



Land east of College Lane, Hurstpierpoint

Historic Environment Desk-Based Assessment

Thakeham Homes Limited

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Basis of Report

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Executive Summary

This assessment, undertaken in full accordance with the guidance provided by the Chartered Institute for Archaeologists, has found that no designated heritage assets of an archaeological nature are located within the Application Site. No designated heritage assets of an archaeological nature would therefore be physically affected by the proposals.

The assessment has identified no known archaeological constraints within the Application Site. An assessment of the post-medieval ridge and furrow recorded on the HER within the Site has been undertaken. Due to it being very residual and having no landscape presence this is not considered of sufficient significance to be considered a constraint. The assessment has identified low potential for significant archaeological remains of all other periods. Fragmentary remains or residual findspots cannot be ruled out entirely, however, based on available evidence, well-preserved remains that would be considered a design or planning constraint are not considered likely.

This assessment, undertaken with due regard to the guidance published by Historic England and in full accordance with the National Planning Policy Framework and Local Planning Policy, an assessment of potential effects to heritage assets in the wider vicinity of the Site has been undertaken. Following a site visit and desk-based analysis, a scoping exercise identified the following assets as being potential sensitive and requiring detailed assessment: Hurst Wickham Conservation Area; and Grade II Listed Wickham Farmhouse (**NHLE 1025662**).

The Proposed Development has included a number of embedded design responses to ensure the Proposed Development is visually recessive, including sensitively located open space and careful consideration of building heights. As such, this assessment concludes that the Proposed Development would result in **low levels of harm (not substantial)** to Hurst Wickham Conservation Area and Grade II listed Wickham Farmhouse. In accordance with Policy HE6 of the NPPF, this less than substantial level of harm in relation should be weighed against the public benefit of the proposal.



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Acronyms and Abbreviations

ANA	Archaeological Notification Areas
aOD	Above Ordnance Datum
BGS	British Geological Survey
CAP	Cambridge Air Photos
CIfA	Chartered Institute for Archaeologists
DBA	Desk-Based Assessment
DEFRA	Department for Environment Food and Rural Affairs
DSM	Digital Surface Model
DTM	Digital Terrian Model
EA	Environment Agency
FAME	Federation of Archaeological Managers and Employers
ha	Hectares
HEDBA	Historic Environment Desk-Based Assessment
HER	Historic Environment Record
HLC	Historic Landscape Characterisation
ISO	International Organization for Standardization
LIDAR	Light Detection and Ranging
LPA	Local Planning Authority
MCIfA	Full Member of the Chartered Institute for Archaeologists
MSDC	Mid Sussex District Council
NCAP	National Collection of Aerial Photography
NGR	National Grid Reference
NHLE	National Heritage List for England
NLP	National LiDAR Programme
NLS	National Library of Scotland
NPPF	National Planning Policy Framework
PCIfA	Practitioner of the Chartered Institute for Archaeologists
PPG	Planning Practice Guidance
QGIS	Quantum Geographic Information System
RVT	Relief Visualisation Toolkit
TVAS	Thames Valley Archaeological Services Ltd
WSI	Written Scheme of Investigation
WSCC	West Sussex County Council
WSHER	West Sussex Historic Environment Record



1.0 Introduction

This Historic Environment Desk-Based Assessment (HEDBA) has been prepared by SLR Consulting Ltd on behalf of the applicant, Thakeham Homes Limited in support of a full planning application for a residential development at land east College Lane, Hurstpierpoint to Mid Sussex District Council (MSDC, Site location (NGR; TQ 29226 16031) (hereafter referred to as 'the Site'; **Figure 1**).

This report has been produced to support a planning application for the erection of 100 dwellings, with associated access, car parking, refuse/recycling storage, landscaping, infrastructure and works.

The Site & Proposed Development

The Application Site covers a singular irregular shaped agricultural field to the east of College Lane, measuring 5.4 hectares, on the eastern edge of Hurstpierpoint, with Hurst Wickham to the north and Hassocks to the east.

The Application Site is bounded by mature trees and hedgerows to the north, east and south, with residential houses and gardens on College Lane to the west. Agricultural fields lie to the north, with Belmont Lane to the east and fields, residential houses and the B2116 (Wickham Hill) is located to the south and College Lane and a large residential area within Hurstpierpoint to the west.

The proposed planning application is for the erection of 100 dwellings, with associated access, car parking, refuse/recycling storage, landscaping, infrastructure and works.

1.1 Planning background

A previous planning application had been submitted for the Site and the field to the north in 2012 for a residential development of 93 dwellings, access roads, car parking facilities, footways, footpaths and associated infrastructure, plus change of use of hectares of land to informal open space with landscape planting and other works on land at College Lane Hurstpierpoint (**Planning Reference; 12/03972/FUL**). This was refused by Mid Sussex District Council in 2013.

A separate planning application was submitted in 2013 for a residential development of 81 dwellings, access roads, car parking facilities, footways, footpaths and associated infrastructure, plus change of use of 5.4 hectares of land to informal open space with landscape planting and other works on land at College Lane Hurstpierpoint. (**Planning Reference; 13/01250/FUL**). Whilst this received a resolution to grant by the Mid Sussex District Planning Committee, the application was subsequently called-in by the Secretary of State and refused following a public inquiry.

In response to the applications, no objection was raised regarding archaeology, subject to suitable planning conditions for archaeological safeguards, with the suggested condition;

"No development shall be carried out on the land until the applicant, or their agents or successor in title, has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation and timetable which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that archaeological features and artefacts on the site will be properly recorded before development."

In a response within the call-in decision, dated 4 September 2014, the Department for Communities and Local Government stated;

"For the reasons given at IR13.41-13-43, the Secretary of State agrees with the Inspector that the special interest and significance of Wickham Farmhouse (Grade 2



listed) would not be materially affected by the development of the application site. Similarly for the reasons given at IR13.44, the Secretary of State agrees with the Inspector that there would be no material harm to the character, appearance or setting of the Hurst Wickham Conservation Area and therefore no harm to its significance as a heritage asset. He also agrees with the Inspector (IR13.45) that the imposition of an appropriate condition to secure any necessary investigation would afford sufficient protection to any archaeological remains which might otherwise be disturbed.”

Regarding the listed Wickham Farmhouse, it is noted that additional planting will enhance the existing buffer present between the application site and the listed farmhouse. Heritage was not cited as a reason for refusal.

1.2 Scope of Report

This report presents the results of a Historic Environment Desk-Based Assessment (HEDBA). It identifies known and anticipated heritage assets, both built heritage and archaeological, within the Application Site, and discusses their significance, in accordance with the National Planning Policy Framework (NPPF) (2026) HE5. This report also discusses the possible effect of the proposals upon the significance of heritage assets, both as a result of physical truncation and as a result of change to setting.

1.3 Legislation, Standards and Guidance

The assessment has been undertaken in accordance with all relevant statute, policy, and guidance (see **Appendix B** for relevant extracts).

The following legislation is relevant to the assessment:

- Planning (Listed Building and Conservation Areas) Act 1990¹

The following policy is relevant to the assessment:

- National Planning Policy Framework (NPPF)²
- Mid Sussex District Plan 2014-2031, adopted 28th March 2018 (Policy DP34, DP35, DP36)³
- Hurstpierpoint Conservation Area Character Appraisal⁴
- Hurstpierpoint and Sayers Common Neighbourhood Plan 2014-2031⁵

The following emerging policy has been considered within this assessment:

¹ Planning (Listed Building and Conservation Areas) Act, (1990)

² National Planning Policy Framework (NPPF), (2026), Ministry, Housing, Communities & Local Government

³ Mid Sussex District Council, (2018), Mid Sussex District Plan 2014 - 2031, <https://www.midsussex.gov.uk/media/3406/mid-sussex-district-plan.pdf> [Accessed March 2026]

⁴ Mid Sussex District Council, (2018), *Hurstpierpoint Conservation Area Character Appraisal*, <https://www.midsussex.gov.uk/media/2874/hurstpierpoint-conservation-area-appraisal.pdf> [Accessed March 2026]

⁵ South Downs National Park Authority and Mid Sussex District Council, (2014), Hurstpierpoint and Sayers Common Neighbourhood Plan 2014-2031

<https://www.midsussex.gov.uk/media/2817/hurstpierpoint-and-sayers-common-neighbourhood-plan.pdf> [Accessed March 2026]



- Mid Sussex District Plan 2021-2039 (2023) (Policy DPB2 and DPB3)⁶

The following guidance will inform the assessment of effects:

- National Planning Practice Guidance (PPG)⁷
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment⁸
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets⁹

1.4 Standards

The assessment has been undertaken in accordance with the Chartered Institute for Archaeology (CIfA) *Standard and guidance for historic environment desk-based assessment* (2020), Historic England's *Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (2017), and *Statements of Heritage Significance* (2019).

The assessment has been undertaken, and the report prepared by Molly Agnew-Henshaw PCIfA, Senior Heritage Consultant, SLR and Harleigh Broughton PCIfA, Graduate Archaeologist, SLR. The project has been managed, and the report technically reviewed, by Helen MacQuarrie MCIfA, Principal Consultant – Archaeology and Heritage, SLR. The project has been directed by John Trehy MCIfA, Technical Discipline Manager, SLR Consulting.

SLR Consulting is a member of the Federation of Archaeological Managers and Employers (FAME).

SLR Consulting is ISO 9001 certified and operates a quality management system to help ensure all projects are managed in a professional and transparent manner.

This report has been prepared in accordance with the Chartered Institute for Archaeologists (CIfA) *Statement on the Use of Artificial Intelligence* (2025).

⁶ Mid Sussex District Council, (2023), Mid Sussex District Plan 2021 - 2039, <https://www.midsussex.gov.uk/media/a4rft3j0/district-plan-review-reg-19-web-version-with-hyperlinks.pdf> [Accessed March 2026]

⁷ National Planning Practice Guidance (NPPG), (2024), Ministry, Housing, Communities & Local Government

⁸ Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment, (2015), Historic England

⁹ Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets, (2017), Historic England



2.0 Methodology

Terminology to be referenced with due regard to the NPPF and the policy background against which this assessment has been prepared are presented within **Appendix A** and **Appendix B** of this report.

2.1 Baseline Procurement

2.1.1 Study Area

For the purposes of baseline data collection, a 1km study area was utilised for both archaeological remains and built heritage assets. This is considered appropriate to determine the archaeological potential and procure any potential setting impacts that may occur as a result of the Proposed Development.

2.1.2 Sources

The following sources were consulted:

- the National Heritage List for England (NHLE), for all records relating to designated heritage assets;
- West Sussex County Council's Historic Environment Record (HER), for records relating to heritage assets and events;
- the Environment Agency open access LiDAR data (DTM);
- historic cartographic sources, including tithe and Ordnance Survey mapping;
- aerial photography held by online depositories, e.g., Historic England, Cambridge Air Photos (CAP), and the National Collection of Aerial photography (NCAP);
- other online resources, including: the British Geological Survey (BGS); the Cranfield University Soilscape viewer; and the National Library of Scotland's online mapping database;
- the Mid Sussex District Council online planning application portal, for relevant documentation submitted in relation to proximate applications; and
- grey literature relating to excavations within, and within proximity to, the Application Site.

2.1.3 HER Data

A proportionate level of HER data, sufficient to inform the assessment of archaeological potential, significance and potential impact presented in this report, was obtained from the West Sussex County Council Historic Environment Record (HER) (Reference no.: **202526-121**). The HER data was reconciled and analysed within the context of the objectives of the present assessment.

Whilst all the HER data received has been reviewed and considered (see **Appendix C**), not all HER records (monuments and events) are discussed further within this report, only those that are of relevance to the determination of potential, significance, and potential impact.

Assets are referenced by their HER number or by their National Heritage List for England number (prefixed NHLE) for designated heritage assets.



2.1.4 LiDAR Data

LiDAR provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects LiDAR data for England and makes this data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the grounds surface with buildings and trees filtered out to create a 'bare earth' effect. The Environment Agency collected LiDAR DTM data that covers the study area as part of the National LiDAR Programme (NLP) at 1m resolution in 2022. The 2022 1m NLP data covers the study area and was considered to provide the best resolution and most up-to-date coverage of the Application Site. These data were processed in March 2026 using the Relief Visualisation Toolkit (RVT) version 2.2.3 and were reviewed using QGIS.

The results of the LiDAR assessment are discussed in **Section 3.9**.

2.1.5 Site Visit

A Site inspection was undertaken in February 2026 in order to assess the Site within its wider landscape context, identify any evidence for previous disturbance, examine any known or suspected archaeological features, as well as experience views to/from the site with the nearby conservation area, see **Appendix D**. Observations are discussed in the relevant places within this report.



3.0 Archaeological & Historic Background

3.1 Designated Heritage Assets

There are no designated heritage assets of an archaeological nature within the Application Site or the study area.

The closest scheduled monument is the Roman Britain villa at Randolph Farm, c. 1.25 km to the south-west of the Site (**NHLE Ref; 1014948**).

3.2 Archaeological Notification Areas (ANAs)

There are no Archaeological Notification Areas (ANAs) within the Application Site, but there are several within the study area (**Figure 2**).

ANAs are designated by West Sussex County Council (WSCC) due to their known or potential archaeological sensitivity, rather than a known constraint. ANAs are mapped to trigger consultation with the West Sussex County Council Archaeology Section and the HER.

Farm Medieval Historic Farmstead ANA 058 lies immediately west of the Site and covers the area of the farmstead.

Three Archaeological Notification Areas (ANAs) within the Study Area relate to separate Roman roads:

- The section of the Hardham to Barcombe Mills Roman road through the Districts of Horsham and Mid Sussex (**Ref; Horsham 078/ Mid Sussex 044**);
- Ham Farm to New Close Farm Roman road, a new road discovered during archaeological excavation undertaken at Friars Oak Site B c. 358m to the south-east of the Site, with the projected course meeting the Greensand Way, running parallel to the London-Brighton Way (**Ref; Mid Sussex 004/ HER Ref; MWS7278**); and
- The Route of the Roman Road through Mid Sussex running roughly north-east to south-west, recorded by the HER as Vines Lane, 812m to the south-east of the Site and part of the road connecting London to Brighton (**Ref; Mid Sussex 036**).

Other ANA's consist of Sites of multi-period activity at Chalkers Lane, Hurstpierpoint and Sayers Common (**Ref; Mid Sussex 051**) and Hassocks (**Ref; Mid Sussex 006 & SDNPA 069**). These areas are further discussed in Section 3.5 below.

3.3 Topography & Geology

The topography of the Application Site slopes gently from 46.79m aOD in the north to 48.37m in the west and 50.98m in the south (**Figure 2**).

The underlying bedrock across the majority of the Application Site comprises Lower Greensand Group, a silty sandstone of sedimentary rocks shallow-marine in origin, dating from the Cretaceous period between 100.5 and 126.3 million years ago. A small area in the south of the Site is Folkestone Formation-Sandstone, which is also sedimentary rocks are shallow-marine in origin dating from the Cretaceous period between 100.5 and 126.3 million years ago (BGS 2026).¹⁰

¹⁰ BGS (2026) Geology Viewer. ,<https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/> [accessed March 2026].



