

Hurst Farm, Haywards Heath – Heritage Statement

Barratt Redrow Southern Counties

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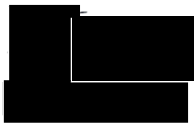
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Executive Summary

Cura Terrae was commissioned by Barratt Redrow Southern Counties in November 2025 to prepare a Heritage Statement (HS) to inform a planning application the proposed redevelopment of land at off Hurstwood Lane in Haywards Heath, West Sussex.

The proposed scheme is for a residential development of a variety of one to four bedroom houses and flats, and associated landscaping and services. New roads and access will also be introduced.

Following an assessment of the significance of the relevant designated heritage assets in accordance with the NPPF, the proposed development will cause no harm to the majority of the designated heritage assets in the vicinity of the Site. It is considered that the proposed residential development would cause less than substantial harm to the significance of Hospital Farmhouse, now Hurst Lodge (Grade II* Listed Building; NHLE: 1025468), Barn at Hospital Farm Farmhouse (Grade II Listed Building; NHLE: 1025469) and Middlefield Cottage (Grade II Listed Building; NHLE: 1354959). The harm is considered to be on the lower scale of less than substantial and has been partly mitigated through design and landscaping.

The Site is considered to make no contribution to the setting of Cleavewater (Grade II Listed Building; NHLE: 1286454) and therefore the proposed development is considered to make no harm to the significance of the listed building.

With regard to the non-designated heritage assets, there will also be harm to the non-designated Hurstwood House. In accordance with the NPPF, paragraph 216, there is no requirement to quantify this harm, but it should be balanced against the significance of the asset.

1. Introduction

1.1 Project Background

- 1.1.1 Cura Terrae was commissioned by Barratt Redrow Southern Counties in November 2025 to prepare a Heritage Statement (HS) to inform a planning application the proposed redevelopment of land at off Hurstwood Lane in Haywards Heath, West Sussex (hereafter the Site). The Site is centred on National Grid Co-ordinate (NGR) 527970,122844 (Figure 1).
- 1.1.2 The Site already benefits from outline planning permission. The current application is for detailed planning. As part of the outline application an Environmental Impact Assessment was undertaken which considered below-ground archaeology. This document, therefore, only considers the historic built environment.
- 1.1.3 The Site comprises several fields off Hurstwood Lane c. 1 km to the south of the centre of Haywards Heath in West Sussex. It forms part of the outer limits of the town with residential developments to the north and west, and agricultural fields and woodland to the south. There are several public footpaths across the Site.
- 1.1.4 The Grade II* Listed Hospital Farmhouse (now Hurst Lodge) (NHLE: 1025468) and Grade II Listed Barn at Hospital Farm Approximately 40 Metres north west of Farmhouse (NHLE: 1025469) are situated to the west of the Site.

1.2 Aims and Objectives

- 1.2.1 The purpose of this HEDBA is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment resource within and surrounding the Site to formulate:
 - An understanding of the Site within its historical context;
 - An assessment of the potential for heritage assets to survive within the area of study;
 - An assessment of significance of the known heritage assets considering their archaeological, historic, architectural and artistic interests;
 - Recommendations to inform the development proposals; and
 - An assessment of the potential impacts of the proposed development on the historic built environment within the context of national and local planning policy.

1.3 Regulatory and Policy Context

- 1.3.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 1.3.2 Of specific relevance to this report is the National Planning Practice Framework (NPPF). Section 16 of the NPPF sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The NPPF establishes the importance of being able to assess the significance of heritage assets that may be affected by a development proposal, in order to understand the level of harm, if any, caused by a development. Where a site on which development is proposed has the potential to include heritage assets, the NPPF includes a requirement for local planning authorities to request an appropriate desk-based assessment and, where necessary, a field evaluation. The level of detail provided should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 207).
- 1.3.3 National policy is reflected in local planning policy presented in Mid Sussex District Plan 2021-2039, specifically Policy DPB2, and in Haywards Heath Town Council Neighbourhood Plan, specifically Policy E9 which covers the western part of the Site. The eastern part of the Site lies within Lewes District Council and local planning policy is presented in the Lewes District Core Strategy specifically Core Policy 11.
- 1.3.4 Further detail of the relevant, legislation, policy and guidance is provided in Appendix 1.

2. Methodology

2.1 Standards

2.1.1 This assessment is undertaken in accordance with:

- Historic England’s Historic Environment Good Practice Advice in Planning Notes:
 - The Historic Environment in Local Plans (2015a);
 - Managing Significance in Decision-Taking in the Historic Environment (2015b); and
 - The Setting of Heritage Assets (2017).
- Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage (2019);
- The Chartered Institute for Archaeologists’ Standard and guidance for historic environment desk-based assessment (revised 2021); and
- The Chartered Institute for Archaeologists’ Code of Conduct (revised 2022).

