

LAND AT NORTH COLWELL FARM, HAYWARDS HEATH

Heritage Statement

HER00271
Land at North Colwell Farm
Lewes Road,
Haywards Heath,
West Sussex
v.3
13 January 2025

HERITAGE STATEMENT

Quality Management

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1 INTRODUCTION

- 1.1 This heritage statement, covering both archaeological and built heritage considerations, has been researched and prepared by RPS Consulting Services, a Tetra Tech company, on behalf of Miller Homes Ltd to assess the likely impacts on the historic environment of the proposed development of land at North Colwell Farm, Lewes Road, Haywards Heath, West Sussex (hereafter referred to as 'the Site'). The report is provided to support the outline application for the residential development of the Site. The assessment set out in the heritage statement is largely made in reference to the illustrative master plan submitted in support of the application; a number of cross sections are provided in the DAS that illustrate identified built heritage assets' relationship to the Site.
- 1.2 The Site is centred at NGR TQ 05968 38201 and comprises three field parcels located to the south and southeast of existing residential development on the south side of Lewes Road, on the south-eastern side of Haywards Heath, West Sussex. The Site is approximately 6.3 ha. in area.
- 1.3 This statement makes reference to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990; the Ancient Monuments and Archaeological Areas Act 1979; and the Levelling Up and Regeneration Act 2023, as well as relevant national and local planning policy. In addition, relevant Historic England guidance has been consulted to inform the judgements made. The report is further based on the findings of historical research; a Site and area walkover survey and assessment; historic map studies; and the application of professional judgement. This heritage statement accords with the requirements of the NPPF, local planning policy and relevant ClfA standard and guidance.
- 1.4 The Site includes no archaeological sites recorded on the West Sussex Historic Environment Record (HER). There are also no designated archaeological sites close to the Site. The HER was consulted 19th December 2023 [ref. 202324-078]. In regard to the Site's consideration in site allocation in the emerging *District Plan: site selection appendix 3* proforma [ID 844], the Site is described as being 'very positive' for development. It is further concluded that the Site's development with up to 100 residential units would have no impact on archaeological heritage assets.
- 1.5 This statement concludes that of the built heritage assets located within 1 km of the Site, the bulk of these assets will be unaffected by the Site's residential development, due to the distance from the Site, intervening screening from topography, development, trees and lack of any ownership or functional association between the assets and the Site. It is considered that the proposed development of the Site holds the potential to have an impact on the significance of only three built heritage assets: the Grade II listed Colwell House; Lewes Road Conservation Area; and the non-designated North Colwell Barn. Any identified impacts largely derive from a portion of the Site forming a part of these assets' setting.
- 1.6 The two designated built heritage assets are identified in the *District Plan: site selection appendix 3* proforma for the Site [ID 844]. No other built heritage assets are identified in the document as being potentially affected by the Site's development. This evidence document concludes that the two identified built heritage assets deliver a 'neutral' planning constraint in relation to the Site's residential development for up to 100 residential units. This evidence document identifies no impact to the significance of the non-designated North Colwell Barn.
- 1.7 A walkover survey of the Site and the surrounding area was conducted 14th September 2022. The weather afforded a clear appreciation of the Site and any potentially affected heritage assets.
- 1.8 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than two years from the date of this report.

2 LEGISLATION, POLICY AND GUIDANCE

- 2.1 The current national policy system identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development upon 'heritage assets'. The term 'heritage assets' includes designated heritage assets which possess a statutory designation, for example Listed Buildings, Scheduled Monuments and Conservation Areas. It also includes non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

Ancient Monuments and Archaeological Areas Act 1979

- 2.2 Legislation regarding designated (archaeological) heritage assets, described as scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979 [hereafter the '1979 Act']. The 1979 Act (as amended by the National Heritage Act 1983 and 2002, and updated in April 2014) protects the fabric or physical form of areas designated as scheduled monuments, but does not afford any protection or give any consideration to their setting. This statutory provision is not engaged in this case since no part of the proposed development site forms land designated as a scheduled monument.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.3 Where any development may affect designated built heritage assets, there is a legislative framework in place to ensure that due regard is given to its impact on the historic environment. This extends from primary legislation under the Planning (Listed buildings and Conservation Areas) Act 1990. Sections 16 and 66 of the 1990 Act state that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their settings.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal decision in relation to Barnwell Manor Wind Energy v East Northamptonshire District Council [2014] EWCA Civ 137. The Court agreed with the High Court's judgement that Parliament's intention in enacting Section 66(1) was that decision-makers should give '*considerable importance and weight*' to the desirability of preserving (that is keeping from harm) the setting of listed buildings.
- 2.5 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.
- 2.6 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no protection afforded for the setting of a conservation area.
- 2.7 In this case, section 72 is engaged as a small part of the Site includes land within the Lewes Road Conservation Area. This is the access point across the current garden of North Colwell Farm and a narrow strip, a former trackway, along the northern boundary of the Site's western field.

Levelling Up and Regeneration Act 2023

- 2.8 Heritage is dealt with in Chapter 3 whereby amendments enacted to the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 are set out.
- 2.9 The effect of the Act [Clause 102] in regard to the setting to scheduled monuments is that these now have the same statutory status to those of listed buildings.
- 2.10 Clause 102 also enacts amendments to the two Acts such that a desirability to not only 'preserve' a designated asset (World Heritage Sites; Scheduled Monuments; Registered Parks and Gardens; listed buildings and Protected Wrecks, but not conservation areas) and its setting, but now a desirability to 'preserve or enhance' such a designated asset and its setting.

Hedgerow Regulations

- 2.11 Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically important if they are more than 20m long and over 30 years old and if they meet at least one of these criteria:
- They mark all or part of a parish boundary that existed before 1850;
 - They mark an archaeological feature of a site that is a Scheduled Monument or noted on the Historic Environment Record; and/or
 - They mark the boundary of an estate or manor or looks to be related to any building or other feature that is part of the estate or manor that existed before 1600; and
 - They are part of a field system or looks to be related to any building or other feature associated with the field system that existed before the Enclosure Acts (that is before 1845).
- 2.12 In practice (and following case law) hedgerows are deemed important under the above regulations if they can be demonstrated to exist on the appropriate pre-1845 parish tithe or enclosure map.

National Planning Policy

National Planning Policy Framework (NPPF) (December 2024)

- 2.13 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It defines a heritage asset 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'*. This includes both designated and non-designated heritage assets.
- 2.14 Section 16: *Conserving and Enhancing the Historic Environment* relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are *'an irreplaceable resource and should be conserved in a manner appropriate to their significance'*.
- 2.15 For proposals that have the potential to affect the significance of a heritage asset, paragraph 207 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 208, which requires LPAs to take this assessment into account when considering applications.
- 2.16 Under *'Considering potential impacts'* the NPPF emphasises that *'great weight'* should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

- 2.17 Paragraph 214 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development.
- 2.18 Paragraph 216 states that where a development proposal set out in an application will affect the significance of a non-designated heritage asset, a balanced judgement is required when weighing harm with public benefit, having regard to the scale of harm and the significance of the heritage asset.

National Guidance

Planning Practice Guidance (DCLG)

- 2.19 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It also states that conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. It highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation.
- 2.20 The PPG defines the different heritage interests as follows:
- **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; and*
 - **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.*
- 2.21 Key elements of the guidance related to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.
- 2.22 Importantly, it is stated that harm may arise from work to the asset, or from development within its setting. Setting is defined as '*the surroundings in which an asset is experienced and may be more extensive than the curtilage*'. A thorough assessment of the impact of proposals upon setting must take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.23 In terms of the identification of non-designated heritage assets, a number of processes through which they can be identified are noted, including through local and neighbourhood plan-making, and conservation area appraisals and reviews. It is noted that:

'Plan-making bodies should make clear and up to date information on non-designated heritage assets accessible [...]. This includes information on the criteria used to select non-designated heritage assets'.

- 2.24 It is also noted that *'local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications'*. While non-designated heritage assets could be identified against published criteria disassociated with a local list, the guidance suggests that local planning authorities maintain a local list of non-designated heritage assets.
- 2.25 Mid Sussex District Council do not maintain a database of non-designated built heritage assets and no non-designated built heritage assets were identified by Mid Sussex District Council in their existing District Plan site allocation documents. However, Local Plan policy DP34, detailed below, gives considerations to *'Other Heritage Assets'* that are not statutorily designated.