Outside of the Site, on the northern boundary in an irregular curving linear with a superficial deposit of Alluvium, a fluvial deposit composed of clay, silt, sand and gravel. This is indicative of a previous, channel or levees of a river or estuary on the northern border of the Site.

The soil within the Application Site comprises slightly acidic but base-rich loamy and clayey soils, slowly permeable, seasonally wet. These types of soils are naturally conducive for both arable and grassland (Cranfield University 2026).¹¹

3.4 Previous Archaeological Fieldwork

There have been 25 previous events recorded by the HER within the 1km Study Area (**Appendix A / Figure 3**). These consist of non-intrusive fieldwork such as desk-based assessments, geophysical surveys and aerial mapping assessments and intrusive fieldwork of archaeological watching brief, evaluation and excavations. It is noted that a previous desk-based assessment of the Site was completed in 2012 by Thames Valley Archaeological Services South (TVAS 2012), to inform a previous application.

None of the past investigations lie in very close proximity to the site, the following are noted of being of relevance:

- A programme of archaeological evaluation and excavation was undertaken at 36 Hurst Road, Hassocks c. 210m to the south-east of the Site (**HER Event Ref; 2306**) by Chris Butler Archaeological Services in 2024. Worked flint, Roman pottery and a quarry pit were uncovered.
- A programme of archaeological investigations consisting of a geophysical survey, watching brief and excavation was undertaken at Talbot Field c. 280m south of the Site by MSFAT between 1994 and 1998. A large amount of Roman material was uncovered, including pits, wall footings and pottery. Due to the proximity of the Roman road along the southern edge of the field, it is believed to possibly be the Roman town of Hassocks (**HER Event Ref; EWS260, EWS261 & EWS262**).

Key investigations from the wider study area include a series of evaluation and mitigation works by CgMs Heritage at Land at London Road, Hassocks, c. 507m to the east of the Site in 2018 (**HER Event Ref; EWS1841**). This revealed residual Mesolithic / Neolithic artefacts, Roman pits and ditches, medieval field systems, postholes, pits, enclosures and field boundaries, including one from the post-medieval period. Also of note are the 2019-2020 works at Hassocks Golf Club. c.725m to the north-east of the Site (**HER Event Ref; EWS2125**). This recorded a worked flint assemblage, barrows, un-urned cremations, with one found within the centre of the barrow, a post-built structure with Bronze Age pottery, possible roundhouses, Roman pits and fenced structure, a possible oven, early medieval sunken featured and post-built buildings and medieval field systems, enclosures and trackways.

3.5 Prehistoric (c. 700,000 BCE – 43 CE)

No prehistoric features / artefacts have been recorded within the Application Site.

The earliest archaeological evidence within the 1km study area relates to early flint artefacts from the Mesolithic and Neolithic periods. During rescue excavations at Friar's Oak Farm c.603m to the north-east of the Site, a large amount of worked flint dated from the Mesolithic period, such as soft hammer-struck flakes, blades, bladelets, end scrapers, notched pieces, burins and a piercer were discovered in residual contexts, of topsoil or later contexts (**HER Ref; MWS3821**). Wood found at Friar's Oak Farm in an alluvial deposit of a stream has been

¹¹ Cranfield University, (2026), Soilscales Viewer. <https://www.landis.org.uk/soilscales/> [accessed March 2026].



radiocarbon dated from the Mesolithic, Neolithic and Bronze Age periods (**HER Ref; MWS7279, MWS3821 & MWS3822**).

A large quantity of flint was found at Stonepound sandpit, Hassocks, c.539m to the south-east of the Site, which is noted on the HER entry as the contents of a single hut site, and includes a tranchet axe (**HER Ref; MWS4561**). Whilst the HER Record dates from the Mesolithic period, the hut is likely of a later Prehistoric date, with the flint dated from 10000 BC to 4001BC. Other findspots are located to the north of Clayton Wickham Farm (**HER Ref; MWS7292**) and at Talbot Field (**HER Ref; MWS7317**).

There are no Neolithic artefacts / monuments recorded within the Application Site, but they have been recorded within the study area. For example, findspots of worked flint axe at Stonepound sandpit c. 539m to the south-east of the Site (**HER Ref; MWS4560**) and two rare Neolithic clay spoons found at the edge of a disused sandpit, south of The Crossways (**HER Ref; MWS884**). Neolithic monuments such as causewayed enclosures and barrows have been recorded as part of the Changing Chalk: Downs from Above project within the wider area to the south-west, south and south-east of the Site, with the locations of these features outside of the Study Area (**HER Ref; MWS15745**).

There are no Bronze Age artefacts / monuments recorded within the Application Site, but they have been recorded within the study area. For example, three flints and an abraded quartz pebble at Stonepound sandpit (**HER Ref; 5556**) c. 730m south-east of the Application Site. Six large Bronze Age cinerary urns were recorded during archaeological investigations at Hassocks c.659m to the south-east of the Site (**HER Ref; MWS891**).

No known Iron Age artefacts or monuments are recorded within the Application Site. An Iron Age chariot lynch pin was uncovered in a rubbish pit of Roman context (**HER Ref; MWS885**), c.378m to the south of the Site.

3.6 Roman (43 CE – 410 CE)

WSHER records no Roman finds / features within or adjacent to the Application Site.

Archaeological evidence suggests the presence of a fairly substantial Roman settlement at Hassocks, on the junction of two major Roman roads: the London to Portslade road running north to south and the Greensand Way, which ran east-west connecting Barcombe Mills and Hardham.

A possible Roman road running north to south was documented by Couchman in 1925 to the south-west of the Site c. 350m (**HER Ref; MWS7478**), with another possible road document by Margary in 1936 c. 820m to the south-west of the Site (**HER Ref; MWS7479**).

An unknown road running north-east to south-west within Hassocks was uncovered during excavation at Friars Oak 924m to the north-east (**HER Ref; MWS7278**), with the HER Recorded noting that road may be coming down from the settlement at Hassocks to a building or shrine adjacent to the stream, and does not continue further north than this point. The possible Roman road of Vines Lane runs parallel to this road, 812m to the south-east of the Site (**HER Ref; MWS7477**) which appears to be part of the London to Brighton Roman road.

Evidence points to a small nucleated settlement around the Stonepound Crossroads at Talbot Fields, c. 464m to the south of the Site, included pits, wall footings and large assemblage of ceramics (**HER Ref; MWS7316**). Further occupation is recorded as a small Roman building with a well (**HER Ref; MWS886**), possibly associated with the Roman cemetery c. 660m to the south-east at Stonepit Sandpit (**HER Ref; MWS3204**).

Other Roman activity consists of a Roman cemetery c.659m and occupational activities are present in a tileworks 890m to the south-east (**HER Ref; MWS4853**) and a tile kiln 900m to the south-west of the Site (**HER Ref; MWS5555**).

The Site is located in the hinterland of known Roman settlement.



3.7 Early Medieval (410 – 1066)

Wickam is recorded as a pre-conquest hamlet in 1066, under the lordship of Alwin and overlordship of Azur of Slindon. Hurstpierpoint is recorded as a larger pre-conquest settlement/ manor under the lordship and overlordship of Earl Godwin. The manor (now demolished) was located to the north of the Church, with the present Manor Road likely identifying the area.

The early medieval origins of settlements within the area are also evident in the Place-names, with Hurstpierpoint derived from Old English for *hyrst*, a wooded hill and Pierpoint, named after Robert de Pierpoint who held the land in 1086, which further supports the early medieval origins for this settlement.¹²

Early medieval archaeological evidence has been recorded north-east of the Site, in Hassocks. These consist of a sunken floor building, also known as a “grub hut” found 733m to the north-east of the Site (**HER Ref; MWS7284**) and a post-hole building found 573m to the north-east of the Site (**HER Ref; MWS7285**). Another possible building footings/ pathway was discovered 760m to the north-east, with associated early medieval/ Anglo-Saxon finds including pottery (**HER Ref; MWS7283**). Urns containing cremations were recorded at the Roman cemetery in Hassocks, c. 462m to the south-east of the Site (**HER Ref; MWS892**).

3.8 Medieval (1066 – 1539)

The hamlet of Wickham passed to William of Warenne following the Norman conquest and comprised three villagers, one lord's plough teams and one men's plough team, making it in the smallest 20% of settlements in Domesday.¹³

The relatively small hamlet of Wickham was located between the larger settlements at Hurstpierpoint, a pre-conquest manor of 51 householders to the west and at Keymer (now Hassocks) of 50 householders to the east.

These settlements were under the ownership William of Warenne, the first Earl of Surrey, a French nobleman who was rewarded land after the Battle of Hastings. Whilst the settlement at Wickham was relatively small, Domesday indicates that the three settlements were established in the early medieval period and prior to the Norman Conquest of 1066.

Historic farmsteads of medieval origin are recorded by the WSHR at Hurst Wickham Farm c.40m north-west of the Site and Tott Farm c.575m west of the Site, which indicate the dispersed settlement pattern during this period (**HER Ref; MWS11824 & MWS12958**). The Site forms part of the agricultural hinterland of this dispersed settlement.

3.9 Post-Medieval (1539 – 1900) & Modern (1900 – present)

The WSHR records ‘post-medieval field boundaries and ridge and furrow’ within the north-east area of the Site and the field boundaries within the southern area (**HER Ref; 15845**), identified through LiDAR as part of the Changing Chalk: Downs from Above Aerial Survey project (**HER Event Ref; EWS2294**). Residual earthworks are noted on LiDAR data (**Plate 7**), with the field boundaries in the south-east corner on Google Earth Satellite imagery from 2025 (not replicated).

Within the 1km Study Area, the majority of the post-medieval HER records relate extant or lost built heritage assets which are generally not relevant to the archaeological potential of the Site. Of note are a number of post-medieval farmstead which reflect the rural dispersed

¹² The University of Nottingham, (2026), Key to English Place-Names. <https://kepn.nottingham.ac.uk/> [Accessed March 2026].

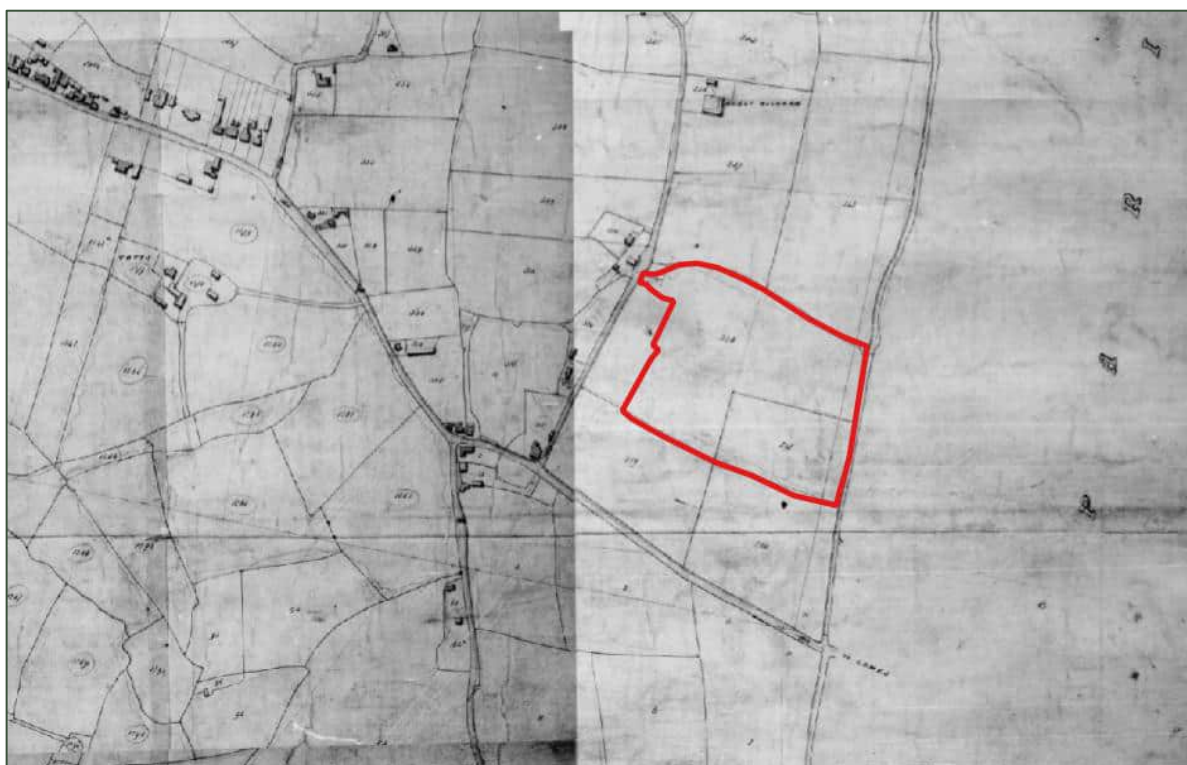
¹³ Opendomesday 2026 <https://opendomesday.org/place/TQ2916/wickham/> [Accessed May 2026]



settlement period during this period: 18th and 19th century historic farmsteads at Ham Farm, Hurst Wickham (Wickham Farm), Randidles, the Dell and Clayton Wickham (**HER Ref; MWS11100, MWS11823, MWS13391, MWS13722 & MWS9829**).

The Application Site, and much of the surrounding landscape, continued to be predominantly agricultural in nature throughout the post-medieval period. Through various Acts of Parliament, between 1750 and 1850, much of the agricultural land in England and Wales was enclosed through Inclosure Acts (Hoskins 1981, 185). The Application Site is illustrated within an enclosed agricultural landscape in the 1843 Parish of Hurstpierpoint Tithe map (**Plate 1**). The Application Site is shown occupying two parcels of land.

Plate 1: Parish of Hurstpierpoint Tithe Map (1843)



The details of these parcels are shown below in **Table 1**, and it shows that the land within the Application Site was used as pasture. The Tithe map shows Site under the same ownership and occupier Hurst Wickham Farm to the north (**HER Ref; MWS11823**).

