationship with the Study Site, and beyond this field lies the modern landscaped leisure and recreation space comprising Haywards Heath Golf Course. The characterisation of this landscape as a wider, rural area, is tenuous.
- 5.39 For the residential development to the immediate east of Wickham Farmhouse (planning ref. DM/15/4862), in which the private grounds of two modern residential properties back directly on to

the eastern boundary of the private grounds of Wickham Farmhouse, a letter from Mid Sussex District Council Conservation Officer Emily Wade, dated 10th of February 2016, states that '*due to a partial loss of its currently rural character... The harm is considered to be minor [in relation to Wickham Farmhouse]*'. It is acknowledged that the Study Site has a historical functional relationship with Wickham Farmhouse through records in the 1840 Lindfield Sussex Tithe Apportionments which show Miss Bannister as the owner of all parts of the Study Site and Wickham Farmhouse, and Edward Worsfold as the occupant of all parts of the Study Site and Wickham Farmhouse. The plot to the immediate east of Wickham Farmhouse is recorded as owned by Hamlin Borrer and occupied by John Ellis. Therefore, the Study Site makes a greater contribution to the significance of Wickham Farmhouse than the land to the east of the property made prior to development. It remains however that the contribution of the Study Site to the significance of Wickham Farmhouse is not uniform, being moderate at the southern end for its greater experiential relationship and declining to low at the central and northern ends of the Site. The introduction of built form in the parts of Study Site that make only a low contribution to the significance of Wickham Farmhouse would result in a similarly low level of harm as that caused by the development to the east, which was constructed on land making a lesser contribution, however resulted in modern built form being sited closer to Wickham Farmhouse.

- 5.40 The proposed development will retain the southernmost part of the Study Site as open space, representing almost a fifth of the entire Study Site, with additional planting north of the preserved open space to reduce the visual impact of the development and disrupt any views from Wickham Farmhouse towards the proposed modern built form. The southernmost part of the Study Site is the only part of the Study Site with a visual relationship that offers a limited opportunity to appreciate the significance of Wickham Farmhouse. The proposed development will introduce modern built form in a space with a historical relationship with Wickham Farmhouse, however due to an absence of functional relationship and the severely limited visual relationship, and the lack of legibility of the historical relationship, the harm to Wickham Farmhouse is considered at most to be low.
- 5.41 The pre-application advice response letter subsequently states that '*notwithstanding the retention of a narrow buffer strip of open land to the southern end of the site, the existing rural character of the site will be lost, and the current positive contribution to the settings and special interests of the adjacent heritage assets will be in my opinion removed and reversed*'. This is not considered an accurate representation of the retained landscaped buffer space which measures c. 60m by 150m. The Study Site is not of rural character, and instead of edge-of-settlement character, due to the surrounding suburban environment and modern infrastructure present in the immediate setting of the Study Site. In accordance with Historic England's *Good Practice Advice Note 3: The Setting of Heritage Assets* (Historic England, 2nd edition Dec. 2017), setting is neither an asset or designation and cannot be harmed. In terms of the effect of the proposed development on the special interest of the relevant heritage assets, there will be no change to the built fabric, from which they both primarily derive their significance, and there will be no perceptible change to the way in which these assets are experienced within their close, enclosed settings.
- 5.42 The Conservation Officer continues; '*the impact will not be limited to a visual one, but will also include an increase in light levels, noise, and activity, all of which will further detract from the settings of the assets*'. There will be no appreciable visual change in views from Sunte House, as there is no intervisibility between the Study Site and Sunte House. Sunte House has more proximate modern residential developments than the proposed development, on Sunte Park, Gander Green, and Birchen Lane. Sunte House's associated listed buildings and potential curtilage listed buildings are also closer to the Gatesmead development than the proposed development. Wickham Farmhouse has modern built development on Sunte Park, Old Wickham Lane, Wickham Way, and Wickham Close, all of which lies closer to Wickham Farmhouse than the proposed development. The noise of the London to Brighton railway line is audible throughout. It is considered these experiential elements within the settings of the listed buildings are greater than any noise, light, or activity the proposed development may introduce.
- 5.43 The pre-application advice response letter next discusses the proposed masterplan for 70 homes, stating that it '*does not appear to indicate that the scheme respects the existing, historic field pattern, which remains legible through the position of field boundaries and tree and hedge planting. This*

exacerbates the negative impact on the character of the site'. As discussed, this scheme has been reduced by 30%, and the relevant masterplan shows historic field boundaries remain tangible, with strong similarities with the suburban environment to the east. In the accompanying Arboricultural Implications Report (SJA Trees, 2026), Figure 7 shows the retained tree canopy representing 97% of the existing tree canopy.