Overview: Historic Environment Good Practice Advice in Planning

- 2.26 The Good Practice Advice in Planning Notes (GPAs) are published by Historic England (formerly English Heritage): *'GPA1: Local Plan Making'* (Published 25th March 2015), *'GPA2: Managing significance in Decision-Taking in the historic Environment'* (Published 27th March 2015) and *'GPA3: The Setting of Heritage Assets'* (second edition; December 2017).
- 2.27 These GPAs provide supporting guidance relating to good conservation practice. The documents focus in particular on how the good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants, and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.
- 2.28 These GPAs are complemented by the Historic England Advice Notes in Planning which includes *HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management* (second edition; February 2018), *HEA2: Making Changes to Heritage Assets* (February 2016), *HEA3: The Historic Environment and Site Allocations in Local Plans* (October 2015), and *HEA4: Tall Buildings* (December 2015).

GPA1: The Historic Environment in Local Plans (March 2015)

- 2.29 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.30 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:
1. Understand the significance of the affected assets;
 2. Understand the impact of the proposal on that significance;
 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 4. Look for opportunities to better reveal or enhance significance;

5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; Dec. 2017)

- 2.31 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.32 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.33 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.34 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.35 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.36 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The five-step process is as follows:
- Identify which heritage assets and their settings are affected;
 - Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 - Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 - Explore ways to maximise enhancement and avoid or minimise harm; and
 - Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

- 2.37 This Historic England advice note, provided in October 2019, covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets. Understanding the significance of heritage assets, in advance of developing proposals for their sites, enables owners and applicants to receive effective, consistent and timely decisions.
- 2.38 The note explores the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s). It also describes the relationship with archaeological desk-based assessments and field evaluations, as well as with Design and Access Statements.
- 2.39 The NPPF requirement for an understanding of an asset's significance stems from the interest(s) of the heritage asset, whether archaeological, architectural, artistic or historic, or a combination of these; and that this understanding:
- must describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal;
 - should be sufficient, though no more, for an understanding of the impact of the proposal on the significance, both positive and negative; and
 - sufficient for the LPA to come to a judgment about the level of impact on that significance and therefore on the merits of the proposal.
- 2.40 Bringing forward a planning application with heritage considerations will usually mean following a staged approach to decision-making. The development of proposals for change to heritage assets and/or their setting benefits from a structured approach to the assembly and analysis of relevant information. A staged approach would include:
- Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits;
 - Understand the significance of the asset(s);
These two stages fulfil the requirement in paragraph 189 of the NPPF and are undertaken by the applicant.
 - Understand the impact of the proposal on that significance;
 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF; and
 - Look for opportunities to better reveal or enhance significance.
These three stages are addressed by the assessment of impact by the LPA but may also be addressed by the applicant in reaching a decision on the scope and design of a proposal.

Local Planning Policy and Guidance

- 2.41 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.42 Local planning policy is currently prescribed by Mid Sussex District Council and set out in the Mid Sussex District Plan 2014 – 2031, adopted March 2018. In relation to built heritage considerations and the proposed allocation site, the following policies have relevance:

Policy DP34: Listed Buildings and other Heritage Assets

Listed Buildings

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

- *A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and the potential impact of the proposal;*
- *Alterations or extensions to a listed building [...];*
- *Traditional building materials [...];*
- *Satellite antennae [...];*
- *Special regard is given to protecting the setting of a listed building;*
- *Where the historic fabric of a building may be affected [...].*

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 in 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.

Policy DP35: Conservation Areas

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 character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- *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 [...];*
- *Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted [...];*
- *Activities such as markets [...];*

- *New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.*

DP36: Historic Parks and Gardens

[...].

Haywards Heath Neighbourhood Plan

- 2.43 The Haywards Heath Neighbourhood Plan was made on 15th December 2016. The Plan includes no heritage policies.
- 2.44 The Plan, in its Appendix 6, has reproduced the Haywards Heath Society's list of *Cherished Buildings and Places*. This list identifies no buildings or places within or close to the Site.

District Council Site Allocations Development Plan Document

- 2.45 Appendix B of the Council's Site Selection Paper 3 identifies the Site under reference ID 844, naming it as '*Land at North Colwell Farm, Lewes Road, Haywards Heath*' and provides evidence informing the Council's opinion regarding the Site's suitability for residential development.
- 2.46 Under '5. *Listed Buildings*' it is concluded that any listed buildings around the Site would deliver a 'neutral' planning constraint. It is specifically noted that:
- 'Listed buildings are present on/within proximity of the site, less than substantial harm – medium impact. Colwell House, Lewes Road, although separated from the rear of the grounds to Colwell House by a field, development on the site is also likely to have an impact on the outlook to the rear of this listed building. This would have a potential detrimental effect on the manner in which the special interest of the house as a mid-nineteenth-century country villa is appreciated. NPPF: Less than Substantial Harm, LOW-MID'.*
- 2.47 Under '6. *Conservation Areas*' it is concluded that any conservation area within or close to the Site would deliver a 'neutral' planning constraint. It is specifically noted that the:
- 'Site is within/close to a conservation area, less than substantial harm – medium impact. The proposed site lies to the south of Lewes Road in a back land position. Development on this site would be contrary to the established pattern of development of the conservation Area and would detract from the rurality of the setting, which contributes positively to the manner in which the special interest of the Area is appreciated. NPPF: Less than Substantial Harm, MID'.*
- 2.48 Under '7. *Archaeology*' it is concluded that archaeology offers no planning constraint and that, in relation to archaeology, the Site is 'very positive' for the delivery of up to 100 residential units. It is specifically noted that '*No impact on archaeological asset[s]*' will be caused by the Site's development.

Conservation Areas in Mid Sussex (2018)

- 2.49 While the Council does not maintain a conservation area appraisal for the Lewes Road Conservation Area, this 2018 document includes the Council's brief, high-level analysis of the Area's key features. This analysis states that:
- 'Lewes Road (A272) is situated on the east side of Haywards Heath and is the main approach for westerly travelling traffic. The Area is characterised by low density development and represents the gradual transition from the countryside to the urban area.*
- The following features make a particular contribution to the character of the Conservation Area:*

- *the variety of age and style of the buildings, most of which are large properties set well back from the road within spacious grounds;*
- *presence of trees and hedges around and between the buildings;*
- *the presence of grass verges, hedges and 'fingers' of agricultural land between dwellings which contribute to the rural character of the Area; and*
- *the low density of development which creates a gradual transition from the countryside to the urban area'.*

3 HISTORIC DEVELOPMENT

Description of the Site

- 3.1 The Site is centred at NGR TQ 05968 38201 and comprises three field parcels located to the south and southeast of existing residential development on the south side of Lewes Road, in the southeast part of Haywards Heath, West Sussex. The Site is approximately 6.3 ha. in area.
- 3.2 The Site is on a south-east facing slope, dropping from c.70m aOD at Colwell Farm and the northern edge of the central field to just above 50m aOD at the central field's south-eastern corner.
- 3.3 The Site is largely enclosed by the dense woodland of Cains Wood to the east and south, with the three parcels separated by dense and deep hedgerows including mature trees. The dropping land to the southwest and south of the western field includes development with further woodland beyond this to the south and west. To the north the Site is bound by the boundaries to the gardens, and the extensive planting therein, of the large residential gardens on the south side of Lewes Road. As a consequence, the Site has a largely discrete and sequestered character.

Geology

- 3.4 The Site is shown by British Geological Survey (England and Wales Sheet 302 Horsham) to lie on Lower Greensand, specifically Upper Tunbridge Wells sand–sandstone and interbedded siltstones. These sedimentary rocks are fluvial palustrine and shallow marine in origin. The deposits are detrital, that is their formation reflects the channels, floodplains and deltas of a riverine and coastal setting with periodic inundation from the sea. The Abbots Leigh Fault line is shown on the BGS map running to the north of the Site.
- 3.5 There is no geotechnical borehole data available from within or close to the Site.

Historic Landscape Characterisation

- 3.6 The Sussex Historic Landscape Characterisation (2010) identifies the Site's character as of *regular piecemeal enclosure* and as *modern field amalgamation* [HER ref: HWS7979; 7979; & 13254]. The surrounding land to the northwest, north and northeast of the Site is variously identified as: *ribbon development settlement*; *planned estate infill*; and *large, landscaped gardens*. The surrounding land to the south and southeast is variously identified as: *plantation*; *assarted wood*; and *regenerated woodland*.