2.2 Scope of Assessment

Study Area

2.2.1 The spatial scope of the assessment was defined by a 500 m study area around the Site. The study area has been defined so as to identify designated and non-designated assets, their setting and geographical extent within the Site and its immediate surrounding area.

Data Sources

2.2.2 The following sources were consulted to inform the presence of heritage assets within the study area, and to form a baseline for the assessment of their significance:

- National heritage datasets including The National Heritage List for England (NHLE); England’s Places, PastScape, Viewfinder, Parks and Gardens UK
- Historic manuscripts and historic maps held at the Record Office and online at the National Library of Scotland and The Genealogist;
- Relevant primary and secondary sources; and
- A site visit.

2.2.3 A Site visit was undertaken during November 2025 in order to assess the general character of the Site and to identify heritage assets not identified through desk-based review.

2.2.4 During the drafting of this report, consideration was also given to consultation responses to the outline planning which was granted for the Site in May 2025, particularly with regard to the comments made by the Mid Sussex Conservation Officer.

Assumptions and Limitations

- 2.2.5 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate.
- 2.2.6 Archival material relating to the Site and study area was consulted in person at West Sussex Record Office. While there may be other material held in private collections, local repositories and the National Archives, it was not possible to view these as part of the assessment.
- 2.2.7 An archaeological assessment was carried by WSP in 2022, therefore this assessment addresses built heritage only and therefore does not assess any archaeology or the potential for archaeological remains within the Site or Study Area.
- 2.2.8 A Site visit was undertaken as part of this assessment to identify any potential heritage assets within and surrounding the Site. Despite sufficient access being afforded to the Site, properties in private ownership were not visited.

Assessment of Significance

- 2.2.9 The National Planning Policy Framework recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 207).
- 2.2.10 Significance is often established by statutory designations such as Listed Buildings, scheduled monuments and conservation areas. More particular advice as to what makes up significance is provided by the NPPF which defines significance in terms of an asset's value to this and future generations because of their heritage interest. This derives not only from their physical presence, but also from their setting.
- 2.2.11 This interest may be archaeological, architectural, artistic or historic (NPPF, Annex 2). The Planning Practice Guidance which accompanies the NPPF provides further detail on how this significance is interpreted:
- **Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, 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 skill, 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 (Paragraph: 006 Reference ID: 18a-006-20190723).

- 2.2.12 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.
- 2.2.13 An assessment of the significance of assets and their setting is undertaken in consideration of guidance and good practice issued by Historic England. A methodology for the assessment of significance of heritage assets is outlined in Advice Note 12 (Historic England 2019) whilst Historic England GPA3 (2017) provides the basis of a methodology for the assessment of setting.
- 2.2.14 The overall significance of a heritage asset is the sum value of its interest expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.

Table 1: Criteria for determining the significance of heritage assets.

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*), Conservation Areas which contain a significant number of highly graded assets, Registered Historic Parks and Gardens (Grade I, II*), Registered Battlefields, Protect Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Listed Buildings (Grade II), Registered Historic Parks and Gardens (Grade I, II*), or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Locally Listed Buildings and Landscapes or non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.

2.3 Setting

2.3.1 Consideration of an asset's setting is enshrined in both legislation and national guidance. The NPPF definition of significance includes consideration of both an asset's physical presence and any contribution made by its setting, noting that 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 (NPPF Annex 2).

2.3.2 The setting of the heritage asset is also of importance and an assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which the proposed change enhances or detracts from that significance and the ability to appreciate it. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which an asset is experienced in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.

2.3.3 Historic England (GPA3, 2017) identifies a staged approach to the assessment of setting, comprising:

- Stage 1: identify which heritage assets and their settings are affected;
- Stage 2: Assess the degree to which these settings and views contribute to the significance of the heritage asset or allow significance to be appreciated;
- Stage 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
- Stage 4: Explore ways to maximise enhancement and avoid or minimise harm; and
- Stage 5: Make and document the decision and monitor outcome.

2.3.4 In assessing whether or not the setting of an asset contributes to its significance, and in assessing the effect of development, Historic England GPA3 provides a checklist of attributes that may affect setting and significance under five broad categories comprising:

- the location and siting of the development
- the form and appearance of development
- additional effects (change to skyline etc)
- permanence and
- consequential effects.