- 5.44 The pre-application advice response letter summarises that the proposed development '*Will be harmful, through impact on setting, to the special interests of the listed and curtilage listed buildings*'. Historic England's *Domestic 3: Suburban and Country Houses Listing Selection Guide* (Historic England, 2017) states that setting '*may be an important factor in assessing their special interest*' and Historic England's *Good Practice Advice Note 3: The Setting of Heritage Assets* (Historic England, 2nd edition 2017) 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*'. Therefore, the Study Site, as part of the setting of both listed buildings, contributes to their respective significance, however this contribution varies with distance. The southernmost part of the Study Site makes a moderate contribution to both Sunte House and Wickham Farmhouse and will be preserved as open space. The central and northern parts of the site make only a low contribution to the listed buildings.
- 5.45 Subsequently, the Conservation Officer states that they consider the proposed development to cause harm to the listed buildings '*within the less than substantial spectrum*'. The term '*less than substantial harm*' covers a broad spectrum of potential impacts, and it is best practice to define where on the spectrum of less than substantial harm the level of harm lies. It is further noted that this pre-application advice response letter is based upon a superseded development plan of 70 dwellings, for which the Conservation Officer is stating the harm lies on the less than substantial harm spectrum. This level of harm does not preclude development and requires the Local Planning Authority to enact paragraph 215 of the National Planning Policy Framework, where the harm of a proposed development on any designated heritage assets must be weighed against the public benefits of the proposals. Following a 30% reduction in the proposed quantum of built form, the proposed development is considered to demonstrably have a lesser potential impact on the significance of the relevant heritage assets than may have been the case with the proposals brought before the Local Planning Authority for pre-application feedback.
- 5.46 The rationale behind the 60-metre buffer zone is subsequently queried. This buffer zone excludes the proposed built spaces from those parts of the Study Site from which the architectural and historic special interest of Wickham Farmhouse can be readily appreciated. Furthermore, the proposed built form will lie at a position c. 8m lower topographically than the southern boundary of the Study Site, reducing its overall visual profile.
- 5.47 In the final paragraph of the pre-application advice response letter, the Planning Officer states agreement with the Conservation Officer's assessment, and states that '*a full heritage assessment would need to be submitted as part of any formal application that demonstrates how the development would not result in harm to these listed buildings*'.
- 5.48 This Heritage Statement, prepared by Tetra Tech, fulfils the requirements of the provision of a Cultural Heritage Desk Based Assessment. In accordance with Historic England's *Good Practice Advice Note 3: The Setting of Heritage Assets* (Historic England, 2nd edition 2017), Step 4 of the assessment process requires developers to '*explore ways to maximise enhancement and avoid or minimise harm*'. This is achieved through the revised design of the proposed development. Please refer to the accompanying drawings and design statements for further design details. In accordance with paragraph 215 of the National Planning Policy Framework, the harm of a proposed development must be weighed against the public benefit of the proposals.

6 Summary & Conclusions

- 6.1 The Study Site of land west of Gatesmead, Haywards Heath, West Sussex, has been assessed for its Cultural Heritage potential. The proposed development responds to cultural heritage constraints by preserving 60m of open space close at the southern end of the Study Site, planting at the northern boundary of the proposed modern built form, a reduction in the quantum of proposed development by 30%, preservation of the majority of trees within the Study Site to preserve the semi-tangible historical field boundaries, and avoidance of introducing vehicular traffic to the south of the Study Site. These embedded design measures are a result of a heritage-informed design evolution in accordance with Step 4 of Historic England's *Good Practice Advice in Planning 3: The Setting of Heritage Assets* (2nd edition December 2017) requiring developers to explore ways to maximise enhancement and avoid or minimise harm.

Archaeology

- 6.2 In terms of relevant designated archaeological heritage assets, no World Heritage Sites, Scheduled Monuments, Registered Battlefields, or Historic Wreck sites lie within the Study Site or its immediate vicinity.
- 6.3 The Registered Park and Garden Borde Hill (NHLE ref: 1000274) is situated c. 700m northwest of the Study Site. The Study Site does not form part of the setting of this Registered Park and Garden, and the proposed development is assessed to have no potential to impact on the significance Borde Hill.
- 6.4 The Study Site is located within the Historic Landscape Characterisation area labelled 'fieldsapes'.
- 6.5 The potential of the Study Site to contain archaeological evidence of Palaeolithic, Mesolithic, Neolithic and Bronze Age origin is considered to be low. The Study Site is considered to have a moderate potential for the presence of archaeological evidence of Iron Age date. The Study Site is considered to have a low potential for the presence of Roman, Anglo-Saxon and Medieval archaeological evidence. The Study Site is considered to have a high potential for evidence of post-Medieval cultivation, and a low potential for evidence of other activities in the post-Medieval period.
- 6.6 Any archaeological evidence present within the Study Site is most likely to be of local significance only.
- 6.7 Historic and modern cultivation use of the Study Site is considered to have had a moderate but widespread below ground impact across the Study Site.
- 6.8 An archaeological evaluation by trial trenching will be required in this instance. It is considered that any such archaeological work recommended by the Local Planning Authority and their Archaeological Advisors could follow the granting of planning consent and be secured by an appropriately worded archaeological planning condition.