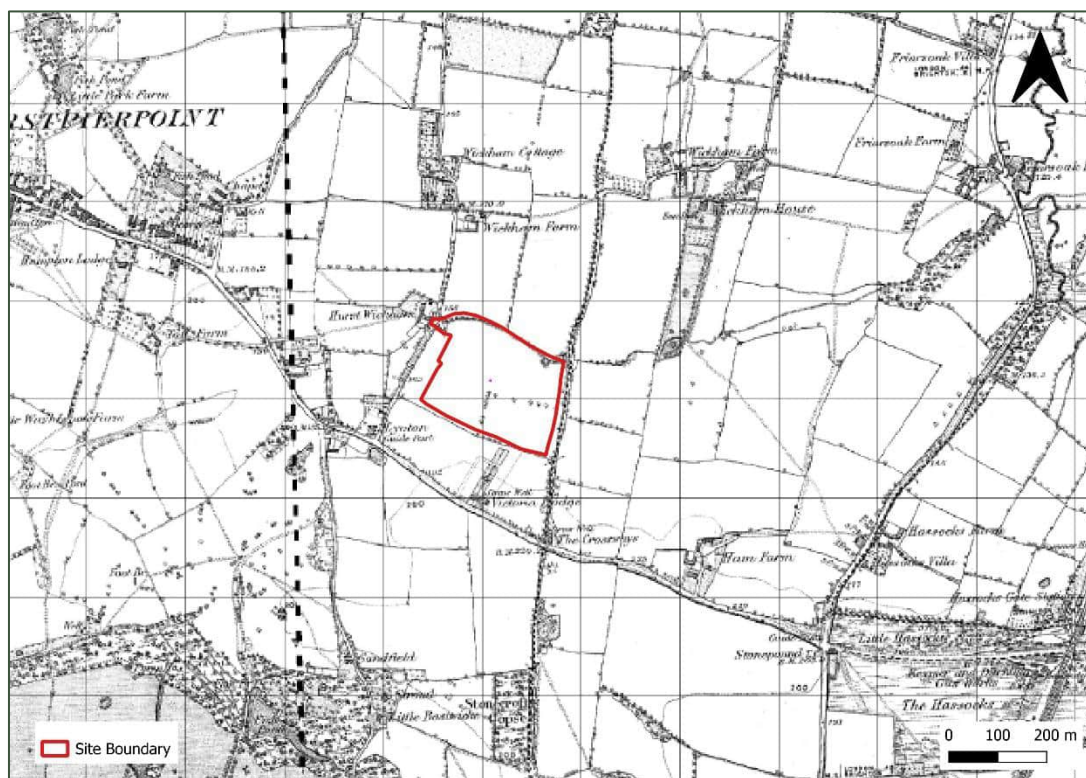
Table 1: Tithe Apportionments

Plot No.	Owner	Occupier	Field Name	Land Use	Date
238	Nathaniel Borrer	Nathaniel Borrer	Flat Mead	Pasture	24th Mar 1842
241	Nathaniel Borrer	Nathaniel Borrer	Part of Ten Acres	Pasture	24th Mar 1842
238	Catherine Elizabeth Sibley	King Brothers	Flat Mead	Pasture	21st Feb 1907 (Altered Apportionment)
241	Catherine Elizabeth Sibley	King Brothers	Part of Ten Acres	Pasture	21st Feb 1907 (Altered Apportionment)



The 1874 / 1879 First Edition Ordnance Survey maps (**Plate 2**) shows the Application Site and the surrounding area in greater detail; however, the maps show no changes within the Application Site boundary. Site is shown with a pond in the north-western corner and on the northern boundary, with a hedgerow forming a small plot in the south-east corner. The maps label the Hurst Wickham (now Wickham Farm) to the north-west (**NHLE 1025662. HER Ref; MWS11824**) and Wickham Farm (now Hurst Wickham) to the north (**HER Ref; MWS11823**). To the south Lynton guide post and Victoria Lodge, with a draw well are labelled, along with The Crossways, with a draw well and Ham Farm to the south-east (**HER Ref; MWS13722 & MWS11100**). Hurstpierpoint is an established settlement, however, Hurst Wickham is shown as agricultural fields and farmsteads.

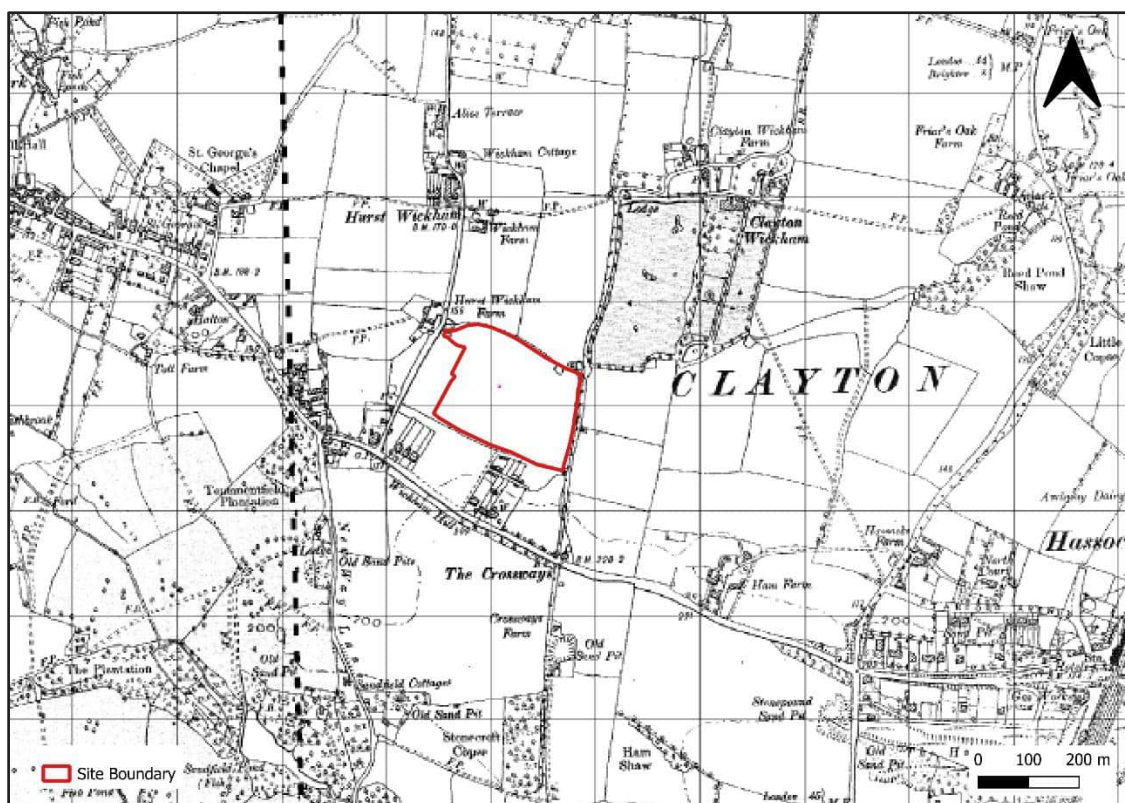
Plate 2: Ordnance Survey Map, 1879



The 1897/1899 Second Edition Ordnance Survey maps (**Plate 3**) show the Application Site as a singular field, with the smaller field in the south-east corner removed. The eastern boundary is labelled SR, Side of River. Within the wider area, there are now multiple houses along Wickham Hill to the south of the Site, with Hassocks to the east of the Site extending. Hurst Wickham has now been established, with *Alice Terrace*, *Wickham Cottage* and *Wickham Farm* labelled. Clayton Wickham and Clayton Wickham Farm (**HER Ref; MWS9829**) are depicted to the north-east of the Site.

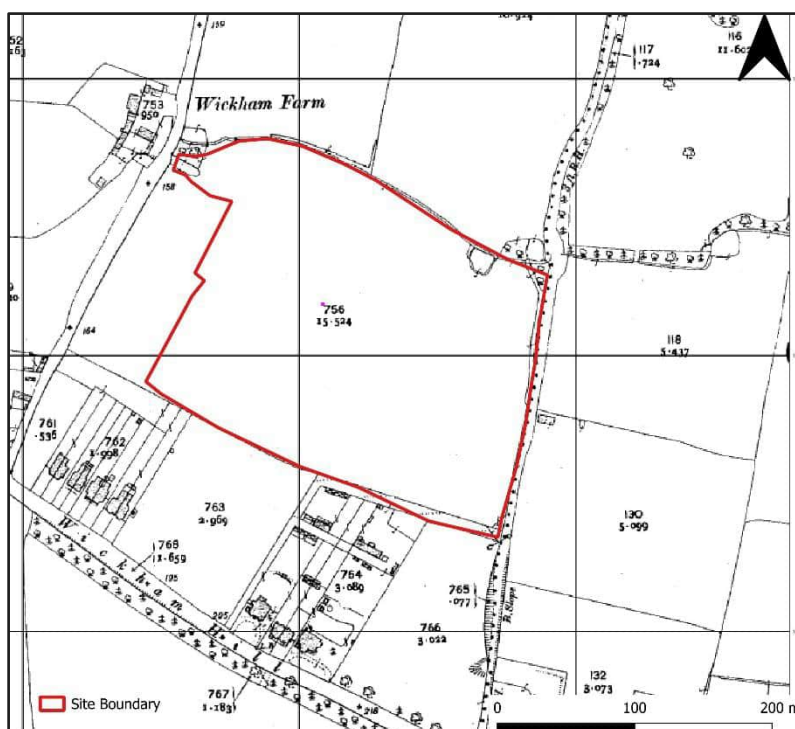


Plate 3: Ordnance Survey Map, 1899.



The 1910 / 1912 Ordnance Survey Map shows the farm in which Site is associated with has changed from Hurst Wickham Farm to Wickham Farm (**Plate 4**). A Bridle Path is now shown on the eastern boundary of the Site.

Plate 4: Ordnance Survey Map, 1910.



The area of the Site is visible on the Geology Survey of Brighton, revised in 1924, however, due to the level of detail, there is no clear field boundaries. A small square building is shown to the north of the area of the Site, which is Wickham Farm (**Plate 5**).

Plate 5: Geology Survey map of Brighton, revised in 1924.



The plot remained the same, until the housing along the western boundary was built, as shown on the 1937 OS Map (**Plate 6**) and aerial photography from 1947 (**Plate 7**). On the 1946 OS Map up to 1963, it appears that the Site consists of a smaller field in the north-east and eastern area, however, based on the aerial photography, it appears to not be a physical split of the field. This appears as an area of woodland on later satellite imagery from 2026 (**Plate 8**). The aerial photography from 1947 does not identify any remains of ridge and furrow in the eastern area. The Application Site appears to be in use for grazing, with the boundary of the Site covered by hedgerow.



Plate 6: Ordnance Survey Map, 1937.

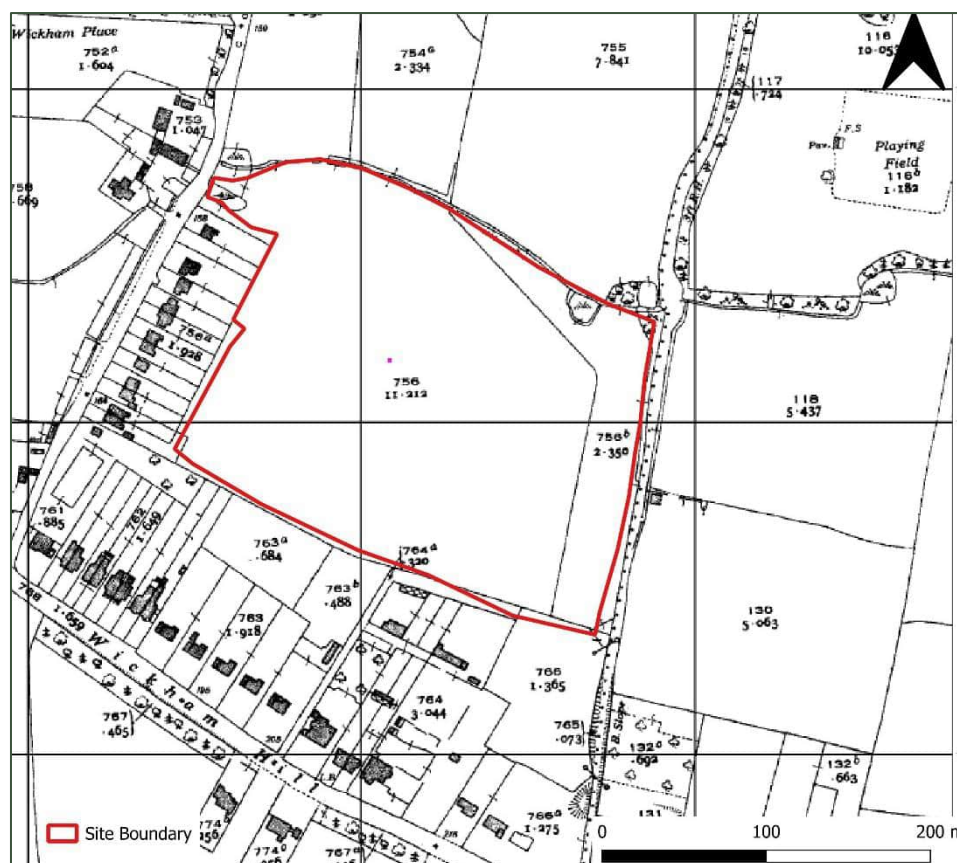


Plate 7: Aerial Photography, 1947.



Whilst Site appears in its present form from the 1946 OS Map, the wider area largely transforms in the late 60's, with the construction of housing to the west of the Site, previously associated with Wickham Farmhouse (NHLE Ref; 1025662) and this historic farmstead (HER Ref; MWS11824).



Aerial photography from 1985 (**CAP Ref; RC8II058, not reproduced**) demonstrates that the field boundaries and portion of ridge and furrow are not identifiable within the Application Site boundary. The hedgerows framing the Site and covering the eastern sections are reduced. There is no indication of further features of archaeological interest within the Application Site.

Satellite imagery from 2001 to the present was reviewed on Google Earth (not reproduced). During this time, there are no major changes within the Application Site boundary. The remains of the field boundaries running north to south and east to west are visible in 2009 and 2025 in the north-western corner, which correlates with former boundaries shown on early OS Maps. The section of ridge and furrow as recorded by the HER in the eastern areas is difficult to discern and ongoing land development appears to have truncated any of the physical undulating remains (**HER Ref; MWS15845**).

There appear to be continued changes to land parcels within the Application Site. In December 2009, a small area is separated in the north-western corner by fencing. This is extended in 2012, to form two larger paddocks for pastoral practices in the northern area of the Site, with the larger southern area in agricultural use. This is cleared by 2015, where the Site appears as one largely field, likely in pastoral use. Between 2018 to present, an area of vegetation is present along the eastern boundary, obscuring any possible remains of ridge and furrow.

Plate 8: Satellite Imagery showing the Site.



