

Heritage Statement

Elivia Homes (Eastern)

Land at the Old Vicarage Field and the Old
Estate Yard, Church Road, Turners Hill

April 2025





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Project	
Land at the Old Vicarage Field and the Old Estate Yard, Church Road, Turners Hill	
Client	
Elivia Homes (Eastern)	
Job Number	Date
4568	April 2025

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Smith Jenkins Planning & Heritage on behalf of Elivia Homes in support of development proposals for the Land at the Old Vicarage Field and the Old Estate Yard, Church Road, Turners Hill, RH10 4PA (hereafter also referred to as the 'Site'). comprising:

"Development of 40 dwellings (including affordable housing) with open space, access, parking, drainage, landscaping and other associated works as well as the creation of a new community car park and replacement parking for Lion Lane residents"

- 1.2 The site is located within Turners Hill near Crawley. A portion of the south-eastern area of the Site sits within the boundary of the Turners Hill Conservation Area, and parts of the Site will be visible within views into and out of the rest of the conservation area. There are no listed buildings within the Site, however there are a number within close proximity of the boundary including The Old School House (Grade II), Forge House (Grade II) and The Crown Hotel (Grade II). There are also a number of non-designated heritage assets within the vicinity of the Site.

- 1.3 Paragraph 207 of the National Planning Policy Framework (NPPF) 2024 sets out the information requirements for determining applications and states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.¹

- 1.4 In response to the NPPF, Section 2 of this report identifies the heritage assets which may be affected by the application proposals, Section 3 provides proportionate statements of significance for the heritage assets identified. These are relative to the scale, nature and effect of the proposals.

- 1.5 Section 4 provides an assessment of the application proposals on the significance of the identified heritage assets based on national, regional and local policy and guidance. The Heritage Planning Policy context for the consideration of these proposals is set out in Appendix A. This includes the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, regional and local planning policy.



¹ NPPF (2024)



2. The Heritage Assets

2.1 A heritage asset is defined by the NPPF as:

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’¹

Designated Heritage Assets

2.2 A Designated Heritage Asset is described by the NPPF (2024) as:

‘A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation’²

2.3 Such assets are statutorily identified as having a level of heritage (architectural and/or historic) interest to justify designation. There are then particular procedures in planning decisions to ensure that their special interest is preserved or enhanced.

2.4 Previous pre-application responses (email from Emily Wade of Mid Sussex Council dated 18th July 2022) concerning potential development on the Site have led to the identification of a number of designated and non-designated heritage assets that may have the potential to be impacted by the proposals.

2.5 As per best practice, Smith Jenkins have also undertaken a scoping study, consisting of desk-based research and a site visit, which assessed the individual settings and inter-visibility between heritage assets and the Site.

Listed Buildings

2.6 There are 15 listed buildings within close proximity to the site boundary, a number of which have been identified by Mid Sussex District Council as requiring assessment. As discussed above, a scoping study has been undertaken of the surrounding heritage assets.

2.7 This exercise has shown that a number of the identified listed buildings can be scoped out of further assessment due to a lack of inter-visibility, shared significances or setting, therefore giving proportionality to the report. Table 2.1 displays the listed buildings identified by the council, and shows which have been scoped in and out of further assessment. The location of the scoped-in listed buildings is shown on the heritage asset plan on the following page.

Table 2.1. Listed buildings within the study area potentially affected by the proposals

Key	Name, Address	Grade	Scoping
1	31, Church Road	II	In
2	Cottage Belonging to the Paddockhurst Estate	II	In
3	Forge House	II	In
4	117 and 118, The Bank, North Street	II	In
5	115 and 116, The Bank, North Street	II	In
6	The Crown Public House	II	In
7	The Red Lion Public House	II	In
-	1-10 Newstone Cottages (listed under 5 entries)	II	Out
-	Shamrock Cottage	II	Out
-	Mantlemas	II	Out
-	The Hollies	II	Out

Conservation Areas

2.8 The southern portion of the site partly lies within Turner’s Hill Conservation Area, which was designated in 1984. A plan of its location can be found within the heritage asset plan on the following page.