Historic Development of the Site

- 3.7 This section comprises a review of heritage records within a search area of a 1 km radius of the Site held on the West Sussex Historic Environment Record (HER) [Fig.2] (consulted 19th December 2023 [ref. 202324-078]) and historic map regression analysis [Figs 3-8].

Prehistoric

- 3.8 There is no evidence for pre-Neolithic activity within the search area.
- 3.9 A polished Neolithic flint axe [MWS789], slightly chipped, was recovered in 1937 near Eastlands at Scaynes Hill, c.800m east of the Site's eastern boundary.
- 3.10 There is no evidence for Mesolithic and Bronze Age activity in the search area.
- 3.11 An archaeological evaluation was undertaken at Graveley Lane, Linfield c.850m north of the Site in 2014 [MWS11668]. The investigations identified linear ditches, gullies, pits and postholes. Radiocarbon analysis of a sample of charcoal dated the related feature to the mid-late Iron Age.

Only a few of the features included finds, which mainly consisted of residual post-medieval pottery sherds.

- 3.12 The archaeological potential of the Site for these periods can be defined as low. It is not entirely inconceivable that very small quantities of residual Prehistoric finds may be encountered, but it can be considered unlikely that evidence for intensive activity or settlement will be present in the Site. As such, should archaeological finds or features from this period be present in the Site, they would likely be of low significance.

Roman

- 3.13 There is no evidence of activity from the Roman period within the search area. Consequently, the archaeological potential of the Site for this period can be defined as low. It is not entirely inconceivable that very small quantities of residual Romano-British finds may be encountered, but it can be considered highly unlikely that evidence for any degree of intensive activity or settlement will be present in the Site. As such, should archaeological finds or features from this period be present in the Site, they would likely be of low significance.

Saxon – Medieval

- 3.14 The Site is now located in the parish of Haywards Heath but, up to the later nineteenth century, was part of the historic Cuckfield parish. The manor of Cuckfield is not noted in the Domesday Book but the parish church is recorded in the possession of William de Warenne in 1090.
- 3.15 It is probable that during these periods that the Site lay within woodland or assarted fields on the edge of woodland. Consequently, it is possible that evidence of agricultural activity and historic land division may conceivably survive in the Site.
- 3.16 A series of archaeological evaluations at a residential development site c.1.1 km north of the Site at Scamps Hill [MWS15019] recorded a medieval ridge and furrow field system.
- 3.17 The Site and search area include no evidence of Saxon or medieval activity. Consequently, the archaeological potential of the Site for this period can be defined as low. It is not entirely inconceivable that very small quantities of residual Saxon or medieval finds or evidence of agricultural activity may be encountered, but it can be considered highly unlikely that evidence for any degree of intensive activity or settlement from these periods will be present in the Site. As such, should archaeological finds or features from this period be present in the Site, they would likely be of low significance.

Post medieval and Industrial Age

- 3.18 During the post-medieval period the Site and area most probably retained its rural character. The HER records the sites of and surviving elements of eighteenth and, predominantly nineteenth-century farmsteads across the search area. These include the site of North Colwell Farm [MWS9866] adjacent to the Site's north-western corner.
- 3.19 The archaeological evaluations at Scamps Hill c.1.1 km north of the Site [MWS15019] recorded post-medieval ceramics, glass fragments and other finds. Features such as field boundaries, ditches and rubbish pits were also recorded. The archaeological evaluation at Graveley Lane c.850m north of the Site [MWS11668] recorded the presence of similar post-medieval finds and features.
- 3.20 The Gardner and Cream map of 1795 [not reproduced here] shows Lewes Road and Cains Wood. There is no detail of the Site, but the area is generally a patchwork of fields and woodland. Similar detail is shown on the Greenwood map of 1825.
- 3.21 Early OS mapping from the later nineteenth century [Fig.3] shows that the area of Lyoth Common to the north and along Lewes Road includes the gentry housing of Colwell House and Lyoth House. These are associated with ancillary buildings, other smaller residences and planted gardens that

line this part of Lewes Road. North Colwell Farm [Fig.2; MWS9866] is seen to the west of the Site and the three fields of the Site are in place sloping down towards Cains Wood to the south.

- 3.22 North Colwell Farm is shown to have been made up of a 'U' shaped collection of ranges around a farmyard set away from Lewes Road to the west of the Site's north-western corner. The farmhouse is shown to the north close to the Road, with small ancillary buildings to the rear (south), including a brick-built pigsty and a well. The surviving elements of the former farmstead, now wholly converted to residential use, are recorded in the HER as '*U-plan regular courtyard farmstead with additional detached elements to the main plan*'. There is a track shown on the map [Fig.3] to run from North Colwell Farm that runs across the northern edge of the western field into the central field and then southwards along the eastern field's western boundary to Cains Wood.
- 3.23 The surviving elements of the farmstead are not included in the Haywards Heath Society's list of *Cherished Buildings and Places*. While the Council do not maintain a local list of non-designated heritage assets, the Society's list is included, as Appendix 6, in the Haywards Heath Neighbourhood Plan.
- 3.24 There is little change by the end of the nineteenth century [Fig.4], with only a few additional residences developed in Lyoth Common. The early part of the twentieth century [Fig.5] sees the development of extensive glass houses to the north of Lyoth House. The track previously seen through the Site is no longer marked, but otherwise little has changed within and around the Site.
- 3.25 By the middle of the twentieth century [Fig.6], the urban edge of Haywards Heath to the northwest is starting to extend close to Lyoth Common. Further large residences have been set out along Lewes Road to the west and, north of these, we can see the urban edge of Haywards Heath in the form of Franklands Village extending through Northlands Wood. Nothing has changed with the Site, but two large houses addressing Lewes Road and set in spacious gardens have been built to the north of the Site's western field.
- 3.26 By the end of the twentieth century, the dense built edge of Haywards Heath now extends to the residences along Lewes Road [Fig.7]. There is further infill shown along Lewes Road such that development along the Road is now almost continuous. The Site and the woodland to the south remain the same. North Colwell Farmhouse has been demolished and replaced with a new house, still named as North Colwell Farmhouse, but set very much further from Lewes Road to the east of the former farmyard. Only the Farm's well survives in the garden. The ranges around the former farmyard, set in a separate plot to the west, have, by 1995, been converted to residential use. Other ancillary buildings associated with the Farm have been cleared.
- 3.27 The 2021 OS mapping [Fig.8] shows further infilling residential development such that Lyoth Common is fully a part of the built envelope of Haywards Heath. There is further residential development on the south side of Lewes Road, including an extensive and dense residential estate to the southwest of the Site to the west of Colwell Lane and adjacent to Asylum Wood.
- 3.28 The Site has comprised three or four open agricultural fields since at least the post-medieval period. The archaeological potential of the Site for these periods is considered to be low, although evidence of agricultural activity and land division may be present. Evidence of such activity, if present, would likely be of a low significance.

4 ASSESSMENT OF SIGNIFICANCE

- 4.1 There are no designated or known non-designated heritage assets within the Site. The exception is Lewes Road Conservation Area, which is adjacent to the Site to the northwest, north and northeast, and extends into the Site's north-western edge (a former trackway) and includes the development's proposed access from Lewes Road through the eastern margin to the grounds of the later twentieth-century domestic house named as North Colwell Farmhouse.
- 4.2 The Site is formed of three fields under pasture bound to the south by the dense woodland of Cains Wood. The Site notably slopes southwards towards the woodland. The fields are divided by dense hedgerows with mature trees. The northern boundaries are similarly dense with continuous mature trees. Consequently, the Site is well enclosed and largely sequestered from any heritage assets in the area around the Site.