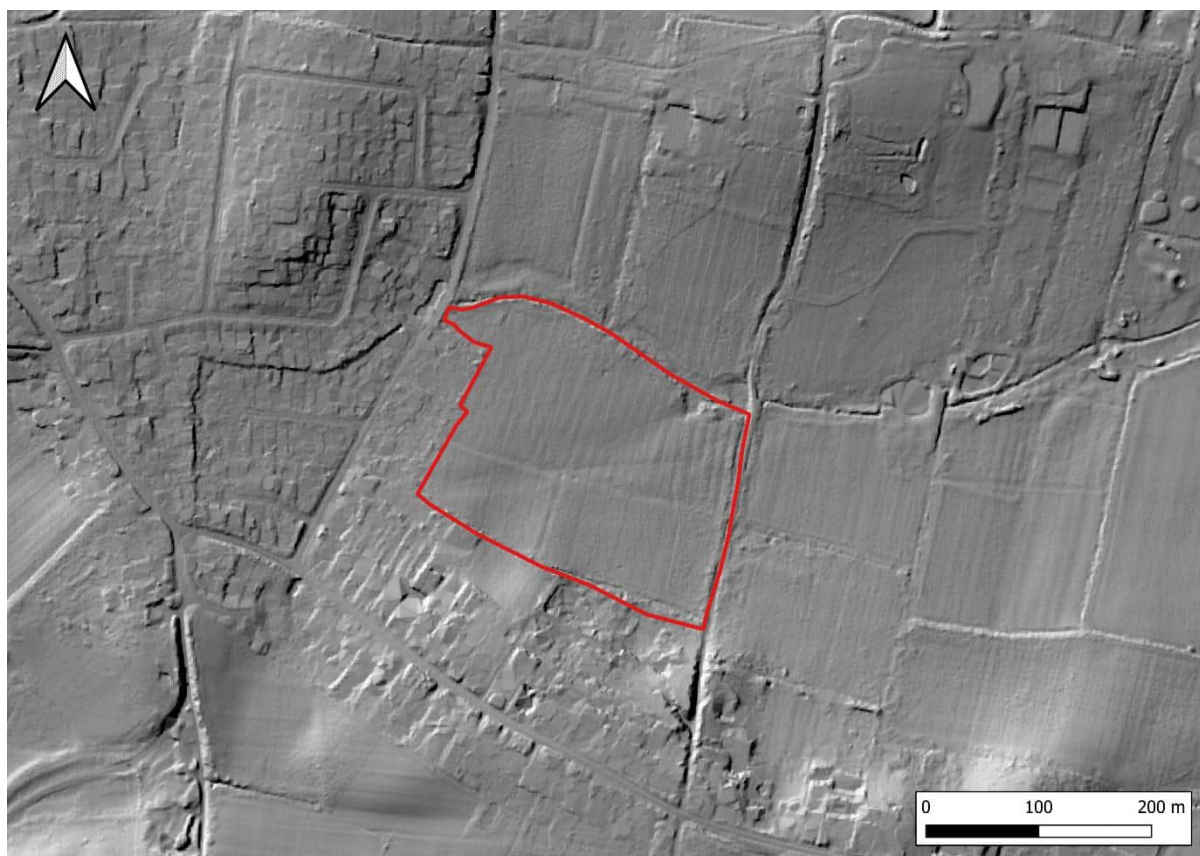
3.9.1 LiDAR

This assessment has reviewed LiDAR data in line with the methodology set out in Section 2.1.4 (**Plate 9**). Topographic features recorded by LiDAR data include residual north-south ridge and furrow and post-medieval field boundaries running north to south and east to west in the southern area of the Site, as identified by the HER (**HER Ref; MWS15845**). The residual linear anomalies are predominately recorded in the northern part of the Site. An axis of north-south, east-west field boundaries are also noted. A small rectangular mound is noted towards the north-west of the Site, on a similar alignment to the ridge and furrow. When cross referenced with the historic satellite imagery, it is suggested that this relates to the modern divisions / access rather than being of antiquity. Other anomalies appear to be due to undulating geology and anomalies relating to trees and vegetation in the eastern portion of



the Application Site. No previously unrecorded topographic anomalies or probable archaeological origin were identified as part of the assessment.

Plate 9: 2022 1m NMP LiDAR Data (Hillshade)



3.10 Historic Landscape Characterisation

The Sussex Historic Landscape Characterisation (HLC) records the Application Site as belonging to '*Fields*' and '*Formal Enclosures*' landscape type as '*planned private enclosure*'. These land parcels are usually defined by their attributes which comprise small, regular straight internal or external boundaries.¹⁴

3.11 Site visit

A Site inspection was undertaken in February 2026 in order to assess the Site within its wider landscape context, identify any evidence for previous disturbance, examine any known or suspected archaeological features, as well as experience views to/from the site with the nearby conservation area, see **Appendix D**.

In reference to the aforementioned ridge and furrow, some areas of residual earthworks were noted, along the northern edge of the site, however these were fragmentary and not legible as ridge and furrow. As discussed, a small area of raised ground was noted towards the north-west of the Site which appears to relate to 21st century agricultural practices / land management, based on comparisons with historic google earth imagery.

¹⁴ Sussex Historic Landscape Characterisation Volume I - User Guide Page 25 [Sussex Historic Landscape Characterisation: Volume I - User Guide](#)



4.0 Archaeology: Significance & Potential Impact

This section discusses the significance of the known and potential archaeological remains identified within the Application Site.

4.1 Past Impacts / Previous On-Site Activity

The available evidence has been assessed to determine the nature and extent of any previous impacts upon any potential below ground archaeological deposits, which may survive within the bounds of the Proposed Development Site. The Site has not been subject to current or previous phases of development, with the exception of two small paddocks / track and shed recorded on early 21st century satellite imagery. The only known past impact is historic ploughing.

4.2 Potential & Significance

Based on an assessment of the Application Site's topographical and geological profile, HER data, LiDAR data, historical mapping, other documentary research, and a consideration of past impacts within the site area, the following archaeological potential is predicted.

4.2.1 Prehistoric

The no recorded prehistoric remains within the Application Site.

The Site is not located in close proximity to known prehistoric monuments or occupation sites. It is noted that there has been limited archaeological investigation in close vicinity to the Site, where archaeological investigations have taken place in the wider area, residual early prehistoric flint findspots have been recorded, along with Bronze Age and Iron Age) remains / monuments such as burials and trackways. However, based on an appraisal of the site's landscape and geological position, the results of the site walkover and a review of aerial photography and LiDAR data, there is considered low potential for significant prehistoric occupation evidence within the Site. Residual find spots or fragmentary prehistoric occupation evidence cannot be ruled out entirely, however, if present, these would hold some archaeological interest, but their significance would be **low**.

4.2.2 Roman

No Roman remains have been recorded within the Application Site.

The site is located c. 500m north of a small nucleated Roman settlement at Talbot Fields, on the junction of two major Roman roads. Further minor Roman roads are recorded within the 1km study area, however, none of these lie in close proximity to the Site.

It is noted that there has been limited archaeological investigation in close vicinity to the Site, where archaeological investigations have taken place in the wider area, funerary, occupation and roadways have been identified (in proximity to known/identified Roman occupation). However, based on an appraisal of the site's landscape and geological position, the results of the site walkover and a review of aerial photography and LiDAR data, there is considered low potential for significant Roman occupation evidence within the Site. Residual find spots or fragmentary Roman occupation evidence cannot be ruled out entirely, however, if present, these would hold some archaeological interest, but their significance would be **low**.

4.2.3 Early Medieval & Medieval

There are no recorded early medieval or medieval remains within the Application Site.

The site is located in the agricultural hinterland of early medieval and medieval settlement. Based on an appraisal of the site's landscape position, the results of the site walkover and a



review of aerial photography and LiDAR data, there is considered low potential for significant early medieval or medieval occupation evidence within the Site. Residual find spots or fragmentary agricultural or land management evidence from these periods cannot be ruled out entirely, however, if present, these would hold some archaeological interest, but their significance would be **negligible to low**.

4.2.4 Post-Medieval & Modern

Post-medieval ridge and furrow and field boundaries have been recorded by the HER within the Application Site (**HER Ref; MWS15845**). Based on the results of the site walkover and LiDAR data the ridge and furrow is very residual and does have a landscape presence. Residual find spots or fragmentary agricultural or land management evidence from these periods cannot be ruled out entirely, however, if present, these would hold some archaeological interest, but their significance would be **negligible to low**.

4.3 Proposed Development and Potential Impact on Archaeological Assets

The Proposed Development consists of a planning application for a residential development of 100 dwellings and associated infrastructure. The proposals would require ground disturbance for residential properties, access and landscaping across the Application Site. The illustrative masterplan shows open space areas being created at the northern and eastern areas; the easter area retained as woodland and sustainable drainage in the proposed northern open space. Residential houses and road networks are to the western and central area of the Application Site, near the current housing along College Lane.

The assessment has identified no known archaeological constraints within the Application Site. An assessment of the post-medieval ridge and furrow recorded on the HER within the Site has been undertaken. Due to it being very residual and having no landscape presence this is not considered of sufficient significance to be considered a constraint. The assessment has identified low potential for significant archaeological remains of all other periods. Fragmentary remains or residual findspots cannot be ruled out entirely, however, based on available evidence, well-preserved remains that would be considered a design or planning constraint are not considered likely.



5.0 Heritage Settings Assessment

5.1 Introduction

This assessment includes assets which may be sensitive to setting change, selected as per the search parameters set out in section 2.1.1. These are listed in **Appendix C** and shown in **Figure 2**.

There are no World Heritage Sites, Registered Parks and Gardens, Registered Battlefields, or Scheduled Monuments within the study area. There are two Conservation Areas and 33 Listed Buildings (two Grade II* and 31 Grade II) within the study area.

At the time of writing Mid Sussex District Council does not have a 'Local List' of non-designated heritage assets, however the Hurstpierpoint Conservation Area Appraisal identifies buildings of "special local architectural and historic interest". The closest buildings along the Hassocks Road are situated c.520m to the west of the Site, with focal points along the High Street / Hassocks Road. Their historic setting is within Hurstpierpoint and this will not be affected by the Proposed Development. As such, these assets have been scoped out of further assessment.

The West Sussex Historic Environment Record (WSHER) has been reviewed as part of this assessment, for relevant built heritage structures that have the potential to meet the criteria of local listing or be considered a locally listed heritage by the LPA. Hurst Wickham Farm in the southern area of the Hurst Wickham Conservation Area has been identified through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. It is c.168m to the north of the Site (**HER Ref; MWS11823**) and will be taken forward for assessment.

A Site visit was undertaken on 17th February 2026 (**Appendix D, Photos 1 - 9**) to determine the necessity for assessment of their significance in accordance with *Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Historic England 2017) and *Statements of Heritage Significance* (Historic England 2019) (see **Appendix A**).

5.2 Proposed Development and Embedded Mitigation

The following design responses are embedded to ensure that any harm is minimised. This includes:

- Setting back of development and introduction of additional vegetation and open space are to the north and east of the Application Site, to ensure the rural character and the approach to Hurstpierpoint Conservation Area is not harmed; and
- Careful consideration of building heights in the north-west of the Application Site to ensure no harm to the Grade II listed Wickham Farmhouse and the semi-rural approach to the Conservation Area. Careful consideration of building heights towards the south of the Site which the topography of the Site rises has also been incorporated;

5.3 Scoping

Step 1 of Historic England's *Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* is to 'identify which heritage assets and their settings are affected'. The guidance notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal.

The following assessment is proportionate, in line with the requirements of Policy HE5 of the NPPF, with the significance of any identified heritage assets and the likely impact of the Proposed Development. In *Statements of Heritage Significance* (Historic England 2019, 11 – 15) it is confirmed that it is 'important that the level of detail given in a statement of heritage significance is proportionate to the impact of the proposal', and that 'an analysis of the setting



of the heritage asset is only needed where changes to the setting by the proposal would affect the significance of the heritage asset or how that significance is appreciated.'

5.3.1 Scoped In

The following heritage assets were identified for further assessment based upon their proximity to the Application Site and their sensitivity to setting change due to development within the Application Site:

- Hurst Wickham Conservation Area; and
- Grade II Listed Wickham Farmhouse (**NHLE 1025662**).

5.3.2 Scoped Out

With reference to all other heritage assets within the study area (**Appendix C**), it is anticipated that the asset types listed below would not be affected by a proposed residential development within the Application Site (significance is sustained). This is due to their significance lying wholly / predominantly within their fabric and / or the lack of change which the proposals would cause in respect to elements of setting which contribute towards their significance. These types of assets would not therefore be taken forward within the assessment, i.e. the types of assets listed below are considered scoped out of further assessment:

- Assets in built up areas for which cones of view to / from are not significant;
- Distant farmhouses with no historic links to the land within the footprint of the Application Site;
- Distant ancillary farm buildings to which an understanding and a perception of is restricted to the principal farmhouse and / or the immediate rural backdrop which would be unaffected; and
- Distant cottages and houses to which rural setting is restricted with no historic link to the land within the footprint of the Application Site.

The Grade II Listed buildings of Barn adjoining no 44 on the south-west (**NHLE Ref; 1194806**) and Danny Corner and Randiddles (**NHLE Ref; 1354861**) lie between 200 and 212m to the south-west of the Site. Views to and from Site are screened by a residential estate on the B2116 (Wickham Hill). There would be a change in setting from agricultural to residential, however, this would be an extension of Hurstpierpoint and Hurst Wickham and the Downs to the south of the area contribute to the key views in the area.

The Grade II Listed Grove Cottage (**NHLE Ref; 1285568**) lies at the northern end of Hurst Wickham c.745m north of the Site within a residential area, with intervening residential areas blocking any intervisibility and therefore are not taken forward for further assessment.

The Grade II Listed Bearstakes (**NHLE Ref; 1025648**) lies c. 573m to the south of the Site. It is an isolated asset, set back within its grounds, bound by trees, with the focus point away from Site, with a grove of trees at the rear of the property blocking any intervisibility with Site. Therefore, the asset has not been taken forward for further assessment.

The majority of listed buildings within the study area are within Hurstpierpoint. They are within a residential area, with intervening residential areas blocking any intervisibility and therefore are not taken forward for further assessment. The Grade II Listed Tower in the Garden of No 74 (Tower House) (**NHLE Ref; 1025674**), an ornamental early 19th century circular tower was considered for assessment, however whilst there may be intervisibility with the Site and the asset, based on the height of the tower, however, the significance of the asset is the architectural and historic interests which would not be affected by the Proposed Development.

Hurstpierpoint Conservation Area lies to the west of the Site, with key views noted as along the High Street, and towards the historic core to the west of the Site. Due to distance and



intervening modern development the Site does not contribute to the significance of the Conservation Area and it has been scoped out for further assessment.

Hurst Wickham (Wickham Farm) lies c. 160m to the north of the Site (**HER Ref; MWS11823**), outside of the original Hurst Wickham Conservation Area, however, the Hurstpierpoint Conservation Area Appraisal suggested extending the conservation area to include Hurst Wickham Barn, which marks the site of the original Wickham farm.

The HER describes the farmstead as a “U-Plan regular courtyard farmstead, with additional detached elements to the main plan” and being set away from the yard, recorded as suffered partial loss. Whilst there would be a change in setting from agricultural to residential, this would be an extension of Hurstpierpoint and Hurst Wickham and with additional planting along the northern boundary and retention of greenspace, there would be no harm to the asset, therefore it has been scoped out for further assessment.

5.4 Hurst Wickham Conservation Area

5.4.1 Description

Hurst Wickham Conservation Area is located c. 160m north of the Application Site. The Conservation Area was originally designated in 1989, and the boundary was reassessed and enlarged in 2018, to include Hurst Wickham Barn. The *Hurstpierpoint Conservation Area Appraisal* (2018) has been prepared by Mid Sussex District Council, and includes the Hurst Wickham Conservation Area, therefore this document will be used in this assessment.