2.9 At the outset it must be noted that the setting of conservation areas is not statutorily recognised, and it is only the contribution that the surrounding area makes to the special character and appearance of an area that should be considered.

Non-Designated Heritage Assets

2.10 The NPPF identifies that heritage assets not only include those which are designated (often with statutory protection), but also those assets identified by the local planning authority which could include local listing or buildings of townscape merit. Any such designation, for the purposes of the NPPF, are considered to constitute non-designated heritage assets.

2.11 Mid Sussex Council does not keep a local list of non-designated assets. Previous discussions with the council have highlighted three buildings that may warrant non-designated status, and Smith Jenkins have identified a further three buildings that may constitute non-designated assets.

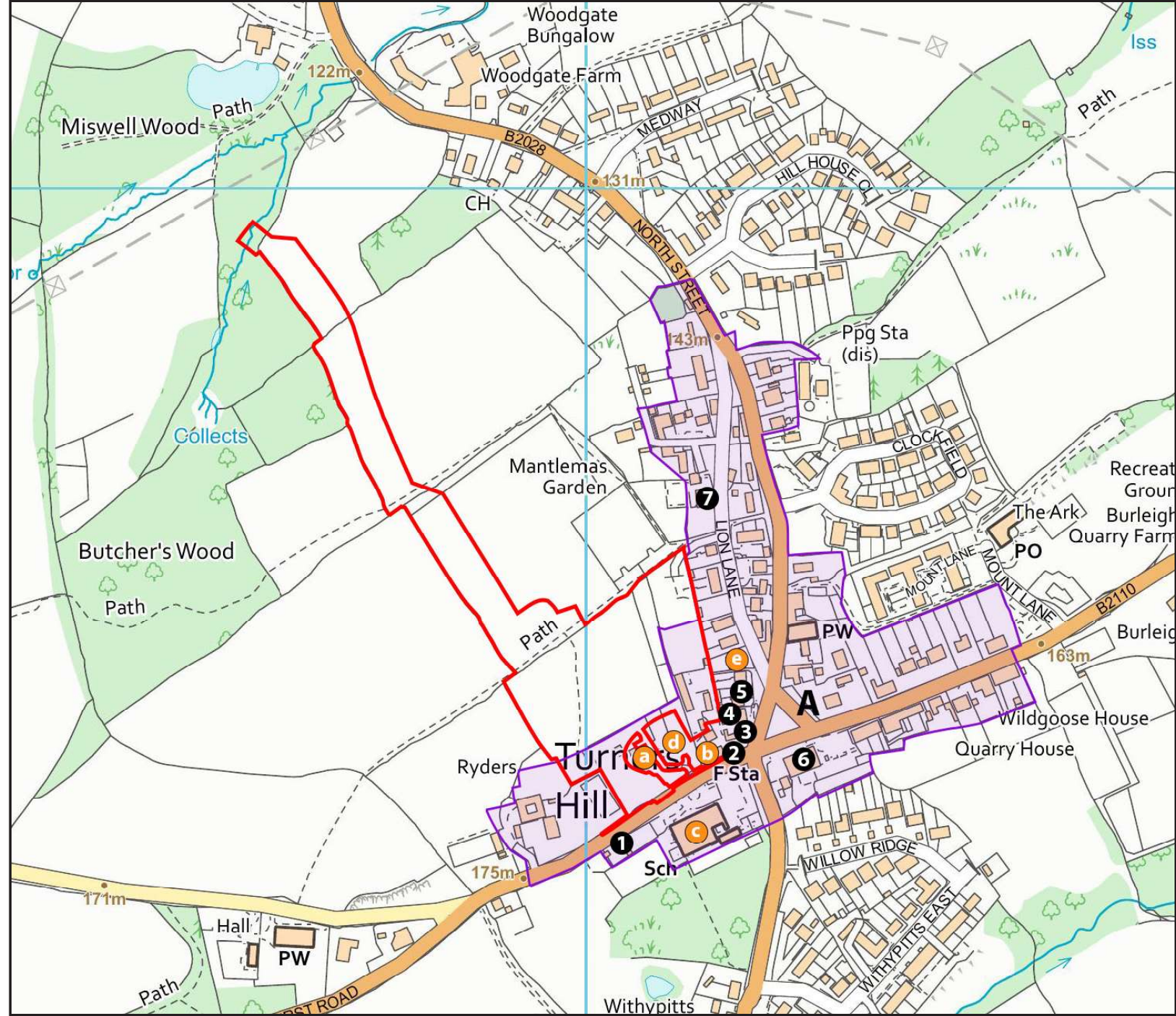
2.12 Upon assessing each identified building using the suggested selection criteria included in Historic England’s ‘Historic England Advice Note 7’ (2nd ed.), one building identified by Smith Jenkins, 106 Lion Lane has been deemed to not meet enough criteria to warrant inclusion as a non-designated heritage asset. The identified assets that meet the Historic England criteria, and have the potential to be affected by the development proposals, are laid out in table 2.2 below, with their location marked on the heritage asset plan on the following page.