Archaeology

- 4.3 The archaeological appraisal is based on a consideration of evidence held in the West Sussex Historic Environment Record (HER), for the Site and a zone of 1 km beyond its boundary [Fig.2], and a walk-over survey.
- 4.4 The evidence from the wider area for prehistoric activity is noted above. A polished Neolithic flint axe [MWS789], slightly chipped, was recovered in 1937 near Eastlands at Scaynes Hill, c.800 m east of the Site's eastern boundary. Iron Age ditches, gullies, pits and postholes were recorded c.850m north of the Site at Graveley Lane [MWS11668].
- 4.5 There is no evidence of Roman activity in the search area.
- 4.6 The archaeological potential of the Site for these periods can generally be defined as low. It is not entirely inconceivable that very small quantities of residual finds may be encountered, but it can be considered unlikely that evidence for intensive activity or settlement will be present in the Site. Should archaeological deposits from these periods be present, it would likely be of low significance.
- 4.7 A medieval ridge and furrow field system is recorded c.1.1 km north of the Site at Scamps Hill [MWS15019]. The Site and search area include no evidence of Saxon or medieval activity. Consequently, the archaeological potential of the Site for this period can be defined as low. It is not entirely inconceivable that very small quantities of residual Saxon or medieval finds or evidence of agricultural activity may be encountered, but it can be considered highly unlikely that evidence for any degree of intensive activity or settlement from these periods will be present in the Site. Should archaeological deposits from this period be present in the Site, they would likely be of low significance.
- 4.8 During the post-medieval period the Site and area most probably retained its rural character of parcels of assarted fields and woodland. The HER records the sites of and surviving elements of eighteenth and, predominantly nineteenth-century farmsteads across the search area. These include the site of the former North Colwell Farm [MWS9866] set in a plot to the northwest of the Site's north-western corner.
- 4.9 Post-medieval ceramics, glass fragments and other finds were recorded at Scamps Hill c.1.1 km north of the Site [MWS15019]. Features such as field boundaries, ditches and rubbish pits were also recorded. The presence of similar post-medieval finds and features were recorded at Graveley Lane c.850m north of the Site [MWS11668].
- 4.10 The Site has comprised three or four open agricultural fields since at least the post-medieval period. The archaeological potential of the Site for these periods is considered to be low, although evidence of agricultural activity and land division may be present. Should such archaeology be present, it

would likely be of low significance. The archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period	Identified Archaeological Potential	Identified Archaeological Significance
Prehistoric period	Low	Low (local)
Roman	Low	Low (local)
Saxon and medieval	Low	Low (local)
Post-medieval	Low	Low (local)

Built Heritage

- 4.11 There are only four listed buildings located within 1 km of the Site, all designated at Grade II [Fig.2]. The only one of these potentially affected by development of the Site is Colwell House (to the north of the Site's central field). The Site is also adjacent to and partly within the Lewes Road Conservation Area, the northern edge of the western field, a former trackway, and the proposed point of access through the eastern margin of the garden to North Colwell Farm.
- 4.12 Mid Sussex Council do not maintain a local list of non-designated heritage assets and have published no criteria for identifying such assets. However, Haywards Heath Neighbourhood Plan, in its Appendix 6, has reproduced the Haywards Heath Society's list of *Cherished Buildings and Places*. This list identifies no such buildings or places within or close to the Site. Despite this, it is understood that North Colwell Barn is regarded to be a non-designated built heritage asset by the Council. The site of the former North Colwell Farm is recorded on the HER [MWS9866; Fig.2].
- 4.13 The Site is well enclosed and largely sequestered from the built form along Lewes Road to the north. There is the occasional glimpsed view of part of the roof lines of the houses between Colwell House, and North Colwell Barn.
- 4.14 A residual trackway survives along the northern edge of the Site's western field. This is formed of dense, long unmanaged hedgerows. This is the only part of the Site, together with the proposed access corridor through the garden of North Colwell Farmhouse, that is included within Lewes Road Conservation Area.

Colwell House

- 4.15 Colwell House (NHLE:1354956) was designated at Grade II December 1987. The listing citation notes that the asset is:
- 'C.1840 in Neo-Classical style. Main part of two storeys stuccoed with hipped slate roof with bracket eaves cornice. Three eight-pane sashes in moulded architraves with feet below, the ground-floor windows being tripartite and having pediments over. Central porch with fluted Doric columns up five stone steps. Extension to northwest of two storeys two bays of lower elevation. Southeast of garden elevation has tented canopy. Interior has period fireplaces and staircases with stick balusters'.*
- 4.16 The nineteenth-century historic mapping [Fig.3] shows the house as a rectangular building with the front entrance, as a porch, facing to the northeast where a driveway curves from Lewes Road from the northeast by a lodge to an open turning and parking space fronting the House. A veranda can be seen on the south-eastern end with a service entrance addressing the north-western end of the building. There is formal planting to the east and an ancillary building (possibly a stable block) also to the east. There is a dense depth of planting with mature trees along the Lewes Road boundary and the House is enclosed with a curving tree belt that encapsulates the House's immediate garden. Beyond this are two fields between the immediate garden and the Site.

- 4.17 By the end of the nineteenth century [Fig.4] the enclosing tree belt to the immediate garden is no longer shown and the separating boundary between the two fields between the garden and the Site has been removed. A square, formal garden has been set out to the immediate southeast of the House.
- 4.18 By the end of the twentieth century [Fig.7] there are separate houses to the east and new boundaries to the south of the House and a pond. By the current day [Fig.8] the pond is enclosed by trees. Current aerial photography shows the House to be two parallel ranges with the service area to the northwest and a conservatory/attached greenhouse extending to the southwest. Beyond this is a kitchen garden enclosed with hedging. There are extensive and densely planted mature trees to the east, north and west of the House, with further trees to the south of the House around the pond and at the south-eastern end of the kitchen garden. The northern boundaries to the Site's central and eastern fields exhibit a continuous screen of mature trees.
- 4.19 **Setting:** The immediate setting of Colwell House comprises the driveways and woodland to the east, north and west, with the kitchen garden to the southwest and the ornamental garden to the southeast. The House's wider setting includes the two open fields to the southwest and southeast and the pond, with its enclosing trees, to the south.
- 4.20 Colwell House is a built heritage asset primarily experienced from within its gardens, the asset's immediate setting, and the grounds beyond, the asset's wider setting. The greater openness is to the ornamental garden to the immediate southeast and the open field beyond this to the southeast of the House. The House is almost entirely screened from the northern edges of the Site's central and eastern fields. Where there is some limited perception of the white stuccoed House, it is fleetingly glimpsed and there is no legibility of the elements of the House and its setting that contribute to the asset's significance.
- 4.21 The Site forms a small part of the wider rural landscape but forms no part of Colwell House's setting and, as such, makes no contribution to the asset's significance.
- 4.22 **Significance and Setting Summary:** Colwell House is a heritage asset of high (national) significance. This significance is primarily derived from the architectural and historic special interest of its fabric and form, with its attendant age, as a Neo-Classical early Victorian gentry house. The original lodge and the ancillary building (possibly a former stable block but now converted to residential use) provide a group value contribution to the asset's significance. The immediate setting also provides a notable contribution to the asset's significance.
- 4.23 The wider setting, the outer portions of the current House's grounds (predominantly the two open fields) and not included in the Lewes Road Conservation Area, provides a secondary level of contribution to the asset's significance. No part of the Site affords any legibility of the asset's significance. It consequently forms no part of the House's wider setting and, as such, makes no contribution to the significance of Colwell House.

Lewes Road Conservation Area

- 4.24 The Conservation Area is c.24 ha. in area. It extends along Lewes Road with the residences and their grounds addressing the Road from north of the Site's eastern field, c.165m east of Colwell House, to c.855m west of the Site's western boundary. The Conservation Area is c.1.3km in length from east to west. It is only c.145m in width, north to south, at the point where it abuts and includes a very small part of the Site (the northern portion of the western field).
- 4.25 The very small portion of the Site included in the Conservation Area is a residual trackway, enclosed by hedgerows, on the northern edge of the western field and the proposed access strip from Lewes Road through the grounds of North Colwell Farmhouse (a mid-twentieth-century purpose-built residence). This portion is c.0.15 ha. in area representing a tiny part of the Conservation Area. The

Area's boundary abuts the Site's western boundary and the north-western edge to the central field. The northern boundary to the central and eastern fields are separated from the Conservation Area.

- 4.26 An extract from the Mid Sussex Local Plan May 2004 is reproduced as Appendix 3 of the Haywards Heath Neighbourhood Plan. This was originally reproduced from the Council's 2018 document *Conservation Areas in Mid Sussex*. The document includes the Council's brief, high-level analysis of the Conservation Area's key features. This analysis states that:

'Lewes Road (A272) is situated on the east side of Haywards Heath and is the main approach for westerly travelling traffic. The area is characterised by low density development and represents the gradual transition from the countryside to the urban area.'