Built Heritage

- 6.9 No non-designated built heritage assets have been identified as relevant to this assessment for the potential of the proposed development to affect significance through the alteration of setting.
- 6.10 The proposed development, through the change of a remaining element of the semi-rural-agricultural character setting of the Grade II* listed Wickham Farmhouse (NHLE ref. 1286539) and Grade II* listed Sunte House (NHLE ref. 1192455) is considered to represent a low or very low degree of less than substantial harm to their respective significance. Embedded mitigation by design, including the retention of the southern end of the Study Site as landscaped space and tree planting, are considered to be a proportionate response to the presence of these listed buildings. No notable change is anticipated to occur within the private, close settings within which the

significance of these buildings is most readily appreciated or understood, and no change will occur to their intrinsic architectural or historic interest.

- 6.11 In accordance with paragraph 215 of the NPPF, any degree of less than substantial harm to the significance of a designated heritage asset should be weighed against the public benefits of the proposals.

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1795 Gardner and Gream Map

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1840 Lindfield Sussex Tithe Map

1875 Ordnance Survey (OS) Map

1910 OS Map

1947 Aerial Photography

1966 OS Map

1993 OS Map

2001 Aerial Photography (Google Earth Image)

2018 Aerial Photography (Google Earth Image)

2025 Aerial Photography (Google Earth Image)

Gazetteer

HER Records

MonUID	Name
MWS7486	John Hursts House and Lande
MWS7487	Richard Vennalls House and lande
MWS7488	Mr. Thomas Pelhams House and Lande
MWS7489	Mr. Bishes House and Lande
MWS7491	John Peckhams House
MWS7492	Thomas Brays House
MWS7493	Vernalls House
MWS3826	Flintwork at Haywards Heath
MWS10425	Fatting Hovel Historic Outfarm, Lindfield Rural
MWS11183	Harlands Farm Historic Farmstead, Haywards Heath
MWS12853	Site of Outfarm adjacent to Smallsgreen Cross, Lindfield
MWS12946	The Barn (Mill House) Historic Farmstead, Haywards heath
MWS12985	Wickham Farm Historic Farmstead, Haywards Heath
MWS13302	Penland Farm Historic Farmstead, Haywards Heath
MWS13608	Site of Southlands Historic Farmstead, Haywards Heath
MWS13686	Sugworth Farm Historic Farmstead, Ansty and Staplefield
MWS3352	Horsted Keynes - Haywards Heath railway
MWS4028	House - Sunte House
MWS4907	Brickfield on S. side of College Rd
MWS4908	Brickfield on W. side of Bordehill Ln
MWS4909	Brickfield on Sugworth Rd
MWS7153	Anti Aircraft - The Kentish Gun Belt Battery 16 - Penland Farm
MWS770	Watermill site (Bridger's Mill) - Haywards Heath
MWS783	Flints and bronze working slag - Haywards Heath
MWS8183	Limekiln - Haywards Heath
MWS15597	Aircraft Crash Site at Haywards Heath Golf Course, High Beeches, Lindfield Rural
MWS3614	Archaeological Evaluation - Haywards Heath College
MWS11183	Harlands Farm Historic Farmstead, Haywards Heath
MWS11725	Land at Penlands Farm, Haywards Heath - Archaeological Investigations
MWS12937	Land at Birchen Lane, Haywards Heath - Evaluation and Excavation
MWS10425	Fatting Hovel Historic Outfarm, Lindfield Rural
MWS14994	Sunte House, Haywards Heath - Evaluation
MWS15102	Land to the East of High Beech Lane, Lindfield Rural - Archaeological Investigations
MWS15364	Site of Haywards Heath Gasworks, Haywards Heath

Cultural Heritage Desk Based Assessment

MWS3352	Horsted Keynes - Haywards Heath railway
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HER Events

EvUID	Name
EWS512	Part excav, Taylor MK, 1990
EWS1204	Haywards Heath Station Car Park, Haywards Heath - Desk Based Assessment
EWS1387	Land at Sunte House, Haywards Heath - Desk-Based Assessment
EWS1395	Land at Penlands Farm, Haywards Heath - Archaeological Investigations
EWS1652	Land at Birchen Lane, Haywards Heath - Archaeological Investigations
EWS1882	Land at Birchen Fields, Haywards Heath - Desk-Based Assessment
EWS1961	Sunte House, Haywards Heath - Evaluation
EWS2013	Land to the East of High Beech Lane, Lindifeld Rural - Archaeological Investigations
EWS2131	Land at Penland Farm, Haywards Heath - Desk Based Assessment

Figures