Table 2.2. Identified Non-designated heritage assets within the study area potentially affected by the proposals

Key	Name, Address
a	The Old Vicarage
b	The Fire Station
c	Turner’s Hill CofE Primary School
d	120 & 121 Church Road
e	Providence Terrace

¹ NPPF (2024) Annex 2: Glossary (p.73)

² NPPF (2024) Annex 2: Glossary (p.72)



Land at Old Vicarage Field, Turners Hill

Heritage Asset Plan

Listed Buildings

Key	Name, Address	Grade
1	31, Church Road	II
2	Cottage Belonging to the Paddockhurst Estate	II
3	Forge House	II
4	117 and 118, The Bank, North Street	II
5	115 and 116, The Bank, North Street	II
6	The Crown Public House	II
7	The Red Lion Public House	II

Key	Name, Address
A	Turners Hill Conservation Area

Non-Designated Heritage Assets

Key	Name, Address
a	The Old Vicarage
b	The Fire Station
c	Turners Hill CoFE Primary School
d	120 & 121 Church Road
e	Providence Terrace



Not to scale

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3. Historic Development

Turners Hill - A Brief History

- 3.1 Turners Hill is small civil parish located in Mid Sussex District within the County of West Sussex. It stands south-west of East Grinstead and south-east of Crawley, and on one of the highest points of High Weald between the North and South Downs. It is situated around the crossroads of the B2028 and B2110.
- 3.2 The vast area of the Weald was consisted of dense forest and woodland during the prehistoric period resulting in sparse inhabitation and settlement. The scattered settlements slowly evolved into small villages which remained at a distance from each other.
- 3.3 It is unknown when Turners Hill first became an established settlement, however there is evidence of a Roman road which dissects the village north to south, through the gardens and farmland west of Selsfield House, through East Street and right of Turners Hill Park.
- 3.4 Turners Hill is not mentioned in the 1086 Domesday Survey, although nearby parishes are recorded including the parish of Worth, of which it was a part of. It is therefore unclear how Turners Hill acquired its name with only anecdotal evidence. The earliest mention of the parish is in 1427 recorded by the Sussex Record Society documents to which it is referred to as 'Turnoures Hill'.
- 3.5 It is likely the village had very few inhabitants during the medieval period, composed of only a scatter of farmsteads. The economy of the village is likely to have relied upon agriculture and rural industries, its existence defined by the surrounding farmland.
- 3.6 Turners Hill began to move away from its association from Worth parish and began to see greater development and expansion during the 17th and 18th centuries. Many of the buildings were built from vernacular materials, extracted from the surrounding landscape of the Weald, and lined the cross section of the village core paving the settlement pattern and its linear form.
- 3.7 A number of buildings date to the 16th, 17th and 18th centuries, exhibiting architectural styles from the late Tudor period through to the Georgian era. These houses are spaced around, built in the early stages of the development of the village and first establish its distinct vernacular style. Despite changes to its built form, the village retained its rural character and close connection to the surrounding countryside.
- 3.8 Little change occurred to the village during the 19th century despite a period of industrialisation and rapid change to other nearby parishes and towns. Its built area was already established around the village green by the end of the 18th century with only a few later additions along Lion Street and North Street for residents working in farming or forestry.