The following features make a particular contribution to the character of the Conservation Area:

- *the variety of age and style of the buildings, most of which are large properties set well back from the road within spacious grounds;*
- *presence of trees and hedges around and between the buildings;*
- *the presence of grass verges, hedges and 'fingers' of agricultural land between dwellings which contribute to the rural character of the Area; and*
- *the low density of development which creates a gradual transition from the countryside to the urban area'.*

- 4.27 The character and appearance of the Conservation Area, dominated by the axial nature of Lewes Road, is very greened with extensive small and large-scale planting throughout. The built form is mainly comprised of large twentieth-century residences in spacious and well-planted, domestic gardens. Most of the gardens are discrete, sequestered and inward looking, which overall makes this long, narrow Conservation Area largely inward looking towards Lewes Road. The residential gardens allow negligible visibility of land parcels beyond the boundary of the Conservation Area from Lewes Road, certainly in the eastern part of the Area to the north of the Site.

- 4.28 The setting of the Conservation Area is of dense later twentieth-century housing to the north, west and south of the western half of the Area. The eastern half of the Area has, to the south, a setting that includes some fields partly provided by the Site's western and central fields, and the two fields forming the outer grounds to Colwell House.

- 4.29 There are minimal points of visibility from the Conservation Area into or across the Site. These are largely limited to through the grounds of North Colwell Farmhouse at the north-western corner of the western field and from numbers 92 and 94 Lewes Road across the north-western boundary of the central field into some of its northern portion. These viewpoints allow glimpsed and limited visibility of these parts of the Site. Sections provided in the DAS supporting the outline application illustrate these points of visibility.

- 4.30 The Site's eastern field is largely screened from the Conservation Area and there is no legibility of the Area's character and appearance from this field. Consequently, the Site's eastern field forms no part of the Area's setting.

- 4.31 ***Significance and Setting Summary:*** Lewes Road Conservation Area is a heritage asset of high local significance. The character and appearance of the Area is primarily defined by the central spine of Lewes Road with the large residences immediately off it in spacious, well-planted, enclosed and sequestered grounds.

- 4.32 In terms of the asset's setting, the Area is mainly enclosed by dense, later residential development, with the only rural openness to the south of the eastern half of the asset. This includes the western and central fields of the Site. There are, however, minimal points of visibility from the Conservation Area into or across the Site. The asset's setting provides only a secondary level of contribution to the Area's significance.

- 4.33 The Site's western field and the northern portion of the central field, as a very small part of the asset's huge setting, form some of the surviving greened character to the landscape beyond the Conservation Area and, as such, provide a low level of contribution to the Area's significance.

North Colwell Barn

- 4.34 North Colwell Barn is the surviving element of the nineteenth-century former farmstead of North Colwell Farm. The Barn is positioned c.33m northwest of the Site's north-western corner at its closest. It is formed of a larger two storey north range (with a half-hipped and hipped ends), a lower east range and a similarly low, double-pile west range, collectively formed in a U-shape plan. The ranges are formed in rubble with brick to original and inserted architectural details. The north range includes lap board. The farmyard was to the south but is now enclosed and subdivided. The historic mapping indicates that the farmstead was an operational farm through to towards the end of the twentieth century [Fig.7].
- 4.35 North Colwell Barn was converted into residential use by 2006. The north range's midstreys have been enclosed and possibly moved to the west. Numerous windows, roof lights and flues have been added throughout. There are also examples of domestic external lights and meter boxes. The grounds are entirely domestic in character with clipped hedging, manicured lawns and close-board fencing topped with trellis. There is a driveway and car parking populated with motor vehicles.
- 4.36 North Colwell Barn is recorded on the West Sussex HER [MWS9866]. The record notes that:
'Colwell Farm, Haywards Heath, has been identified as an historic farmstead dating to the nineteenth century.
Colwell Farm, Haywards Heath, has been identified as an historic farmstead through the historic Farmsteads and Landscape Character in West Sussex' project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895 [Fig.4].
Colwell Farm is [was] a nineteenth-century U-Plan regular courtyard farmstead with additional detached elements to the main plan. It is in an isolated location and is extant (no apparent alteration) [in 1895]'
- 4.37 The former farmhouse was positioned to the northeast of the Barn and was demolished, with other ancillary buildings beyond the U-plan ranges, by the end of the twentieth century [Fig.8], with the current residential development of North Colwell Farm developed to the east of the Barn, which now provides some screening in this direction. Additionally, the surviving element of the Farm, North Colwell Barn, is no longer in an isolated location. Its setting is taken up with residential development to the west, north and east.
- 4.38 The Site is likely to have formed part of the land holding associated with the former North Colwell Farm. There remains some glimpsed intervisibility between the Site, at the far north-western corner of the western field only, and the Barn. In the limited views the Barn is legible as a wholly residential conversion of historic former ancillary farm buildings.
- 4.39 North Colwell Barn is a non-designated built heritage asset of low, local significance. The asset's significance is gained primarily from the form and surviving fabric of the three nineteenth-century ranges. Its significance has been eroded, to a degree, by its conversion to a residential use; the loss of farmhouse and other ancillary buildings; and the loss of its nineteenth-century isolated location. Its immediate setting, the former farmyard - now largely enclosed grounds of an entirely domestic character – provides no positive contribution to the asset's significance.
- 4.40 The asset's wider setting is formed of the built-up Lewes Road Conservation Area to the west, north and east; the woodland block to the south; and the Site's western field to the southeast. The wider setting provides a secondary level of contribution to the asset's significance. The built-up area of the

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Conservation Area provides a negative contribution; the woodland and the Site's western field provides a small degree of a positive contribution as a small part of the asset's wider setting.

5 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 5.1 The illustrative master plan supporting the outline application shows a development of up to 100 residential units of up to two storeys in height. The current field parcels will be retained including much of the pre-existing hedgerows. A landscaped buffer is proposed to the northern edge of the Site to strengthen the existing screening of Colwell House and Lewes Road Conservation Area. The residual trackway at the northern edge of the Site's western field, which falls within the Conservation Area, will be retained.
- 5.2 In the Site's western field, the proposed built form is drawn back from the northern boundary and, more particularly, from the north-western corner. As set out on the illustrative masterplan, the nearest built form is shown c.25m from the boundary of Lewes Road Conservation Area within the Site, at its nearest. This is shown to be separated by landscape planting. The nearest built form to North Colwell Barn is shown to be c.105m southwest of the non-designated asset's south-eastern corner. The western third of the Site's western field, with no built development proposed, is shown to have strongly and deep planted boundaries with further landscape planting through the Site.

Assessment of Impact

Archaeology

- 5.3 The Site has comprised three or four open agricultural fields since at least the post-medieval period. The archaeological potential of the Site for all periods is concluded to be low, although evidence of agricultural activity and land division may be present. Should such archaeology be present, it would likely be of low significance.
- 5.4 This assessment concurs with that of the Council in relation to the site allocation process for the emerging District Plan. The Council conclude in their *site selection appendix 3* proforma for the Site [ID 844], that the Site can be described as 'very positive' for development. It is further noted that the Site's development with up to 100 residential units would have no impact on archaeological heritage assets.
- 5.5 It is concluded that no further assessment of the Site in relation to archaeology, beyond the assessment set out in this heritage statement, is needed to suitably inform the determination of the application in relation to archaeological considerations.

Built Heritage

Colwell House

- 5.6 Colwell House is a heritage asset of high (national) significance, as reflected by its Grade II designation. This significance is primarily derived from the architectural and historic special interest of its fabric and form, with the attendant age, as a Neo-Classical early Victorian gentry house. The original lodge and the ancillary building (possibly a former stable block but now converted to residential use) provide a group value contribution to the asset's significance. The immediate setting also provides a notable contribution to the asset's significance.
- 5.7 The wider setting, the outer portions of the House's grounds (predominantly the two open fields) and not included in the Lewes Road Conservation Area, provides a secondary level of contribution to the asset's significance. No part of the Site affords any legibility of the asset's significance. It consequently forms no part of the House's wider setting and, as such, makes no contribution to the significance of Colwell House.