3. Historic Environment Baseline

3.1 Introduction

- 3.1.1 The following section identifies known heritage assets that may have the potential to receive effects from the proposed development, compiled from sources listed in Section 2.
- 3.1.2 In accordance with Step 1 of Historic England's GPA3 (July 2017) an outline assessment of the historic baseline was undertaken to assess which heritage assets could be affected the proposed development. The details of this assessment are documented in Section 3.2 and 3.3 of this report.
- 3.1.3 The following section should be read in conjunction with Figure 2: Designated Heritage Assets. Designated assets are referenced by their NHLE entry number in the text.

3.2 The Site

- 3.2.1 The Site is irregular in shape and measures c. 34.5 ha in size. The Site is currently a greenfield site and comprises agricultural fields and woodland. It is bisected by Hurstwood Lane and has five agricultural fields northwest and five fields to the east, two of which comprise woodland.
- 3.2.2 The Site undulates and lies at 47 m above Ordnance Datum (aOD) and rises to 56 m aOD to the west of Hurstwood Lane and lies between 58 m aOD and 70 m aOD to the east. The Site is bound to the north, west and south by residential and urban development, and to the east and southeast by woodland and agricultural fields. The boundaries of the Site primarily comprise mature trees, hedgerows and wire fencing.



Plate 1. The northwestern part of Site



Plate 2. The eastern part of Site



Plate 3. The southwestern part of Site

3.3 Historic Baseline

- 3.3.1 The area surrounding Hayward's Heath was sparsely occupied prior to the post-medieval period. Temporary settlements and scattered farmsteads dotted the landscape, but it was dominated by dense woodlands which characterised the Sussex Weald.
- 3.3.2 With the increase in land enclosure, woodland clearance and agriculture during the late medieval and early post-medieval period, the number of farmsteads increased in the nearby landscape. Hurst House Farm, also known as Asylum Farm (Grade II* Listed; NHLE: 1025468) and its associated barn were constructed in the mid-sixteenth century, and the Site formed the grounds and surrounding farmland of this farmstead. The nearby farmstead of Cleavewater (Grade II Listed, NHLE:1286454) was also built in the sixteenth century. Middlefield Cottage (Grade II Listed; NHLE: 1354959) was built in the seventeenth century on Fox Hill which was a main route into Hayward's Heath.
- 3.3.3 The 1842 Tithe Map of Wivelsfield Parish shows much of the Site under the ownership of Reverend William Anthony Fitzhugh, who also owned Hurst House Farm.
- 3.3.4 Hayward's Heath expanded as a town with the arrival of the railway and the opening of the station in 1841 allowing for industrial development and the increase in trade.
- 3.3.5 On the hill to the northwest of the Site, on land that was part of Hurst House Farm, the St. Francis Hospital (NHLE: 1025505) was constructed in the mid-nineteenth century and opened in c. 1859.

The hospital was set up as the 'county lunatic asylum' to comply with the County Asylum Act of 1845, and accommodated approximately 450 patients. In Ordnance Survey (OS) mapping from the later nineteenth century, it shows that Hurst House Farm has been renamed to Asylum Farm after the construction of the hospital.

- 3.3.6 The town continued to expand throughout the twentieth century with residential developments and industrial estates being constructed on the periphery of the town. Woodland was cleared to make way for the expanding town as well as to provide more agricultural land. The Site has remained as relatively unchanged agricultural land throughout the post-medieval and twentieth century periods with the exception of some woodland clearance in the northeast part of the Site.

4. Statement of Significance

4.1 Known Heritage Assets

Hospital Farmhouse

- 4.1.1 Hospital Farmhouse, now Hurst Lodge (Grade II* Listed Building; NHLE: 1025468) is located immediately to the west of the Site. It was constructed as a mid-sixteenth century farmhouse, but now functions as an office. The building is T-shaped in plan and has two-storeys with attics and a basement. The building is constructed with red Tudor brick and sandstone dressings, with a Horsham stone slabbed roof. The datestone over the doorway has the initials 'I M' and is dated 1660 which likely relates to when the building was altered.
- 4.1.2 The Listed Building is considered to be of high heritage significance due to its architectural and historic interests. Its architectural interests derive from its fine sixteenth century brickwork which retains a large number of original mullions, as well as its internal features including an Elizabethan staircase. The building's historic interests derive from continued function as a farmhouse throughout the post-medieval period and its historic association and group value with the nearby buildings including the Grade II Listed Barn to the north west, which formed its surrounding farm complex throughout this period. This relationship is noted in the West Sussex Historic Farmstead and Landscape Character Assessment.
- 4.1.3 The setting of the Listed Building is defined by its position nestled at the bottom of a hill clustered with associated farm buildings with agricultural fields to the southeast and east. The building is set behind a wall and gates which separate it from the road and other buildings. Its setting has been eroded by the construction of the A272 and residential development to the northeast, as well as the introduction of hardstanding for carparking surrounding the former farm buildings. The Site is considered to make a medium contribution to the Listed Building due to its historical association with the Site and shared landowner from the nineteenth century and likely earlier. The Site is within close proximity to the Listed Building and forms part of its setting, although there is intervening mature vegetation as well as topography which provides effective screening from the majority of the Site.