The settlement developed in the 19th century, with Hurst Wickham Farmstead (**HER Ref; MWS11823**) and associated cottages, to the north of the Development Site. This further expanded following the opening of the railway station at Hassocks, with a row of semi-detached villas along College Lane and brick terraces, with Alice Terrace being the first. 20th century expansion is present, particularly to the north. The expansion of Hurstpierpoint links to Hurst Wickham on Hassocks Road, but the Appraisal notes the villages’ distinct character and semi-rural appearance.

No listed buildings or structures lie within the Conservation Area, with the Conservation Area being created due to the villages intrinsic character and contribution to the local built environment.

The character of the Conservation Area is residential, along College Lane. The roads are very narrow and winding, with the southern part of the area containing 19th and 20th century houses which set back with front gardens.

The Conservation Area Appraisal outlines the following key characteristics of the Conservation Area:

- *A rural hamlet close to, but separate from, the larger villages of Hurstpierpoint and Hassocks is appreciated.*
- *Cluster of 19th and 20th century buildings forming the core settlement.*
- *Buildings in the village in residential use, with commercial activity away from the village in Hurstpierpoint and Hassocks.*
- *Terraces housing with their original lead name plaques, such as Francis, Victoria, Pretoria, Hothye and Rose Villas.*
- *Earlier houses are characterised by render or polychrome brickwork, hipped roofs and sash windows.*
- *Sense of enclosure from the height of the buildings above street level and the shallowness of front gardens.*



- *Boundary treatments such as decorative iron railings topping boundary walls or front gardens.*
- *Key buildings (unlisted): The six cottages that form Alice Terrace and historic buildings along College Lane.*
- *Key open spaces in the south of open fields, front gardens in the northern area and Hurst Meadows and woodland to the west.*
- *Key views include: south towards the agricultural fields and west and south-west towards Hurstpierpoint and west to Hurst Meadows and woodland.*

As outlined in the Hurstpierpoint and Sayers Common Neighbourhood Plan, the rural character of the parish and the retention of the separate character and identity between Hurstpierpoint and Hurst Wickham in the Parish is a key consideration within the document (Mid Sussex District Council, 2015).

5.4.2 Significance

Hurst Wickham Conservation Area's significance is in its architectural and historic interests which is derived from the settlement itself, which likely developed in the post-medieval period around the previously isolated farmsteads. Hurst Wickham Conservation Area, and its component historical buildings, reflect the expansion of the area in the 19th and 20th centuries.

5.4.3 Key / Important Views

Several views have been identified which are said to be key characteristics to Hurst Wickham Conservation Area. The key / important views through the Conservation Area are generally along College Lane, along the historic settlement core. Views to the south towards Site are mentioned, as part of the agricultural land separating Hurstpierpoint and Hurst Wickham. Taking into the consideration the existing development along the western part of the Site, the contribution that the Site makes in terms of view south, these are oblique, distance views, largely screened by the mature screening along the northern edge. Due to the topography of the Site and surroundings, these distant views south also include the modern development along the area of high ground of Wickham Hill.

5.4.4 Setting

The Hurst Wickham Conservation Area is surrounded by open fields to the north, with the suburban expansion of Hurstpierpoint to the south-west and Hassocks to the south-east. As such the setting of the Conservation Area is semi-rural, with the modern sub-urban development forming part of the experience and character of the approach to the Conservation Area from the south. The surrounding rural setting contributes to the significance of the Conservation Area, through allowing an appreciation of the historic settlement pattern and historic self-contained rural character of the settlement.

5.4.5 The Site

The Application Site is located south of the Hurst Wickham Conservation Area and located over 340m south from its core, i.e., the historic village core concentrated around College Lane. Inter-visibility between the Application Site and the Conservation Area is very limited due to the narrow and winding nature of College Lane. There are no views of the historic village core from within the Application Site, nor are there views from the historic core towards the Application Site due to the topography of the area. Distant oblique views from the southern edge of the Conservation Area are possible.

Whilst there are no possible views from the Application Site that reveal any essential or historical characteristics of the Conservation Area, the Site forms part of the experience and character of the approach to the Conservation Area from the south. This is semi-rural, within



the context of the modern sub-urban development to the west of College Lane and residential development along the western edge of the Site, which screens the majority of the Site when travelling north on College Lane. When travelling south on College Lane, the existing vegetation along College Lane and the north of the Site also screen the Site, limiting its contribution to the setting and significance of the Conservation Area.

5.4.6 Impact

The Proposed Development would comprise a new residential scheme on agricultural land c. 160m south of Hurst Wickham Conservation Area. As discussed, the scheme has a number of embedded design responses to ensure the development is visually recessive, for example careful consideration of building heights along the north and south of the Site.

There will be no significant intervisibility between the Application Site and the Conservation Area. Any visibility will be restricted to oblique views from the southern edge of the Conservation Area towards the Site and the Site forming part of the experience of the rural approach to the Conservation Area. These views are not key / important, nor do they allow for an appreciation of the Conservation Area's character and appearance.

Whilst it is acknowledged that the scheme will result in the change in the wider setting of the Conservation Area, the introduction of high quality, carefully considered residential development within the Site will be experienced within the context of the modern sub-urban edge of Hurstpierpoint. The Proposed Development will result in an urbanisation of part of the wider setting of the Conservation Area and a slight change to the approach to the Conservation Area from the south, albeit this is principally through the introduction of access to the development. Taking into consideration the aforementioned limited intervisibility, the distance between the Application Site and the historic core, and the lack of any key / important views in and towards the Application Site, the significance of the Conservation Area will largely be unharmed by the Proposed Development. As such the proposals are considered in accordance with Policy HE9 of the NPPF. In relation to Policy HE6, low levels of harm are anticipated through a change to the significance of the Conservation Area through a change in its wider setting. In accordance with Policy HE6 of the NPPF, this harm (not substantial) should be weighed against the public benefit of the proposal.

5.5 Wickham Farmhouse (NHLE 1025662)

5.5.1 Description

Wickham Farmhouse comprises a Grade II Listed Building located c. 45m to the north-west of the Application Site. The building was first listed in 1983 and consists of a restored 17th century, or earlier timber-framed building.

The substantial two-storey farmhouse has a steeply pitched plain clay tile roof. The roof is punctuated by two gabled dormers on the principal elevation and a substantial central red brick chimney stack. The walls comprise a red brick ground floor surmounted by tile-hung upper elevations, a characteristic vernacular treatment widely associated with the Weald of Sussex and Kent. Fenestration is irregularly arranged and consists principally of leaded metal casement windows beneath timber lintels, contributing to the building's traditional domestic character. The building exhibits a restrained vernacular composition, with its simple massing, locally distinctive materials and traditional detailing reflecting the architectural character of the historic rural landscape.

Wickham Farmhouse is recorded as a historic farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project (**HER Ref; MWS11824**), due to its record on the 1905 Ordnance Survey mapping. The farmstead is recorded as being medieval in origin and comprised a three-sided loose courtyard farmstead with additional detached elements to the main plan. The plan form of the farmstead survives to date; the associated barn to the



south has been converted into a separate residential dwelling, and smaller ancillary buildings to the north form part of the farmhouse complex. These have group value with the farmhouse and may be considered curtilage listed.

The 1842 Tithe apportionment records two entries for the farmstead: one recording its ownership and occupation as Richard Beresford Write, the other ownership under Henry Holman and occupation by John Pierce. As set out in Table 1, the Site falls under different ownership in the mid-19th century and does not appear to have formed part of its agricultural holdings in the 19th century.

5.5.2 Significance

As a Grade II Listed Building, Wickham Farmhouse is a designated heritage asset of less than the highest significance. This significance derives from its archaeological, architectural, and historic interests. The archaeological interest relates to the potential for buried evidence associated with the medieval farmstead, or subsequent phases of development within the farm. The architectural and aesthetic interest of the farmstead relates to being a good example of the local vernacular style and materials. Similarly, the historic interest of the asset relates to the rural history of Hurstpierpoint; illustrative of the historic dispersed agricultural settlement pattern and relative prosperity of the agricultural economy during its period of development.

5.5.3 Contribution to Setting to Significance

Wickham Farmhouse derives some significance from its relationship with the wider agricultural nature of the area. However, the land to the west of the Farmhouse, which was originally part of the farmstead is now a residential estate. As such, the immediate setting of the farmhouse is sub-urban, and the agricultural functional relationship with the wider rural landscape has been severed. Based on a review of the Tithe apportionment, the Site didn't now have any ownership links with the farmhouse.

Therefore, setting makes a limited contribution to the significance of Wickham Farmhouse. The following aspects of the building's setting make a positive contribution to its significance:

- the relationship with outbuildings within the historic farmstead, which have a historical association with the farmhouse. This references the rural industrial function and assists in an understanding of its original function;
- the relationship with College Lane, which allows an appreciation of the dispersed rural settlement pattern outside the historic cores of Hurst Wickham and Hurstpierpoint; and
- the agricultural fields to the east of College Lane allow a visual appreciation of the historic rural character and context of the farmhouse.

5.5.4 Impact

Wickham Farmhouse is noted on the HER entry for the Historic Farmstead as being isolated location and has suffered partial loss. Since this assessment in 2006, the area has undergone a significant amount of development, with Wickham Farmhouse now sited on the outskirts of a residential estate, to the west of College Lane.

As outlined above, the significance of Wickham Farmhouse is derived predominantly from its archaeological, architectural, and historic interests. The Proposed Development will have no impact (both physical and non-physical) upon these interests.

The Proposed Development will result in the introduction of residential development within the wider setting of the listed farmhouse and associated buildings. The positioning and height of new development has been positioned to avoid the principal view cone of the listed building in addition to a landscaped access to ensure the softening of the northern edge of the new development.



Whilst it is acknowledged that the scheme will result in the change in the wider setting of the listed farmhouse, the embedded design responses, for example retention of the northern part of the Site and careful consideration of building heights, ensures the development is visually recessive. On balance, the level of harm is expected to be less than substantial (at the lower end of the scale): the significance of the asset will largely remain unaltered, with low levels of harm to the significance due a change to the wider setting of the asset. In accordance with Policy HE6 of the NPPF, this low level of harm in relation to the setting of Grade II listed Wickham Farmhouse should be weighed against the public benefit of the proposal.

Conclusions

This assessment, undertaken in full accordance with the guidance provided by the Chartered Institute for Archaeologists, has found that no designated heritage assets of an archaeological nature are located within the Application Site. No designated heritage assets of an archaeological nature would therefore be physically affected by the proposals.

The assessment has identified no known archaeological constraints within the Application Site. An assessment of the post-medieval ridge and furrow recorded on the HER within the Site has been undertaken. Due to it being very residual and having no landscape presence this is not considered of sufficient significance to be considered a constraint. The assessment has identified low potential for significant archaeological remains of all other periods. Fragmentary remains or residual findspots cannot be ruled out entirely, however, based on available evidence, well-preserved remains that would be considered a design or planning constraint are not considered likely.

This assessment, undertaken with due regard to the guidance published by Historic England and in full accordance with the National Planning Policy Framework and Local Planning Policy, an assessment of potential effects to heritage assets in the wider vicinity of the Site has been undertaken. Following a site visit and desk-based analysis, a scoping exercise identified the following assets as being potential sensitive and requiring detailed assessment: Hurst Wickham Conservation Area; and Grade II Listed Wickham Farmhouse (**NHLE 1025662**).

The Proposed Development has included a number of embedded design responses to ensure the Proposed Development is visually recessive, including sensitively located open space and careful consideration of building heights. As such, this assessment concludes that the Proposed Development would result in **low levels of harm (not substantial)** to Hurst Wickham Conservation Area and Grade II listed Wickham Farmhouse. In accordance with Policy HE6 of the NPPF, this less than substantial level of harm in relation should be weighed against the public benefit of the proposal.



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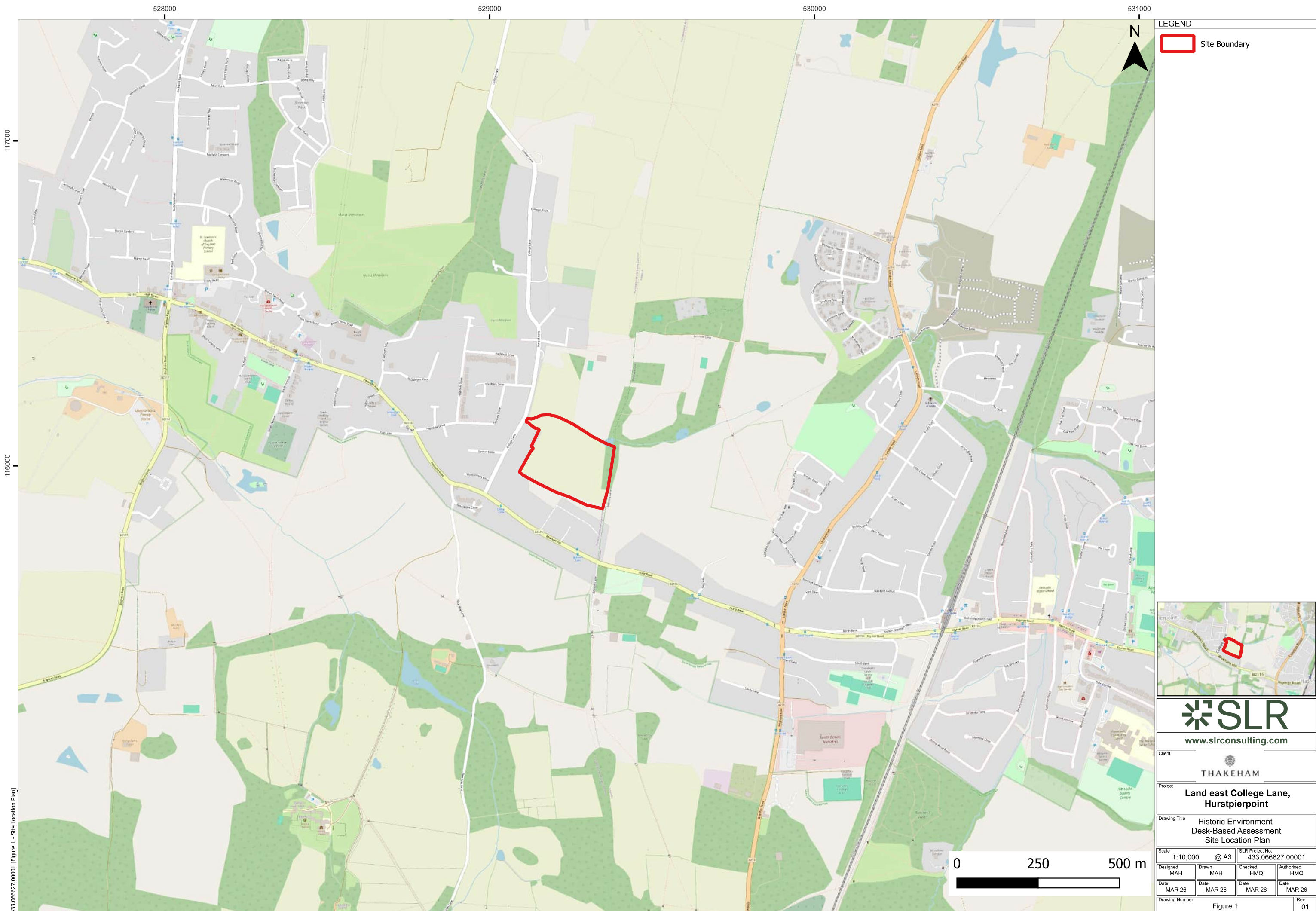
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LEGEND
 Site Boundary