- 5.8 The proposed residential development of the Site will introduce built form into open farmland beyond the asset's wider setting. The proposed development is of no greater than two storeys and associated landscaping with a buffer along the northern edge will strengthen the northern boundary's current screening. As such the proposed development will have no impact on the significance of Colwell House.
- 5.9 Appendix B of the Council's *District Plan Site Selection Paper 3* identifies the Site under reference ID 844, naming it as '*Land at North Colwell Farm, Lewes Road, Haywards Heath*' and provides evidence informing the Council's opinion regarding the Site's suitability for allocation for residential development. Under '*5. Listed Buildings*' it is concluded that any listed buildings around the Site would deliver a 'neutral' planning constraint. The assessment set out in this heritage statement concurs with this conclusion.

Lewes Road Conservation Area

- 5.10 Lewes Road Conservation Area is a heritage asset of high, local significance. The character and appearance of the Area is primarily defined by the central spine of Lewes Road with the large residences immediately off it in spacious and greened grounds.
- 5.11 In terms of the asset's setting, the Area is mainly enclosed by dense, later residential development. The only area of green, rural character is to the south of the eastern half of the asset. This includes the western and central fields of the Site, and the two fields forming the outer grounds to Colwell House. The asset's setting provides only a secondary level of contribution to the Conservation Area's significance.
- 5.12 The Site's western field and the northern portion of the central field, as a very small part of the asset's huge setting, form some of the green, rural character to a portion of the Conservation Area's setting and, as such provide a small contribution to the Area's significance.
- 5.13 The proposed residential development of the Site will introduce built form into a very small part of the Conservation Area's setting. The development of an access road across a very small part of the asset itself will be an introduction of new development to the Area. Development of the Site will be no greater than two storeys in height and associated landscaping with a buffer will strengthen the northern boundary's current screening while retaining the residual trackway (also in the Area). These elements of the proposed development will minimise the impact on the significance of Lewes Road Conservation Area.
- 5.14 Notwithstanding such mitigation measures, the introduction of built form in the Site's western field and the northern portion of the central field, along with the access point across the grounds of North Colwell Farm, will cause a low level of harm, within the spectrum of less than substantial harm, to the significance of Lewes Road Conservation Area.
- 5.15 Appendix B of the Council's *District Plan Site Selection Paper 3* identifies the Site under reference ID 844, naming it as '*Land at North Colwell Farm, Lewes Road, Haywards Heath*' and provides evidence informing the Council's opinion regarding the Site's suitability for allocation for residential development. Under '*5. Conservation Areas*' it is concluded that any conservation area within or close to the Site would deliver a 'neutral' planning constraint, that is, no level of harm. This diverges from the findings of this assessment (a low level of harm), but also the more specific assessment by the Council in their evidence base (Site Selection Paper 3) which states that the:

'Site is within/close to a conservation area, less than substantial harm – medium impact. The proposed site lies to the south of Lewes Road in a back land position. Development on this site would be contrary to the established pattern of development of the Conservation Area and would detract from the rurality of the setting, which contributes positively to the manner in which the special interest of the Area is appreciated. NPPF: Less than Substantial Harm, MID'.

- 5.16 This conclusion concurs that the level of harm would be less than substantial but departs from the assessment in this heritage statement by concluding the level of harm would be medium within this spectrum. The Council's conclusion arrives at a medium rather than low level of impact for two reasons. Firstly, their assessment does not recognise the huge size of the Area and the tiny part of the Area included in the Site and, with this, that where the Site forms any part of the Conservation Area's setting this is also a tiny part of the Area's setting.
- 5.17 Secondly, the Site's development would not change the established pattern, character and appearance of the Conservation Area itself and would have a minimal effect on the asset's whole setting. The current setting is mainly of relatively dense housing. The exception is to the south of the eastern portion of the Area, which includes the Site's western and central fields.
- 5.18 Furthermore, the illustrative master plan indicates that the proposed built form in the Site's western field will be drawn back from the boundary of the Conservation Area and that there will be interleaving planting. Elsewhere the existing dense boundary planting is shown to be strengthened.
- 5.19 On this basis, the assessment set out in this heritage statement concludes that the proposed development would erode a small part of the green, rural setting to the Conservation Area. This could be mitigated to an extent by a buffer of landscape planting, but would, through the introduction of built form in the Site's western field and the northern portion of the central field, cause a low level of harm, within the spectrum of less than substantial harm, to the green, rural element of the current character and appearance (significance) of Lewes Road Conservation Area.

North Colwell Barn

- 5.20 North Colwell Barn is a non-designated built heritage asset of low, local significance. The asset's significance is gained primarily from the form and surviving fabric of the three nineteenth-century ranges. Its significance has been eroded, to a degree, by its conversion to a residential use; the loss of the farmhouse and other ancillary buildings; and the loss of its nineteenth-century isolated location. Its immediate setting, the former farmyard - now largely enclosed grounds of an entirely domesticated character – provides no positive contribution to the asset's significance.
- 5.21 The wider setting provides a secondary level of contribution to the asset's significance. The built-up area of the Conservation Area provides a negative contribution; the woodland and the Site's western field provides a small degree of a positive contribution as a small part of the asset's wider setting. The former farmstead had, it is anticipated, an historic functional and ownership association with the Site.
- 5.22 The proposed development, as set out in the illustrative masterplan for this outline application, will introduce a small quantum of built form into a small part of North Colwell Barn's wider setting. In more detail, this will be the eastern two thirds of the Site's western field. No other part of the proposed development will have an effect on the asset's significance. The impact will, to a degree, be mitigated by strengthening and deepening of the Site's north-western boundary (in common with such treatment throughout the Site); the set back of proposed built form from the Site's north-western corner; and intervening planting within the Site.
- 5.23 It is concluded the proposed development will cause a low degree of harm to the low, local significance of the non-designated North Colwell Barn.
- 5.24 This conclusion does not concur with the view of the Council set out in Appendix B of their *District Plan Site Selection Paper 3*. This evidence document identifies no impact to the significance of North Colwell Barn in its analysis.

6 CONCLUSIONS

- 6.1 This heritage statement has been researched and prepared by RPS Consulting Service, a Tetra Tech company, on behalf of Miller Homes Ltd to assess the likely impacts on the historic environment of the proposed development of land south of Lewes Road, Haywards Heath. The heritage statement, covering both archaeology and built heritage considerations, is provided to support the outline planning application for residential development of the Site. The assessment set out in the heritage statement is largely made in reference to the illustrative master plan submitted in support of the application; a number of cross sections are provided in the DAS that illustrate identified built heritage assets' relationship to the Site.
- 6.2 The Site is centred at NGR TQ 05968 38201 and comprises three field parcels located to the south and east of existing residential development on the south side of Lewes Road to the southeast of Haywards Heath, West Sussex. The Site is approximately 6.3 ha. in area.
- 6.3 This heritage statement makes suitable reference to the relevant legislative framework, as well as national and local planning policy. In addition, relevant Historic England guidance has been consulted to inform the judgements made. A summary of the relevant National and Local Planning Policy is included. The report is further based on the findings of historical research, a Site walkover survey and assessment, map studies and the application of professional judgement.

Archaeology

- 6.4 This Heritage Statement concludes that the Site has a low archaeological potential for all periods, although evidence of agricultural activity and land division may survive in the Site. Should such archaeology be present, it would likely be of low significance. Consequently, in terms of archaeological considerations and in line with NPPF and local policy, it is concluded that no further archaeological information beyond that set out in this heritage statement is required for a proportionately informed planning decision to be made in reference to archaeology.
- 6.5 This conclusion concurs with that of the Council as set out in their site allocation process for the emerging District Plan. The Council conclude in their site selection appendix 3 proforma for the Site [ID 844], that the Site can be described as '*very positive*' for development. It is further noted that the Site's development with up to 100 residential units would have no impact on archaeology.

Built Heritage

- 6.6 This report concludes that of the built heritage assets located within 1 km of the Site, the bulk of these heritage assets will be unaffected by the Site's residential development, due to the distance from the Site, intervening screening from topography, development, trees and a lack of any visual or functional connection between the assets and the Site.
- 6.7 It is considered that the proposed development of the Site has the potential to have an impact only on the significance of three built heritage assets: the Grade II listed Colwell House; the Lewes Road Conservation Area; and the non-designated North Colwell Barn.
- 6.8 Colwell House and Lewes Road Conservation Area are also identified by the Council in the *District Plan: site selection appendix 3* proforma for the Site [ID 844]. This evidence document concludes that the two identified designated built heritage assets deliver a 'neutral' planning constraint for the Site's residential development of up to 100 units. The assessment set out in this evidence document does not identify the non-designated North Colwell Barn as a built heritage asset potentially affected by the Site's development.