Plate 4. Grade II* Listed Hospital Farmhouse (now Hurst Lodge)

Barn at Hospital Farm Approximately 40 Metres north west of Farmhouse

- 4.1.4 The Barn at Hospital Farm Farmhouse (Grade II Listed Building; NHLE: 1025469) is located c. 50 m to the west of the Site. The barn, which is now a house, is timber-framed clad in weatherboarding on a sandstone plinth and dates to the seventeenth century. There is a lean addition to the east dating to the nineteenth century.
- 4.1.5 The Listed Building is considered to be of medium heritage significance due to its historic and architectural interests which derive from its association with Hurst Lodge (Hospital Farmhouse) and its group value with the surrounding farm buildings, as well as it being a fine example of vernacular post-medieval agricultural architecture. The setting of the listed building is defined by its position amongst the surrounding former farm buildings and Hurst Lodge, nestled at the bottom of a hill with agricultural fields to the southwest, south and east. The Site is considered to make a low contribution to the setting of the listed building as it is within proximity and forms part of its setting. The listed building also shares historical association with the Site through landownership.



Plate 5. Grade II Listed Barn

Middlefield Cottage

- 4.1.6 Middlefield Cottage (Grade II Listed Building; NHLE: 1354959) is located immediately to the west of the Site. The building is a seventeenth century timber-framed cottage that was re-fronted in the nineteenth century. The cottage is two-storeys with an attic and constructed in red brick on the northern half, and red brick with weather-bonding above on the southern half, and a tiled roof. Middlefield Cottage is considered to be of medium heritage significance due to its historic and architectural interests which derive from its vernacular architectural features including its timber frame, as well as its use of local materials, and from its function as a cottage along a historic route. Its setting is defined by its position on Fox Hill, set at the back of the plot within a garden, hidden from the road by dense mature vegetation but somewhat open to agricultural fields to the rear. The Site is considered to make a contribution to the setting of the listed building as it forms part of the rural landscape in which the cottage was historically located. However, the context of the building has already undergone change with the expansion of Haywards Heath, appreciable particularly along the main road and housing developments to the west.



Plate 6. Grade II Listed Middlefield Cottage

Cleavewater

- 4.1.7 Cleavewater (Grade II Listed Building; NHLE: 1286454) is located c. 250 m to the south of the Site. The house dates to at least the sixteenth century, possibly with earlier origins as a Wealden hall-house. The house underwent remodelling in the eighteenth century with additions made in the nineteenth century. The rear of the house is partly timber-framed and tile hung on the first floor with red brick on the ground floor, the front elevation has been re-fronted with sandstone during the nineteenth century. The house is two-storeys with a central doorcase, the roof is partly Horsham stone slab and partly tiled.
- 4.1.8 Cleavewater is considered to be of medium heritage significance due to its historic and architectural interests which derive from its function as a farmhouse as well as its development which is shown through its variety of architectural features and materials. The setting of the house is defined by its position on Fox Hill, set behind a low wall and hedge, as well as its garden and agricultural fields to the east. While the Site forms part of the agricultural landscape of which Cleavewater is part of, the Site is considered to make no contribution to the listed building.



Plate 7. Grade II Listed Cleavewater

Hurstwood House

- 4.1.9 Hurstwood House is a non-designated house or farmstead located c. 75 m to the southeast of the Site. The two-and-a-half-storey house appears on Ordnance Survey mapping from 1874 and is constructed in painted brick or render and a grey tiled roof. The house is considered to be of low heritage significance due to its historical and architectural interests which derive from its function as a house and farmhouse and its historical association to Hurstwood Lane from which its name originates. The setting of the house is defined by its position on Hurstwood Lane, from which it is hidden by a high hedge and mature vegetation and accessed by a private drive. It is immediately surrounded by gardens and a lawn, as well as associated outbuildings. The Site is considered to make a low contribution to the context of Hurstwood House due to its proximity and intervisibility as the upper floors of the house can be glimpsed through vegetation from the Site; however, the Site makes no contribution to its setting.