SLR
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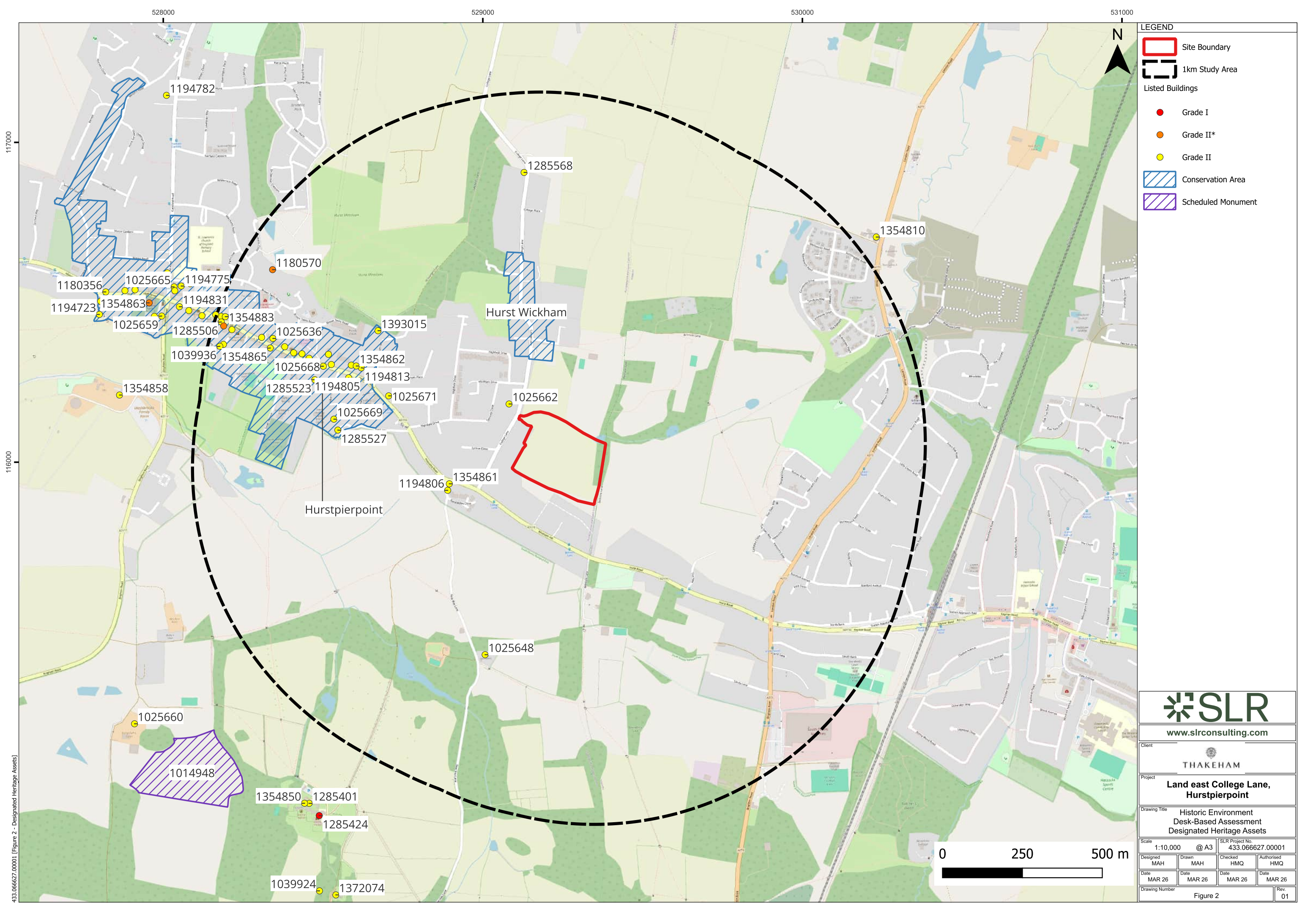
Client
THAKEHAM

Project
Land east College Lane, Hurstpierpoint

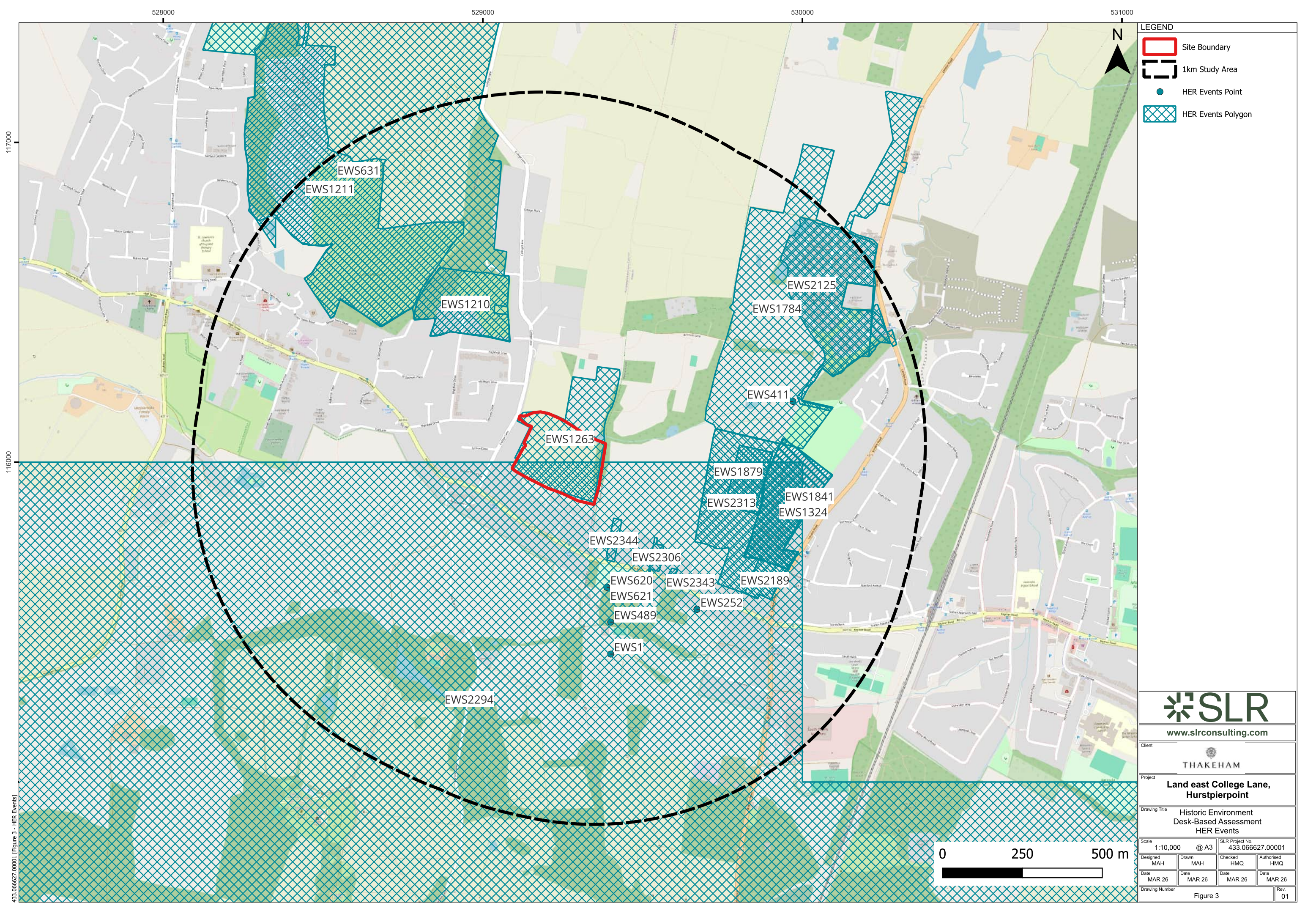
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Date MAR 26	Date MAR 26	Date MAR 26	Date MAR 26
Drawing Number Figure 1			Rev 01

433.066627.00001 [Figure 1 - Site Location Plan]



433.066627.00001 [Figure 2 - Designated Heritage Assets]



LEGEND

- Site Boundary
- 1km Study Area
- HER Events Point
- HER Events Polygon



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THAKEHAM

Project

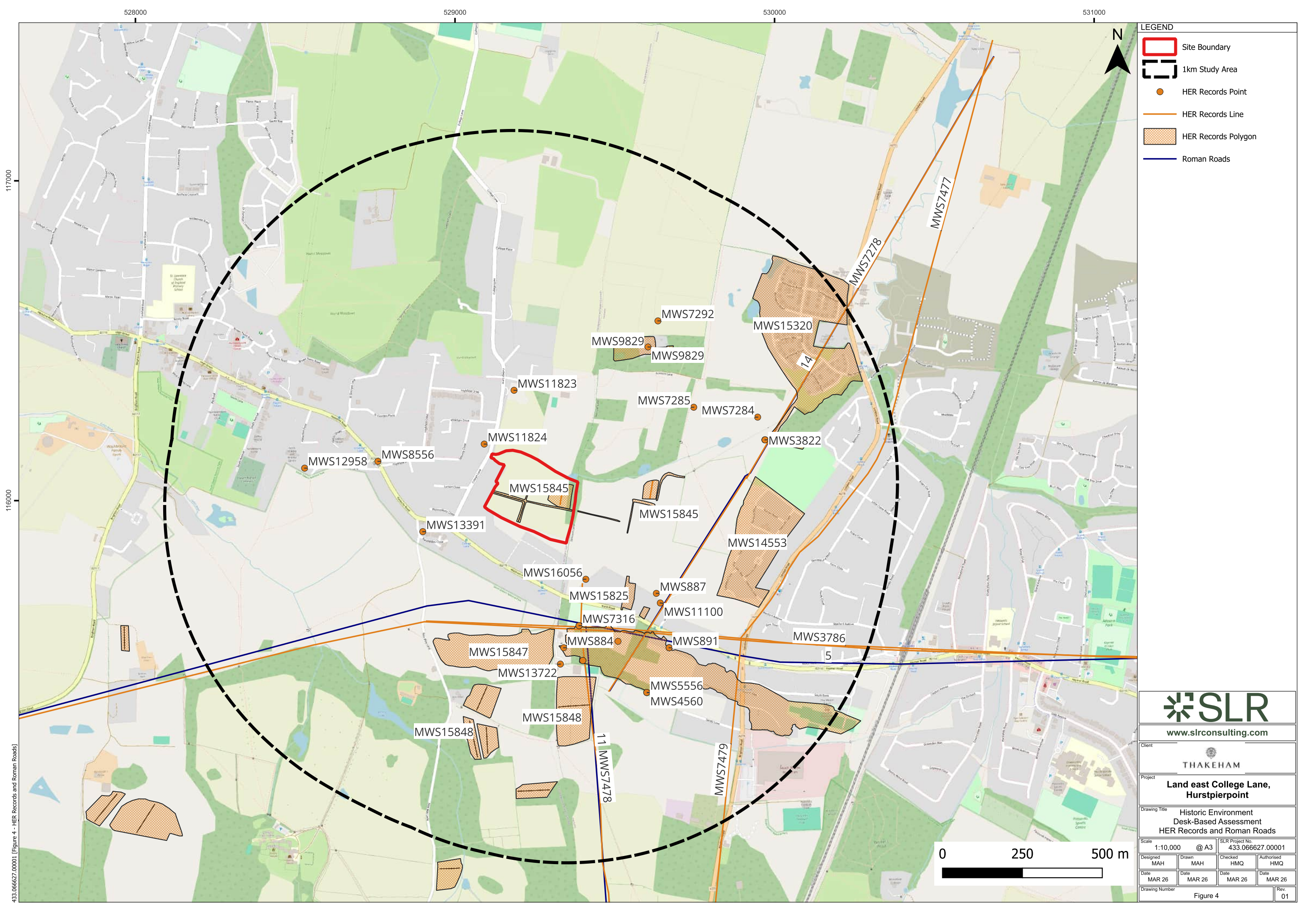
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Hurstpierpoint**

Drawing Title

Historic Environment
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HER Events

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Date	MAR 26	Date	MAR 26	Date	MAR 26	Date	MAR 26
Drawing Number							Rev
Figure 3							01

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433.066627.00001 [Figure 4 - HER Records and Roman Roads]



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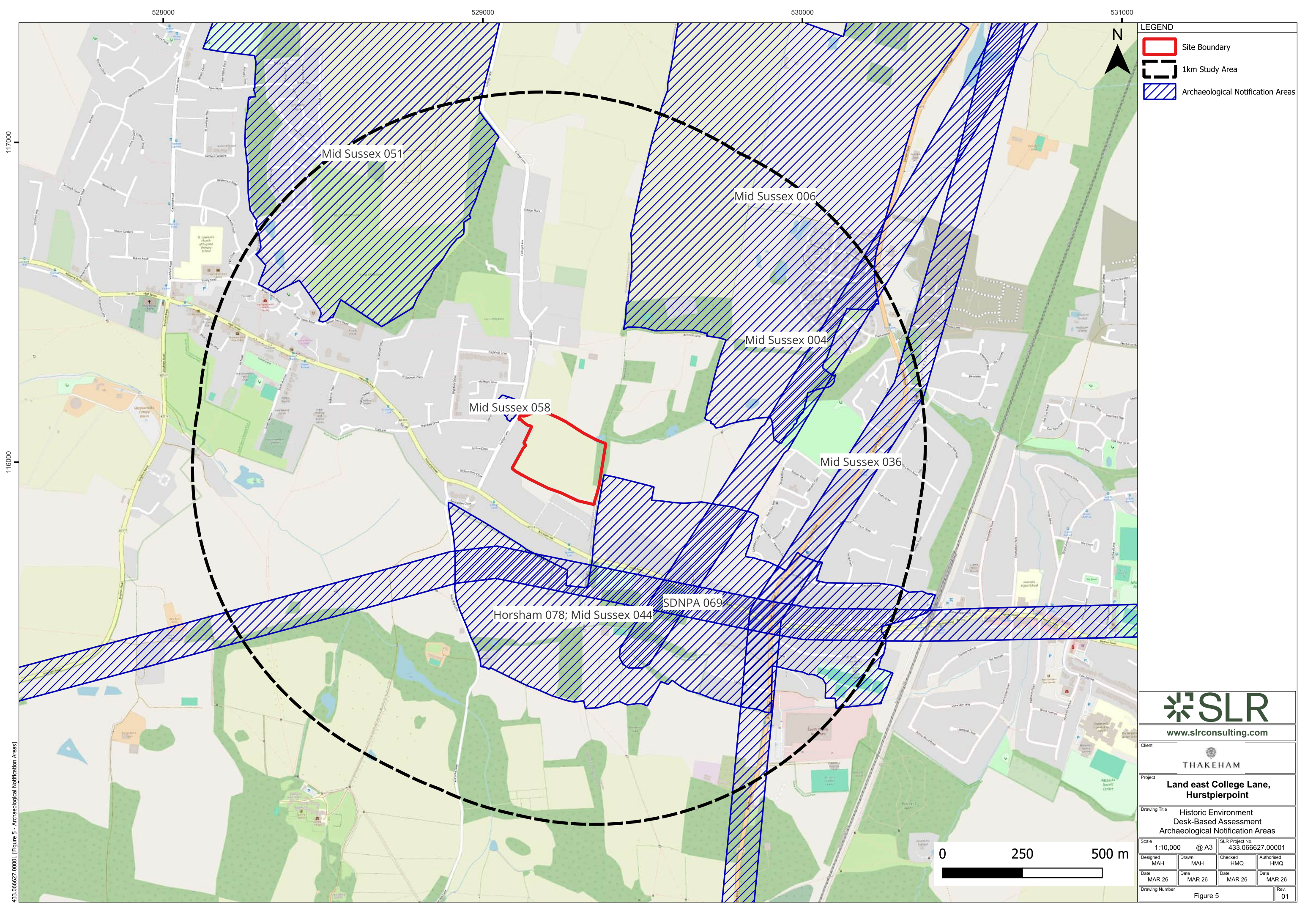
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**Land east College Lane,
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Drawing Title