Colwell House

- 6.9 This heritage statement concludes that the Site forms no part of the setting to Colwell House and, consequently, the Site's development (of no greater than two storeys and with the strengthening of landscape screening to the northern boundary) would cause no harm to the significance of the asset.

Lewes Road Conservation Area

- 6.10 The heritage statement identifies that a tiny part of the Site is within Lewes Road Conservation Area and that part of the Site also forms a very small part of the asset's setting. Even with suitable mitigation measures and the retention of the residual historic track along the northern edge of the Site's western field, the introduction of built form into a small part of the asset's setting will likely result in a low level of harm within the spectrum of less than substantial harm to Lewes Road Conservation Area's character and appearance (significance).
- 6.11 Consequently, on built heritage grounds, and in line with paragraph 215 of the NPPF, the identified low level of harm to the significance of Lewes Road Conservation Area should be weighed with the public benefits of the proposed development, as set out in the planning statement supporting the application, where clear and convincing justification for this harm is also set out. Great weight will need to be afforded to the identified low level of harm. Additionally, the statutory duty, set out in s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, is engaged in this case. As such, the decision maker must consider keeping the significance of Lewes Road Conservation Area from the identified low level of harm.
- 6.12 Paragraph 215 of the NPPF, engaged in this case and unlike paragraph 214, does not direct the decision maker to refuse an application in the instance of less than substantial harm.

North Colwell Barn

- 6.13 The heritage statement also identifies that the Site's western field forms a small part of the wider setting of the non-designated North Colwell Barn's wider setting. It is concluded that that the proposed development will cause a low degree of harm to the low, local significance of the non-designated North Colwell Barn. This conclusion diverges from the view of the Council set out in Appendix B of their *District Plan Site Selection Paper 3*. This evidence document identifies no impact to the significance of North Colwell Barn from the development of the Site.
- 6.14 In line with paragraph 216 of the NPPF, the identified low level of harm must be weighed by the decision maker as a balanced judgement with the scheme's public benefits in light of the low local significance of North Colwell Barn. The statutory duty for the decision maker set out in s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is not relevant. Great weight is not to be ascribed to the identified level of harm and that harm is not required to be clearly and convincingly justified.

Summary

- 6.15 No further archaeological information, beyond that set out in this heritage statement, is required for a proportionately informed planning decision to be made.
- 6.16 There will be no higher than a low level of harm to the identified built heritage assets. The planning statement supporting the outline application sets out the scheme's public benefits and shows that these benefits outweigh the identified harms to the historic built environment. This also delivers the clear and convincing justification of the identified harm, where that is required.
- 6.17 In conclusion, the identified no higher than low level of harm, within the spectrum of less than substantial harm, does not restrict the grant of permission of this outline application. Furthermore, there is significant opportunity for further refinement in terms of design, positioning of built footprint, orientation and landscape planting through the detailed design that comes forward as part of a future Reserved Matters Application.

References

General

West Sussex Historic Environment Record
Historic England Archive, Swindon (HEA)
National Heritage List England (NHLE)
National Planning Policy Framework (July 2021)
National Planning Practice Guidance (PPG) (June 2021)
Mid Sussex District Council Local Plan 2014 - 2031
Haywards Heath Neighbourhood Plan 2016 Submission (Regulation 16)

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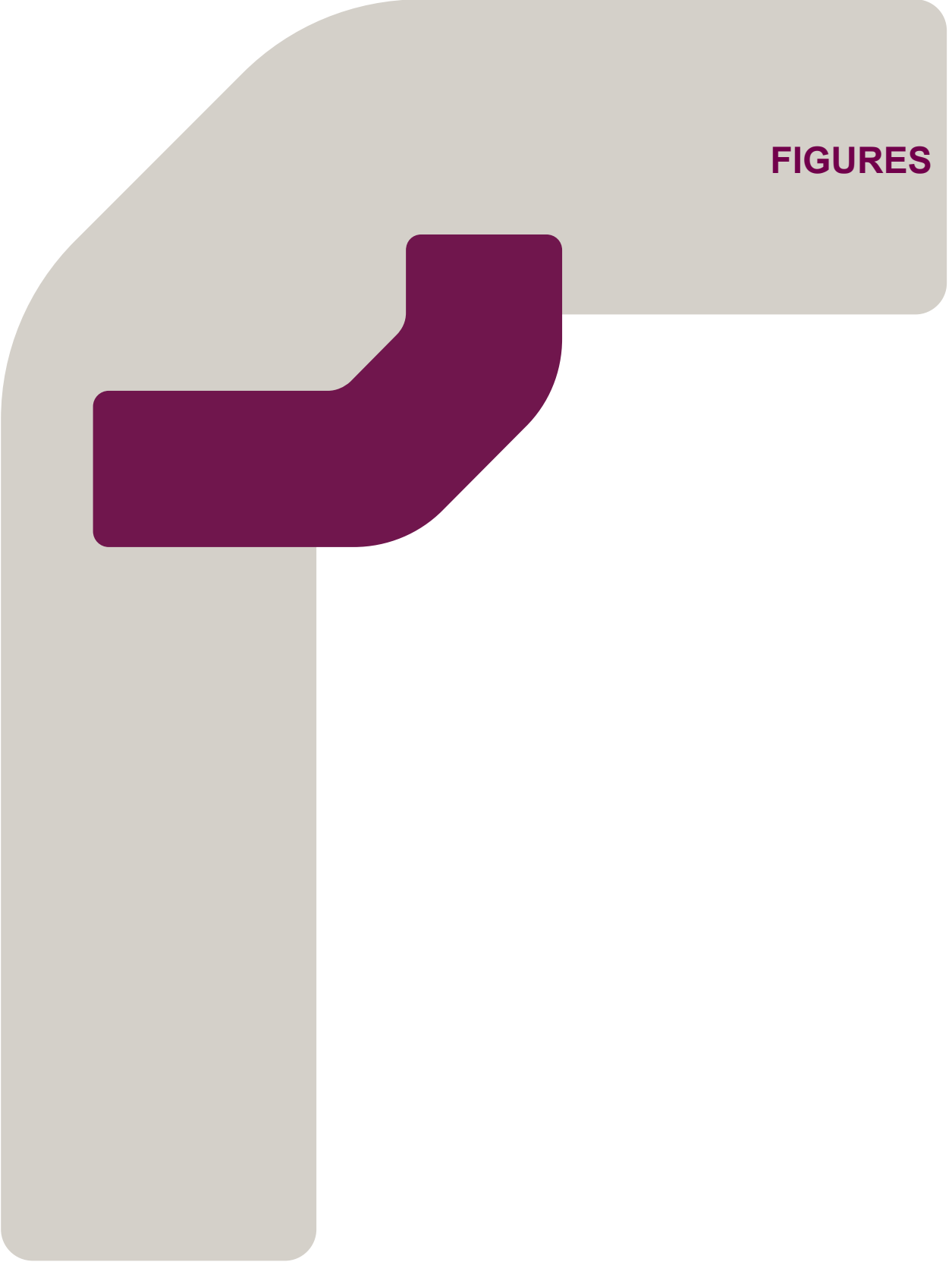
Historic England, *The Historic Environment Good Practice Advice in Planning Note 3—The Setting of Heritage Assets* (Historic England, Second Edition; December 2017)
Lewis, S, A (1848) *Topographical Dictionary of England*, London.
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Cartographic