Plate 8. Non-designated Hurstwood House

Lewes Road Conservation Area

- 4.1.10 Lewes Road Conservation Area was designated in 1989 and is located c. 120 m to the northeast of the Site and covers a small stretch of Lewes Road. It is characterised by low density development which ‘*represents the gradual transition from the countryside to the urban area*’ (Mid Sussex District Council 2018). Its character is defined by buildings ranging in age and style which are set back from the road amongst spacious and leafy grounds. The presence of hedges and trees along the road and between the houses, as well as the green verges and ‘fingers’ of agricultural land contribute to its rural character. The Lewes Road Conservation Area is considered to be of medium heritage significance deriving from its historic character. Due to intervening development, distance and mature vegetation and woodland, it is considered that the Site makes no contribution to the setting of the Conservation Area.

5. Statement of Impact

5.1 Introduction

- 5.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to historic environment constraints. Impacts can be adverse, resulting in the loss, or reduction, of significance, or beneficial, resulting from the enhancement of an asset whether through physical changes or improvements to setting which enable a better appreciation of an asset.

5.2 Assessment of proposal

Impacts Resulting from Changes to Setting

- 5.2.1 A heritage asset can be impacted by changes within its setting which alter the ability to appreciate its significance. This change does not have to be visible within the setting of an asset, but can cause an impact to contextual relationships.
- 5.2.2 These changes may include:
- The presence of a scheme within the view of, or to, an asset. This includes all elements of a scheme including structures and landscaping
 - The removal of an element which contributes to the setting of an asset
 - The introduction of noise and/ or lighting within the setting of an asset
 - The alteration of the character of a setting through development, either singularly or through cumulative change.
- 5.2.3 Impacts to the setting of an asset can be permanent or reversible, but would exist for the lifetime of the scheme. Impacts can be harmful or beneficial. Taking this into account the following physical impacts have been identified.
- 5.2.4 The proposed scheme and redevelopment will pose a change to the agricultural landscape, as it contributes to the extension of the urban townscape of Haywards Heath. This change will impact the way in which Hospital Farmhouse (Hurst Lodge; Grade II* Listed Building; NHLE: 1025468) and its Barn (Grade II Listed Building; NHLE: 1025469) are appreciated within their setting. The context of these listed buildings has changed over time, as they no longer function as a farmstead; however, the listed buildings are still understood and remain appreciable within their setting as they are surrounded by their associated former farm buildings. The layout of the scheme has taken the listed buildings, particularly Hurst Lodge (Hospital Farmhouse) into account by including landscaping in the section of the Site immediately to the east, which will provide a buffer between the residential development and the listed buildings.

However, there will remain an impact due to the further erosion of the agricultural setting of the farmstead. This is considered to cause less than substantial harm, but at the lower end of the scale.

- 5.2.5 The Site forms the agricultural aspect of the setting of Middlefield Cottage (Grade II Listed Building; NHLE: 1354959), however, the cottage is also set within a garden with mature vegetation and high hedges, making it somewhat enclosed and private. It is in this setting that the listed building is best appreciated. However, the development of the Site will pose a change to the open rural landscape currently appreciated to the rear of the property and within which the cottage historically stood. The development of the Site represents the further changing suburban landscape within which the cottage is now located. This has been addressed through design with adjacent dwellings being restricted to two and two and half storeys while retaining a consistent roof height. This is effective in minimising harm to the listed building, considered to be less than substantial at the lower end of the scale.
- 5.2.6 It is not considered that the proposed development of the Site will impact the setting or significance of Cleavewater (Grade II Listed Building; NHLE: 1286454) due to intervening development, topography and vegetation.
- 5.2.7 Whilst the Site is within proximity to non-designated Hurstwood House, and there is some seasonal intervisibility between the Site and the upper storeys of the house, it is not considered that the development of the Site will cause harm to its significance.