Figure 3.1. OS Map 1874

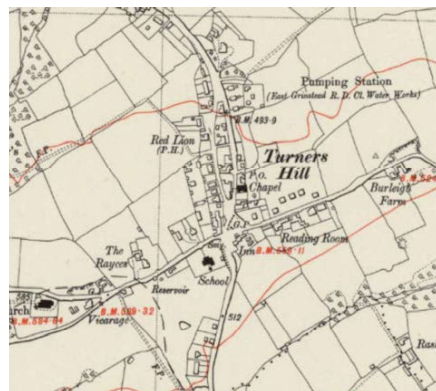


Figure 3.2. OS Map 1938



Figure 3.3. OS Map 1957

- 3.9 Figure 3.1, OS Map 1874, indicates the established built form and historic street pattern with the cross roads the focal point of the village. The rural Sussex village was made an ecclesiastical parish in 1895 following the construction of St Leonard's Anglican Church.
- 3.10 Although the Second World War only marginally impacted the village, it acted as a catalyst for further development. A comparison of figures 3.2 and 3.3, OS Maps 1938 and 1957, shows a greater density of residential housing estates north of the crossroads extending into the surrounding farmland.
- 3.11 The post war era saw a greater need for housing estates and with the rising population of the County of Sussex, Turners Hill became an attractive place to live. The construction of Medway and Withypitts Estates in the late 1940s and 1950s saw the rise in semi-detached houses, flats and bungalows. This continued throughout the second half of the 20th century with the more recent addition of the sheltered housing at Noahs Court. Further piecemeal development around the village saw the transition from a quiet rural settlement into a larger civil parish.
- 3.12 Today, the village retains its historic street pattern, defined by the crossroads of two historically important roads and the triangular green formed by Turners Hill Road, North Street and East Street. The built form of Turners Hill has grown over the centuries yet despite this, the parish has maintained its historic core composed of intrinsic vernacular architecture and remains at the heart of the Mid-Sussex district.



Figure 3.4. Historic photo of the crossroads at Turners Hill, 1956. Source: Francis Frith.

Site Development

- 3.13 The Site boundary occupies a western portion of rural countryside on the fringes of Turners Hill. It extends from the western side of the crossroads from the Old Vicarage and Old Forge House occupying a square plot which then dissects the open fields northwards in a linear direction.
- 3.14 The village was built up around the central crossroads, with many of the remaining structures dating from the 18th century. The southern portion of the Site area contains 18th century properties which form part of the original settlement pattern of the village whilst the northern part is composed of open farmland.
- 3.15 Figure 3.5 is an Ordnance Survey Plan from 1874 showing the form of the village and historic street pattern. The Site area is composed of the historic buildings to the south and a plot of open countryside with boundaries of trees and planting separating the fields.
- 3.16 Little change occurred to the area throughout the 20th century as seen when comparing OS Plans 1874 and 1957 (figures 3.5 and 3.7). As seen in the 1909 figure 3.6, a number of structures had been added along the eastern side of the Site, but there had all been demolished by the mid-20th century, as shown in figure 3.7. This plan also displays the addition of ancillary barns and sheds within the south-west corner of the Site, which had been constructed in the first half of the 20th century and have remained on the site until the present day.