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Drawing Number	Figure 4						Rev	01



LEGEND

- Site Boundary
- 1km Study Area
- Archaeological Notification Areas

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 THAKEHAM

Project

**Land east College Lane,
Hurstpierpoint**

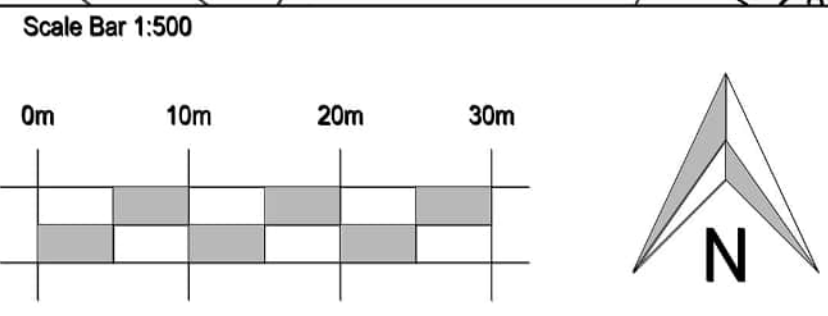
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KEY
★ Affordable housing

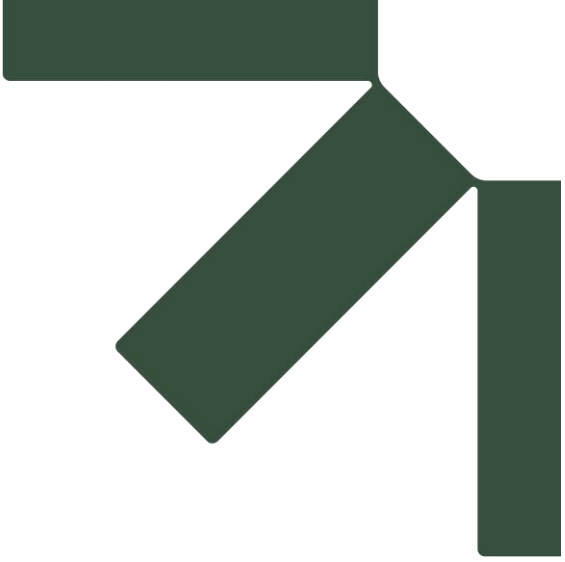


Development
Land East of College Lane
Hurstpierpoint
West Sussex

Drawing Title
Site Layout Colour

Drawn	Date	Scale @ A0	Rev	Date	Note	Drawn	Check
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Status			Revision			Revision Number	
						C01	

Drawing Number (Project - Originator - Functional Breakdown - Spatial Breakdown - Form - Discipline - Number)
H119 - THA - PD2 - ZZ - D - A - 1010



Appendix A Significance and the Assessment of Effects

Land east of College Lane, Hurstpierpoint

Historic Environment Desk-Based Assessment

Thakeham Homes Limited

SLR Project No.: 433.066627.00001

24 September 2026

Assessment of Significance

National Planning Policy Framework

As outlined in Policy HE5 (**Appendix B**), there is a requirement for development proposals affecting heritage assets to be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance.

As set out on Policy HE5, *'The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.'*

The **NPPF** defines 'significance' as:

*"The value of a **heritage asset** to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."*

The **NPPF** (2026) provides further definitions in relation to the above statement.

Heritage asset: *a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes but is not limited to designated heritage assets and assets identified by the local planning authority (including local listing).*

Setting of a heritage asset: *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.*

Archaeological interest: *there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

Historic environment: *all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*

The **Planning Practice Guidance (PPG)** define these interests as follows:

Archaeological interest: *"there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."*

Architectural and artistic interest: *"these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."*

Historic interest: *"an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for*



communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”¹

In accordance with the NPPF and the PPG, the level of significance attributed to heritage assets is then articulated as follows:

Designated heritage assets of the highest significance. These are identified in policy HE6(6) of the NPPF as comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites, Registered Battlefields, and non-designated heritage assets of archaeological interest which are of demonstrably equivalent significance to that of Scheduled Monuments (as identified in footnote 64 of the NPPF).

Designated heritage assets of less than the highest significance. These are identified in policy HE6(6) of the NPPF as comprising Grade II Listed buildings and Grade II Registered Parks and Gardens; and

Non-designated heritage assets. These are defined within the PPG as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”.²

Assessment of Effects

Policy HE5 states that assessment of potential effects on the significance of heritage assets (including through effects on their setting) are either:

- positive effect;
- no effect;
- harm,
- substantial harm; or
- cause total loss of significance.

Substantial harm is defined as an effect that would ‘seriously affects a key element of the asset’s significance’ (HE5.2.c).

The policy test for designated heritage asset, or non-designated heritage assets of equivalent significance, is set out in Policy HE6. This states that substantial weight should be given to the asset’s conservation and the more important the asset, the greater the weight should be.

Development proposals that would have a positive effect on a designated heritage asset (or non-designated heritage assets of equivalent significance) should be supported. In the event that harm is identified Policy HE6 outlines the following three recommendations:

Harm (not substantial) to the significance of a designated asset should be weighted against any public benefits resulting from the proposal.

Proposals that are considered to result in substantial harm, or total loss of the significance of a designated heritage asset, should be refused planning permission unless it can be demonstrated that the harm is necessary to achieve substantial public benefits or it cannot be demonstrated that re-use / re-instatement / conservation is not viable.

Development which would cause substantial harm to, or the total loss of significance of Grade II listed buildings or registered parks or gardens should be exceptional. Development which would cause substantial harm to assets of the highest significance (SM, protected wreck site grade I and II* listed buildings) should be wholly exceptional.

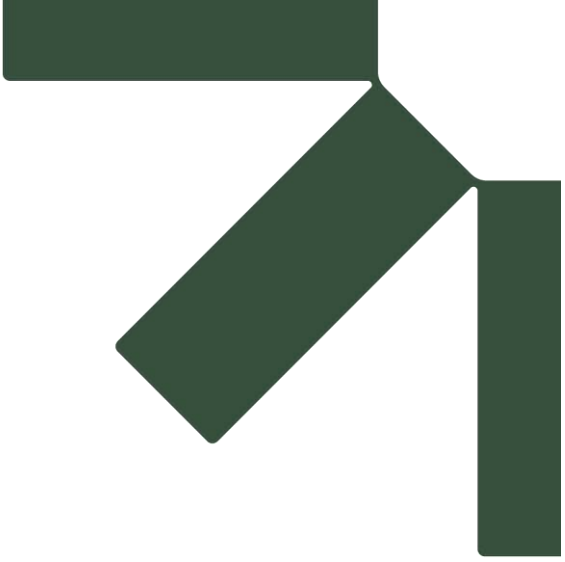


Policy HE7 sets out the policy test for non-designated heritage assets. This states that development which would have a positive effect on non-designated heritage assets should be supported. In the event that harm is identified Policy HE7 outlines the following three recommendations:

- Development proposals that would have a positive effect on non-designated heritage asset should be supported.
- Harm (not substantial) to the significance of non-designated heritage assets should be weighed against the benefits of the proposal and a balanced judgement made. The scale of harm and the significance of the asset should be taken into consideration.
- Proposals that are considered to result in substantial harm, or total loss of the significance of a non-designated heritage asset, should be granted planning permission when it can be demonstrated that the harm is outweighed by the benefits of the proposal. The scale of harm and the significance of the asset should be taken into consideration.

Heritage assets with archaeological interest should be preserved in situ where feasible. Where an asset cannot be preserved it should be investigated, recorded, archived and published by a suitably-qualified individual or organisation (HE10).





Appendix B Legislation, Policy & Guidance

Land east of College Lane, Hurstpierpoint

Historic Environment Desk-Based Assessment

Thakeham Homes Limited

SLR Project No.: 433.066627.00001

24 September 2026

B.1 Statute

Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas.

Nationally significant archaeological sites, monuments and structures are protected under the **Ancient Monuments and Archaeological Areas Act (1979)**.

Listed Buildings and Conservation Areas are protected under the **Planning (Listed Building and Conservation Areas) Act (1990)**. In relation to development proposals, the legislation states that:

... in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the secretary of state shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66).

With regards to Conservation Areas, it states that:

... with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

B.2 Planning Policy

National Planning Policy Framework (Revised 2026)

Applicable national policy comprises the National Planning Policy Framework (NPPF 2026), and specifically the following paragraphs:

HE4: Securing the conservation of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

- a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and
- b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.

4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

HE5: Assessing effects on heritage assets

1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail



should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

- a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or*
- b. Have no effect on the significance of a heritage asset; or*
- c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or*
- d. Cause the total loss of the significance of a heritage asset.*

3. In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.

4. Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.

5. Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should be used to help understand the asset's significance and the potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development.

HE6: Proposals affecting designated heritage assets

1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

2. Development proposals which would have a positive effect on a designated heritage asset should be supported.

3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.

4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

5. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:

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



6. *Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (footnote 64).³*

HE7: Decisions on non-designated heritage assets

1. *Development proposals which would have a positive effect on a non-designated heritage asset should be supported.*

2. *Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.*

HE8: World Heritage Sites

1. *To secure the long-term future of World Heritage Sites (footnote 65) and support the conservation of their significance and Outstanding Universal Value, development proposals that affect a World Heritage Site should:*

a. Be designed in a way which pays particular regard to the significance and Outstanding Universal Value of the World Heritage Site (including any contribution made by its setting including any buffer zone);

b. Retain and conserve buildings and other features which make a positive contribution possible;

c. Have regard to the World Heritage Site management plan; and

d. Be supported by an assessment of the impact, including any potential cumulative impact, on the significance and attributes of Outstanding Universal Value of the World Heritage Site. This should be informed by appropriate information such as visual impact assessments and natural environment, archaeological or historical data.

2. *Not all elements of a World Heritage Site will necessarily contribute to its significance or Outstanding Universal Value. Where a development proposal would result in the loss of a building or other element which contributes to the significance or Outstanding Universal Value of a World Heritage Site, the assessment of impact should take into account the significance and the contribution made to Outstanding Universal Value by the element affected and its contribution to the significance of the World Heritage Site as a whole, and the effects of this considered in accordance with policies HE5 and HE6.*

3. *Proposals that conserve those elements of a World Heritage Site or its setting, including any buffer zone, that make a positive contribution to it or which better reveal its significance, should be supported.*

HE9: Conservation areas

1. *Development proposals within or affecting the significance of conservation areas should:*

a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and

b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

2. *Not all elements of a conservation area will necessarily contribute to its significance. Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to conserve, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6.*

3. *Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported.*



HE10: Loss or removal of heritage assets

1. Where a development proposal would result in the loss of the whole or part of a heritage asset (whether designated or not):

a. The development should not be approved without all reasonable steps being taken to ensure that the new development will proceed after the loss has occurred, including through the use of planning conditions and planning obligations to secure the development against the loss of the asset; and

b. The applicant should record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact upon it; and should make this evidence (and any archive generated) publicly accessible by depositing it in the relevant Historic Environment Record, and any archives with a local museum or other public depository. The ability to record evidence of our past should not be a decisive factor in deciding whether such loss should be approved.

2. Heritage assets with archaeological interest should be preserved in situ where feasible. Where an asset cannot be preserved or managed on-site, appropriate provision should be made for the investigation, understanding, recording, dissemination and archiving of that asset, which should be undertaken by suitably-qualified individuals or organisations.

3. Development proposals to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), should retain the feature in situ where possible (and, where appropriate, be supported by an explanation of their historic and social context).

Local Planning Policy

The Site is located within the Mid Sussex District Council local planning authority (LPA). The LPA's adopted Local Plan comprises the *Mid Sussex District Plan 2014-2031, adopted 28th March 2018* which includes specific policies relating to the historic environment.

The Local Plan is currently under consultation, however, this is expected to be adopted by the end of 2026.

The *Hurstpierpoint and Sayers Common Neighbourhood Plan, 2014 – 2031* has policies concerning the Site.

All relevant historic environment policies to the Site are quoted below and will be considered in this assessment.

Mid Sussex District Plan 2014-2031, adopted 28th March 2018

DP34: Listed Buildings and Other Heritage Assets

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

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

Listed Buildings

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

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed



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

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

Other Heritage Assets

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

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

DP35: Conservation Areas

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

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

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

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



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

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.

DP36: Historic Parks and Gardens

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

Evidence Base: West Sussex Historic Environment Record.

The character, appearance and setting of a registered park, or park or garden of special local historic interest will be protected. This will be achieved by ensuring that any development within or adjacent to a registered park, or park or garden of local historic interest will only be permitted where it protects and enhances its special features, setting and views into and out of the park or garden.

Hurstpierpoint and Sayers Common Neighbourhood Plan, 2014 – 2031

POLICY Countryside HurstC3 Local Gaps and Preventing Coalescence:

Development will be permitted in the countryside provided that it does not individually or cumulatively result in coalescence and loss of separate identity of neighbouring settlements, and provided that it does not conflict with other Countryside policies in this Plan. Local Gaps between the following settlements define those areas covered by this policy:

Hurstpierpoint and Hassocks;

Sayers Common and Albourne;

Hurstpierpoint and Albourne;

Hurstpierpoint and Burgess Hill.