6. Conclusion

- 6.1.1 This assessment has used a range of sources, in line with industry guidance, to identify assets of heritage significance within the Site or the wider Study Area which could be affected by the proposed scheme. Any effects of this development upon the significance of the historic environment will be a material consideration in the determination of the planning application.
- 6.1.2 Following an assessment of the significance of the relevant designated heritage assets in accordance with the NPPF, the proposed development will cause no harm to the majority of the designated heritage assets in the vicinity of the Site. It is considered that the proposed residential development would cause less than substantial harm to the significance of Hospital Farmhouse, now Hurst Lodge (Grade II* Listed Building; NHLE: 1025468), Barn at Hospital Farm Farmhouse (Grade II Listed Building; NHLE: 1025469) and Middlefield Cottage (Grade II Listed Building; NHLE: 1354959). The harm is considered to be on the lower scale of less than substantial and has been partly mitigated through design and landscaping.
- 6.1.3 The Site is considered to make no contribution to the setting of Cleavewater (Grade II Listed Building; NHLE: 1286454) or the Lewes Road Conservation Area and therefore the proposed development will cause no harm to these assets.
- 6.1.4 With regard to the non-designated heritage assets, there will also be harm to the non-designated Hurstwood House.
- 6.1.5 The information presented within this document, including any fieldwork undertaken to inform the conclusions, is considered to be proportionate and sufficient to enable an informed conclusion on the likelihood of encountering archaeological remains and their associated significance. Based on the information above, an appropriate scheme of mitigation/ recording is recommended to mitigate any adverse impacts. Should such fieldwork be undertaken, the proposals are considered to be in accordance with national and local planning policy.

7. References

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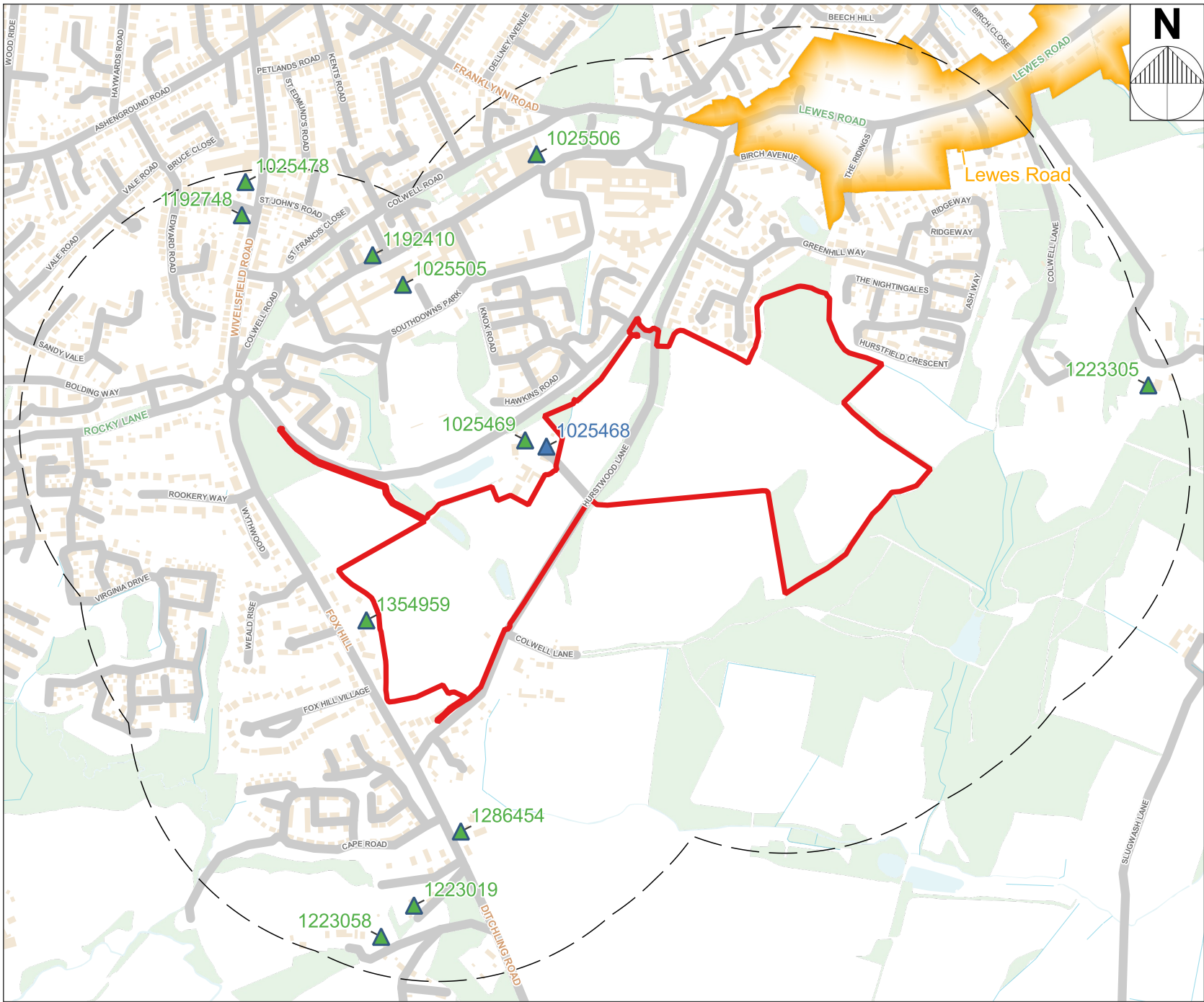
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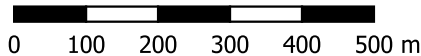
Figures