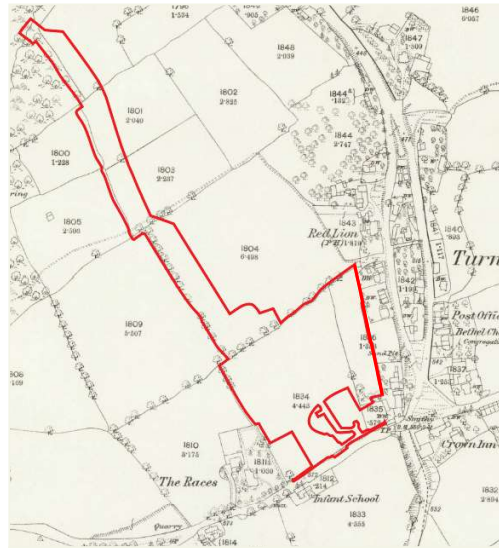


Figure 3.5. Ordnance Survey Plan 1874. Site outlined in red. Source: National Library of Scotland.

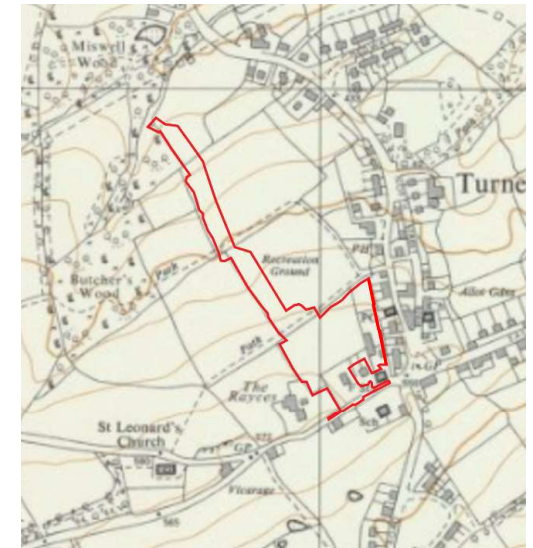


Figure 3.7. Ordnance Survey Plan 1957. Site outlined in red. Source: National Library of Scotland.

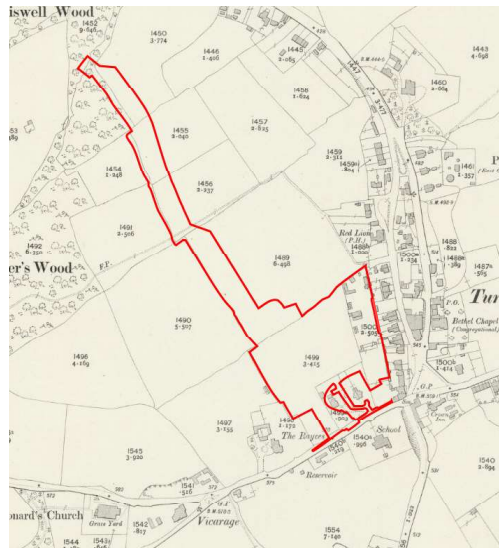


Figure 3.6. Ordnance Survey Plan 1909. Site outlined in red. Source: National Library of Scotland.

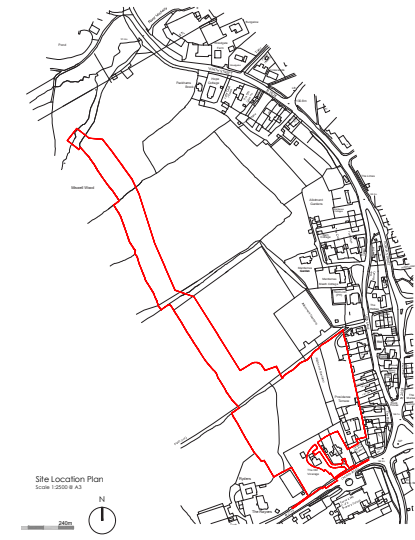


Figure 3.8. Existing Site Plan.