Appendix C Gazetteer of Heritage Assets

Land east of College Lane, Hurstpierpoint

Historic Environment Desk-Based Assessment

Thakeham Homes Limited

SLR Project No.: 433.066627.00001

24 September 2026



C.1 Designated Heritage Assets

NHLE Reference	Description	Status
1025634	79 HIGH STREET	II
1025635	CURDS	II
1025636	131, HIGH STREET	II
1025637	159-175, HIGH STREET	II
1025648	BEARSTAKES	II
1025662	WICKHAM FARMHOUSE	II
1025668	GATE PIERS TO DRIVE OF HAMPTON LODGE TO THE NORTH-EAST OF THE HOUSE	II
1025669	TOTT FARMHOUSE	II
1025670	VINE HOUSE AND THURLES	II
1025671	RUSSELL'S COT	II
1025674	TOWER IN THE GARDEN OF NO 74 (TOWER HOUSE)	II
1025675	DOWN HOUSE	II
1039936	SOUTH BOUNDARY WALL TO THE MANSION HOUSE, THE TOWER HOUSE, ORCHARD HOUSE AND THE BEECHES AND INCLUDING GATE HOUSE	II
1180351	THE NEW INN	II
1180570	LITTLEPARK FARMHOUSE	II*
1194805	ABBERTON ABBERTON COTTAGE	II
1194806	BARN ADJOINING NO 44 ON THE SOUTH WEST	II
1194808	13, 15 AND 17, HASOCKS ROAD	II
1194813	GOTHIC HOUSE	II
1285506	GARDEN WALL TO THE NORTH WEST OF THE MANSION HOUSE	II
1285523	HAMPTON LODGE	II
1285527	BARN ADJOINING TOTT FARMHOUSE ON THE SOUTH EAST	II
1285568	GROVE COTTAGE	II
1354861	DANNY CORNER AND RANDIDDLES	II
1354862	19 AND 21, HASOCKS ROAD	II
1354864	MANSION HOUSE COTTAGE THE MANSION HOUSE	II*
1354865	TOWNFIELD HOUSE	II
1354883	WICKHAM HOUSE	II
1354884	GRAPE VINE COTTAGE	II
1354885	151, HIGH STREET	II
1354886	157, HIGH STREET	II
1372076	GATEPIERS TO DRIVE OF NO 7	II
1393015	CHURCH OF ST GEORGE	II



C.2 Historic Environment Record (HER) – Events

HER No.	Name	Type of Investigation
EWS1	RESISTIVITY SURVEY - CROSSWAYS BARN, HASOCKS	GEOPHYSICAL SURVEY
EWS252	PART EXCAV, COUCHMAN AE, 1925	EXCAVATION
EWS253	PART EXCAV, COUCHMAN JE, 1925	EXCAVATION
EWS411	PART EXCAV, MSFAT, 1994	EXCAVATION
EWS489	PART EXCAV, SEAS, SEP 93	EXCAVATION
EWS521	PART EXCAV, TREE P, 1950S	EXCAVATION
EWS620	TALBOT FIELD	EXCAVATION
EWS621	TALBOT FIELD	GEOPHYSICAL SURVEY
EWS622	TALBOT FIELD	WATCHING BRIEF
EWS631	LITTLE PARK FARM, HURSTPIERPOINT - DESK BASED ASSESSMENT AND WALKOVER SURVEY	DESK-BASED ASSESSMENT
EWS1210	HIGHFIELD DRIVE, HURSTPIERPOINT - ADDENDUM REPORT, HERITAGE DESK-BASED ASSESSMENT AND IMPACT ASSESSMENT	DESK-BASED ASSESSMENT
EWS1211	LITTLE PARK FARM, HURSTPIERPOINT- HERITAGE DESK-BASED ASSESSMENT AND IMPACT ASSESSMENT.	DESK-BASED ASSESSMENT
EWS1263	LAND OFF COLLEGE LANE, HURSTPIERPOINT - DESK-BASED HERITAGE ASSESSMENT	DESK-BASED ASSESSMENT
EWS1324	LAND AT LONDON ROAD, HASOCKS - DESK-BASED ASSESSMENT	DESK-BASED ASSESSMENT
EWS1779	LONDON ROAD, HASOCKS - GEOPHYSICAL SURVEY	GEOPHYSICAL SURVEY
EWS1784	LAND AT HASOCKS GOLF CLUB, HASOCKS - ARCHAEOLOGICAL ASSESSMENT	DESK-BASED ASSESSMENT
EWS1841	LAND AT LONDON ROAD, HASOCKS - ARCHAEOLOGICAL INVESTIGATIONS	EVALUATION, GEOPHYSICAL SURVEY AND STRIP AND RECORD
EWS1879	LAND AT LONDON ROAD, HASOCKS - DESK BASED ASSESSMENT	DESK-BASED ASSESSMENT
EWS2125	HASOCKS GOLF CLUB, HASOCKS - ARCHAEOLOGICAL INVESTIGATIONS	ENVIRONMENTAL SAMPLING, EVALUATION AND EXCAVATION
EWS2189	LAND TO THE REAR OF 2 HURST ROAD, HASOCKS - INTERIM HERITAGE STATEMENT	DESK-BASED ASSESSMENT
EWS2294	CHANGING CHALK: DOWNS FROM ABOVE	AERIAL INVESTIGATION AND MAPPING
EWS2306	36 HURST ROAD, HASOCKS - ARCHAEOLOGICAL INVESTIGATIONS	EVALUATION AND STRIP, MAP AND SAMPLE
EWS2313	LAND AT HAM FARM, HASOCKS - DESK-BASED ASSESSMENT AND WALKOVER SURVEY	DESK-BASED ASSESSMENT
EWS2343	34 HURST ROAD, HASOCKS - EVALUATION	EVALUATION
EWS2344	50 HURST ROAD, HASOCKS - ARCHAEOLOGICAL INVESTIGATIONS	EVALUATION



C.3 Historic Environment Record (HER) – Records

HER No.	Name	Type	Period
MWS883	ROMAN BUILDING - HAS SOCKS	BUILDING, WELL	ROMAN
MWS884	NEOLITHIC CLAY SPOONS - HAS SOCKS	FINDSPOT	NEOLITHIC
MWS885	IRON AGE CHARIOT LINCH PIN (ROMAN CONTEXT) FOUND IN RUBBISH PIT - HAS SOCKS	TRANSPORT, FINDSPOT	IRON AGE
MWS887	MOUND AND BURIALS - HAM FARM	MOUND, BURIAL	UNKNOWN
MWS891	BRONZE AGE URNFIELD - HAS SOCKS	CEMETERY, FINDSPOT	BRONZE AGE
MWS892	SAXON CEMETERY - HAS SOCKS	CEMETERY, FINDSPOT	EARLY MEDIEVAL
MWS3204	ROMAN CEMETERY - HAS SOCKS	CEMETERY, SETTLEMENT, FINDSPOT	ROMAN
MWS3786	BARCOMBE MILLS TO HARDHAM ROMAN ROAD	ROAD	ROMAN
MWS3821	MESOLITHIC WOOD AND FINTWORK - FRIARS OAK FARM	SITE?	MESOLITHIC
MWS3822	NEOLITHIC WOOD AND FLINTWORK- FRIARS OAK FARM	SITE?	NEOLITHIC
MWS4257	PREHISTORIC ACTIVITY - HAM FARM	FLINT SCATTER	PREHISTORIC
MWS4415	RB SETTLEMENT - HAM FARM	OCCUPATION SITE, FINDSPOT	ROMAN
MWS4560	NEOLITHIC/EARLY BRONZE AGE AXE - HAS SOCKS	FINDSPOT	NEOLITHIC
MWS4561	MESOLITHIC FLINT SITE - HAS SOCKS, CLAYTON	LITHIC WORKING SITE, FINDSPOT	MESOLITHIC
MWS5556	BRONZE AGE FLINTS - HAS SOCKS	FINDSPOT	BRONZE AGE
MWS7278	ROMAN ROAD, HAS SOCKS	ROAD	ROMAN
MWS7279	BRONZE AGE ACTIVITY- FRIARS OAK	FINDSPOT	BRONZE AGE
MWS7280	LATE IRON AGE / EARLY ROMAN TRACKWAY	TRACKWAY	LATE IRON AGE TO ROMAN
MWS7283	ANGLO-SAXON ACTIVITY	SITE	EARLY MEDIEVAL/ DARK AGE
MWS7284	SUNKEN FEATURE BUILDING, FRIARS OAK FARM, HAS SOCKS	SETTLEMENT, GRUBENHAUS, PIT, TRACKWAY	EARLY MEDIEVAL/ DARK AGE
MWS7285	ANGLO-SAXON BUILDING, FRIARS OAK FARM, HAS SOCKS	BUILDING	EARLY MEDIEVAL/ DARK AGE
MWS7292	CLAYTON WICKHAM FARM - RECENT FINDS	FINDSPOT	MESOLITHIC
MWS7316	TALBOT FIELD - ROMAN BUILDINGS	OCCUPATION SITE, PIT, WALL	ROMAN
MWS7317	TALBOT FIELD - MESOLITHIC FLINT WORK	FINDSPOT	MESOLITHIC

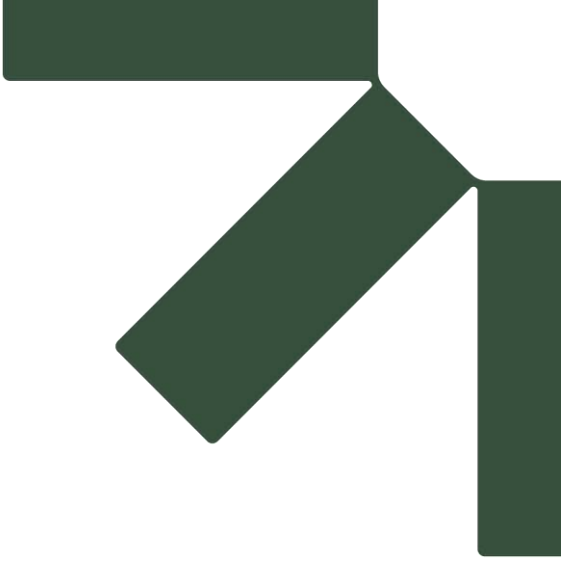


HER No.	Name	Type	Period
MWS7476	ROMAN ROAD - GREENSAND WAY	ROAD	ROMAN
MWS7477	POSSIBLE ROMAN ROAD (VINE'S LINE)	ROAD	ROMAN
MWS7478	POSSIBLE ROMAN ROAD - COUCHMAN 1925	ROAD	ROMAN
MWS7479	POSSIBLE ROMAN ROAD - (MARGARY 1936)	ROAD	ROMAN
MWS8556	TOLLHOUSE AND GATE - HURSTPIERPOINT (2)	TOLL HOUSE, TOLL GATE	POST MEDIEVAL
MWS9829	CLAYTON WICKHAM FARM HISTORIC FARMSTEAD, HASSOCKS	FARMSTEAD	POST MEDIEVAL
MWS11100	HAM FARM HISTORIC FARMSTEAD, HASSOCKS	FARMSTEAD	POST MEDIEVAL
MWS11823	HURST WICKHAM (WICKHAM FARM) HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON	FARMSTEAD	POST MEDIEVAL
MWS11824	HURST WICKHAM FARM HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON	FARMSTEAD	MEDIEVAL
MWS12958	TOTT FARM HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON	FARMSTEAD	MEDIEVAL
MWS13391	RANDIDLES HISTORIC FARMSTEAD, HURSTPIERPOINT AND SAYERS COMMON	FARMSTEAD	POST MEDIEVAL
MWS13722	THE DELL (CROSSWAYS FARM) HISTORIC FARMSTEAD, HASSOCKS	FARMSTEAD	POST MEDIEVAL
MWS14553	LAND AT LONDON ROAD, HASSOCKS - ARCHAEOLOGICAL INVESTIGATIONS	PIT, DITCH, POSTHOLE, FIELD SYSTEM, ENCLOSURE, BOUNDARY DITCH	ROMAN TO MEDIEVAL, UNKNOWN
MWS15320	HASSOCKS GOLF CLUB, HASSOCKS - ARCHAEOLOGICAL INVESTIGATIONS	FIELD SYSTEM, DITCH, PIT, FENCE, POST HOLE, POST BUILT STRUCTURE, UNURNED CREMATION, ROUND BARROW, ROUND HOUSE, GULLY, OVEN	PREHISTORIC TO MEDIEVAL
MWS15745	CHANGING CHALK: DOWNS FROM ABOVE - OVERVIEW RECORD	BARROW, CAUSEWAYED ENCLOSURE, FIELD SYSTEM, CROSS DYKE, ENCLOSURE, HILL FORT, HOLLOWAY, RIDGE AND FURROW, WINDMILL MOUND, MANORIAL FARM, EXTRACTIVE PIT, MILITARY SITE	NEOLITHIC TO POST MEDIEVAL
MWS15825	36 HURST ROAD, HASSOCKS - ARCHAEOLOGICAL INVESTIGATIONS	PIT, DITCH, GULLY	ROMAN
MWS15845	A GROUP OF POST MEDIEVAL FIELD BOUNDARIES AND RIDGE AND	FIELD BOUNDARY, RIDGE AND FURROW	POST MEDIEVAL



HER No.	Name	Type	Period
	FURROW, HURSTPIERPOINT AND SAYERS COMMON AND HASOCKS		
MWS15846	EXTENSIVE POST MEDIEVAL AND 20TH CENTURY SAND PIT, HASOCKS	SAND PIT	POST MEDIEVAL TO MODERN
MWS15847	A 20TH CENTURY SAND PIT, HURSTPIERPOINT AND SAYERS COMMON	SAND PIT	POST MEDIEVAL TO LATE 20TH CENTURY
MWS15848	AREAS OF POST MEDIEVAL RIDGE AND FURROW, HURSTPIERPOINT AND SAYERS COMMON AND HASOCKS	RIDGE AND FURROW, NARROW RIDGE AND FURROW	POST MEDIEVAL
MWS16055	TWINHAM, 34 HURST ROAD, HASOCKS - EVALUATION	RUBBISH PIT	ROMAN
MWS16056	50 HURST ROAD, HASOCKS - ARCHAEOLOGICAL INVESTIGATIONS	NEGATIVE SITE	EARLY NEOLITHIC TO ROMAN





Appendix D Site Visit Photographs

Land east of College Lane, Hurstpierpoint

Historic Environment Desk-Based Assessment

Thakeham Homes Limited

SLR Project No.: 433.066627.00001

24 September 2026

Photo 1: View north along College Lane, grade II listed Wickahm Farmhouse to left and site entrance to right (Dir. north)



Photo 2: General view of Site entrance and site (Dir. east)



Photo 3: General view of grade II listed Wickham Farmhouse (Dir. west)



Photo 4: General view south on College Lane, north of Site (Dir. south-east)



Photo 5: View south from northern edge of field north of Site (Dir. south)



Photo 6: General view of development along western edge of Site from southern boundary (Dir. west)



Photo 7: General view of development along northern edge of Site from western boundary (Dir. north)



Photo 8: General view north from western boundary (Dir. north)



Photo 9: General view towards eastern boundary from centre of Site (Dir. east)





Making Sustainability Happen