Key

- Site 
- Study Area 
- Conservation Area 
- Listed Buildings:
 - Grade II* Listed Building 
 - Grade II Listed Building 

Data obtained from Historic England [2025]



Barratt Redrow Southern Counties
Hurst Farm, Haywards Heath - Heritage
Statement

Figure 2
Designated Heritage Assets

A	05.12.25	RB	-
Rev	Date	Drawn by	Checked by
Site centred on:		527970, 122844	

Appendix 1: Regulatory and Policy Context

Introduction

There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. The following policies are considered to be of relevance to the Site and the proposed scheme.

Historic Buildings and Ancient Monuments Act 1953

Historic England is enabled by the Historic Buildings and Ancient Monuments Act 1953 (as amended by the National Heritage Act 1983) to maintain a register of parks, gardens and battlefield sites which appear to Historic England to be of special historic interest. Registration in this way makes the effect of proposed development on the sites and their settings a material consideration. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

Planning (Listed Buildings and Conservation Areas) Act 1990

Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA 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). By virtue of Section 1(5) of the Act a listed building includes any object or structure within its curtilage.

In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest
- Grade II*: Particularly important buildings of more than special interest
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies for England and how these should be applied to contribute to the achievement of sustainable development. The NPPF requires plans, both strategic and non-strategic, to make provision for the conservation and enhancement of the built and historic environment (Paragraphs 20d and 28). Section 16 of the NPPF sets out a series of policies that are a material consideration to be taken into account in development management decisions in relation to the heritage consent regimes established in the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

The NPPF sets out the importance of being able to assess the significance of heritage assets that may be affected by a development proposal. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 207). Similarly, there is a requirement on local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal; and that they should take this assessment into account when considering the impact of a proposal on a heritage asset (paragraph 208).

In determining planning applications, local planning authorities should take account of the following three points:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 210).

Paragraphs 212 to 216 of the NPPF introduce the concept that heritage assets can be harmed or lost through alteration, destruction or development within their setting. This harm ranges from less than substantial through to substantial. With regard to designated assets, paragraph 206 states that great weight should be placed on its conservation, irrespective of whether any potential harm is considered to be substantial or less than substantial. The paragraph goes further to say that the more important the asset, the greater the weight should be on its conservation. In paragraph 213, a distinction is made in respect of those assets of the highest significance (e.g. scheduled monuments, grade I and grade II* listed buildings) where substantial harm to or loss should be wholly exceptional.

In instances where development would cause substantial harm to or total loss of significance of a designated asset consent should be refused unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh that harm or loss (paragraph 214). In instances where development would cause less than substantial harm to the significance of a designated asset the harm

should be weighed against the public benefits of the proposal by the decision taker to provide a balanced judgement (paragraph 215).

With regard to non-designated assets, paragraph 216 states that the effect of the application on the significance of the asset should be taken into account in determining the application. A balanced judgement by the decision taker will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Guidance on the application of heritage policy within the NPPF is provided by on-line Planning Practice Guidance and best practice advice is provided by a series of Historic England Advice notes.

National Planning Practice Guidance (PPG)

The Planning Practice Guidance (PPG) (Ministry of Housing, Communities and Local Government, 2019) provides further advice and expands on the guidance and policy outlined in the NPPF.

The significance of heritage assets and its importance in decision taking is explored in Paragraph 009 (Paragraph: 009 Reference ID: 18a-009-20190723 Revision date: 23 07 2019) of the PPG which states that heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

The PPG discusses how to assess if there is substantial harm. It states that what matters in assessing if a proposal causes substantial harm is the impact of the significance of the heritage asset. Ultimately, whether a proposal causes substantial harm will be a judgement for the decision taker. However, it acknowledges that substantial harm is a high test so may not arise in many cases. A key consideration when assessing whether there is an adverse impact on a listed building is whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed (Paragraph 017: 017 Reference ID: 18a-017-20190723 Revision date: 23 07 2019).

Local Planning

The western part of the Site lies within the administrative boundaries of Mid Sussex District Council, which formally adopted the Mid Sussex District Plan 2021 - 2039 in March 2018 and Haywards Heath Town Council which formally adopted the Haywards Heath Town Council Neighbourhood Plan in December 2016. The eastern part of the Site lies within Lewes District Council, which adopted Lewes District Council Core Strategy in May 2016. Relevant policies include:

DPB2: Listed Buildings and Other Heritage Assets

Development will be required to preserve or enhance listed buildings and the contribution made by their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance²⁰ of the listed building and its setting, and the potential to better reveal it, 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 contribution made by 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 preserve and enhance heritage assets and their settings in a manner appropriate to their significance²⁰, so that they can be enjoyed for their contribution to the character and quality of life of the District, and will look at opportunities to enhance or better reveal their significance.

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

Proposed development must undertake pre-determination evaluation of potential archaeological features on the site prior to any planning applications being submitted, unless it can be demonstrated that such evaluation is not appropriate for the site. Appropriate mitigation may be required depending on the outcome of that evaluation.

Where appropriate, a Heritage Impact Assessment must be provided to establish the significance of heritage assets and their settings, the impact of development on this significance, and if appropriate, mitigation strategies.

Haywards Heath Town Council Neighbourhood Plan - Policy E9

Developers must demonstrate how their proposal will protect and reinforce the local character within the locality of the site. This will include having regard to the following design elements:

- height, scale, spacing, layout, orientation, design and materials of buildings,
- the scale, design and materials of the development (highways, footways, open space and landscape), and is sympathetic to the setting of any heritage asset,

- respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,
- creates safe, accessible and well-connected environments that meet the needs of users,
- Will not result in unacceptable levels of light, noise, air or water pollution,
- Makes best use of the site to accommodate development,
- Car parking is designed and located so that it fits in with the character of the proposed development.

Lewes District Core Policy 11 - Built and Historic Environment & Design

The local planning authority will seek to secure high quality design in all new development in order to assist in creating sustainable places and communities. This will be achieved by ensuring that the design of development:

- i. Respects and, where appropriate, positively contributes to the character and distinctiveness of the district's unique built and natural heritage;
- ii. Within the South Downs National Park is in accordance with the National Park purposes and outside the SDNP has regard to the setting of the National Park and its purposes;
- iii. Adequately addresses the need to reduce resource and energy consumption;
- iv. Responds sympathetically to the site and its local context and is well integrated in terms of access and functionality with the surrounding area;
- v. Is adaptable, safe and accessible to all and, in relation to housing development, is capable of adapting to changing lifestyles and needs;
- vi. Incorporates measures to reduce opportunities for crime or antisocial behaviour, including the provision of active ground floor frontages in town, district and local centres to assist with the informal surveillance of the public realm;
- vii. Makes efficient and effective use of land, avoiding the creation of public space which has no identified use or function;
- viii. Provides a satisfactory environment for existing and future occupants including, in relation to housing development, adequate provision for daylight, sunlight, privacy, private outdoor space and/or communal amenity areas;
- ix. Minimises flood risk in accordance with Core Policy 12.

The local planning authority will safeguard historic assets, including scheduled ancient monuments, listed buildings (both statutory and locally listed), registered parks and gardens, the Lewes Battlefield (1264), and archaeological remains. Proposals which conserve or enhance the historic environment, including the sensitive use of historic assets through regeneration, will be encouraged and supported.

The local planning authority will seek opportunities to enhance the character and appearance of designated Conservation Areas, in accordance with the Conservation Area character appraisals.

Appendix 2: Gazetteers

Table 2: Gazetteer of designated heritage assets

NHLE Ref.	Name	Designation and Grade	Easting	Northing
1025468	Hospital Farmhouse	Grade II* Listed Building	533981	122513
1025469	Barn At Hospital Farm Approximately 40 Metres North West of Farmhouse	Grade II Listed Building	533940	122525
1025478	Big Pennies House	Grade II Listed Building	533401	123023
1025505	Main Block of St Francis' Hospital	Grade II Listed Building	533704	122825
1025506	Water Tower of St Francis' Hospital	Grade II Listed Building	533962	123077
1192410	Chapel Of St Francis' Hospital	Grade II Listed Building	533646	122882
1192748	Old Nurseries	Grade II Listed Building	533394	122959
1223019	The Olde Cottage	Grade II Listed Building	533726	121629
1223058	Roger's Farmhouse	Grade II Listed Building	533662	121568
1223305	Abbots Leigh Place	Grade II Listed Building	535141	122631

NHLE Ref.	Name	Designation and Grade	Easting	Northing
1286454	Cleavewater	Grade II Listed Building	533816	121771
1354959	Middlefield Cottage	Grade II Listed Building	533634	122178
-	Lewes Road	Conservation Area	534955	123275