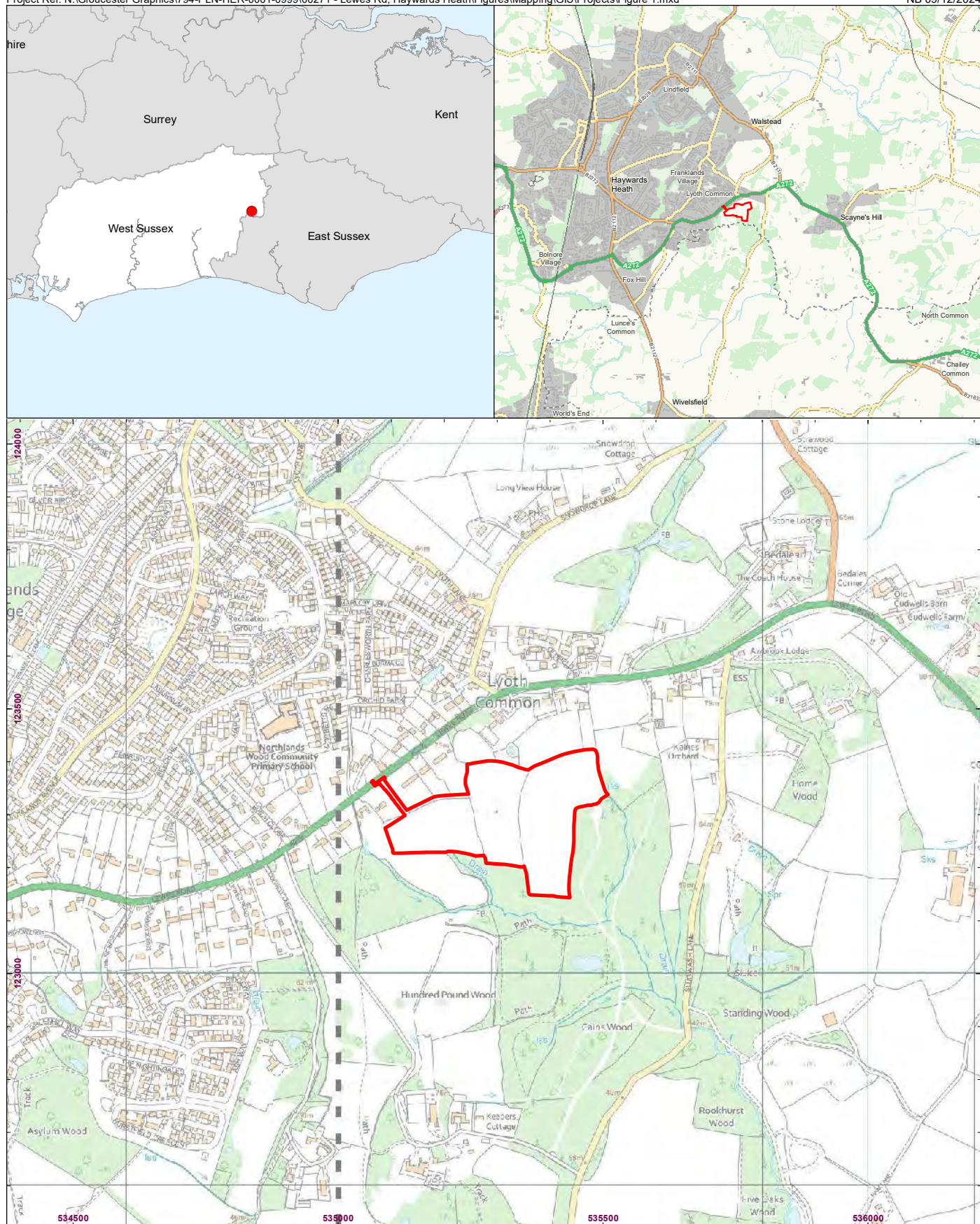
Ordnance Survey Map extract 1874
Ordnance Survey Map extract 1897-98
Ordnance Survey Map extract 1920
Ordnance Survey Aerial Imagery 1948
Ordnance Survey Map extract 1973-77
Ordnance Survey Map extract 2006
Ordnance Survey Map extract 2021

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Heritage Gateway - www.heritagegateway.org.uk
Historic England - <http://list.historicengland.org.uk/>
National Archives – www.nationalarchives.gov.uk
British Library - <http://explore.bl.uk>
Britain from Above – www.britainfromabove.org.uk
Vision of Britain - <http://www.visionofbritain.org.uk>
MAGIC - www.magic.gov.uk
Pastscape- www.pastscape.org.uk



FIGURES



 Site Boundary



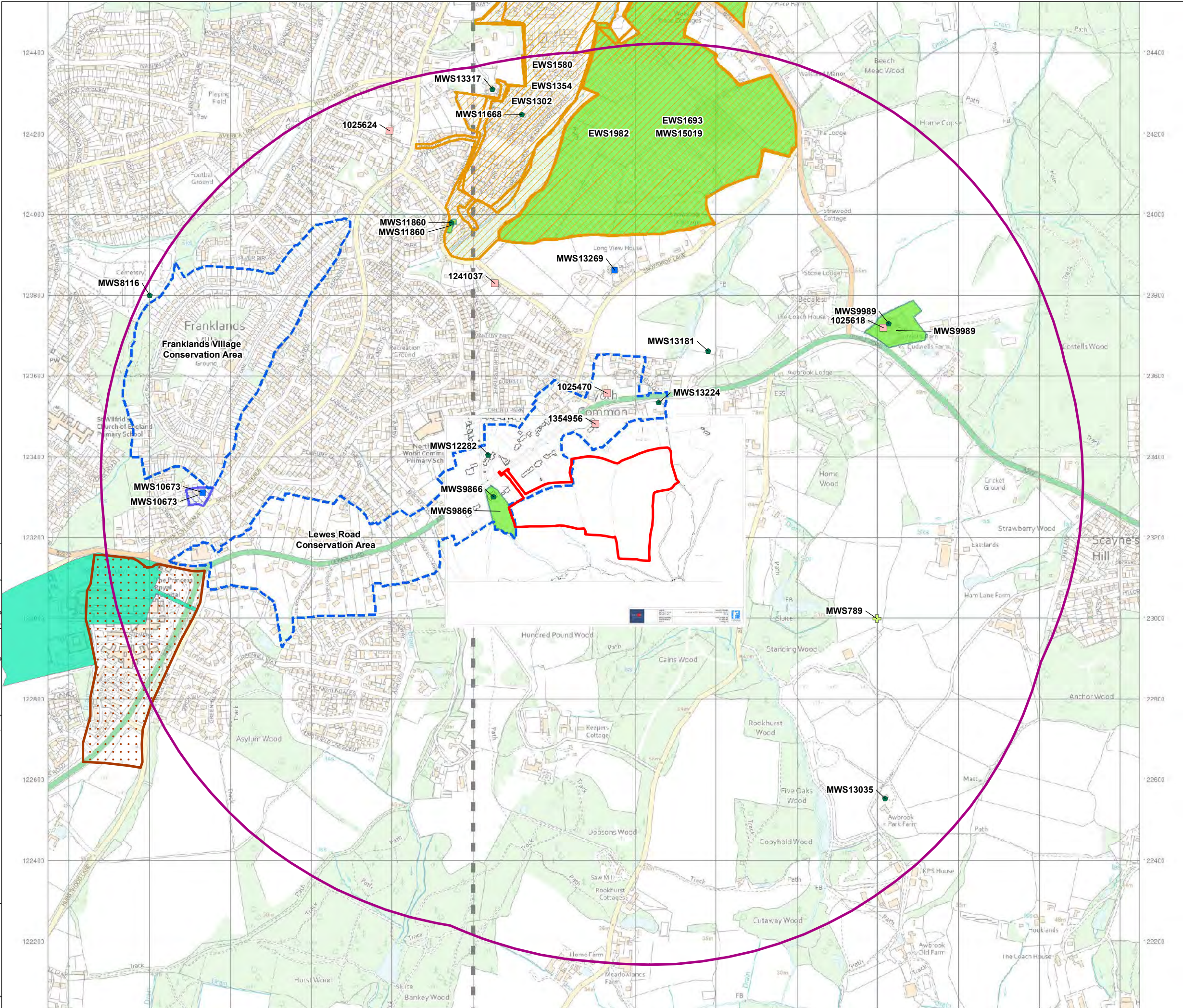
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rps
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Figure 1

Site Location

Project Ref: N:\Goucester Graphics\794-PLN-HER-0001-0999\00271 - Lewes Rd, Haywards Heath\Figures\Mapping\GIS\Projects\HER plot.mxd



Legend

1km search radius

Designated Heritage Assets:

Listed Buildings (Grade II)

Conservation Areas

Non-designated Heritage Assets:

HER Records Points

Monuments

Findspots

Buildings

HER Records Polygons

Monuments

Buildings

Archaeological Notification Areas

DWS9216 - Burial Grounds at the Princess Royal Hospital, Haywards Heath

Historic Parkscapes

Beechmont

Previous Archaeological Work:

HER Events Polygons

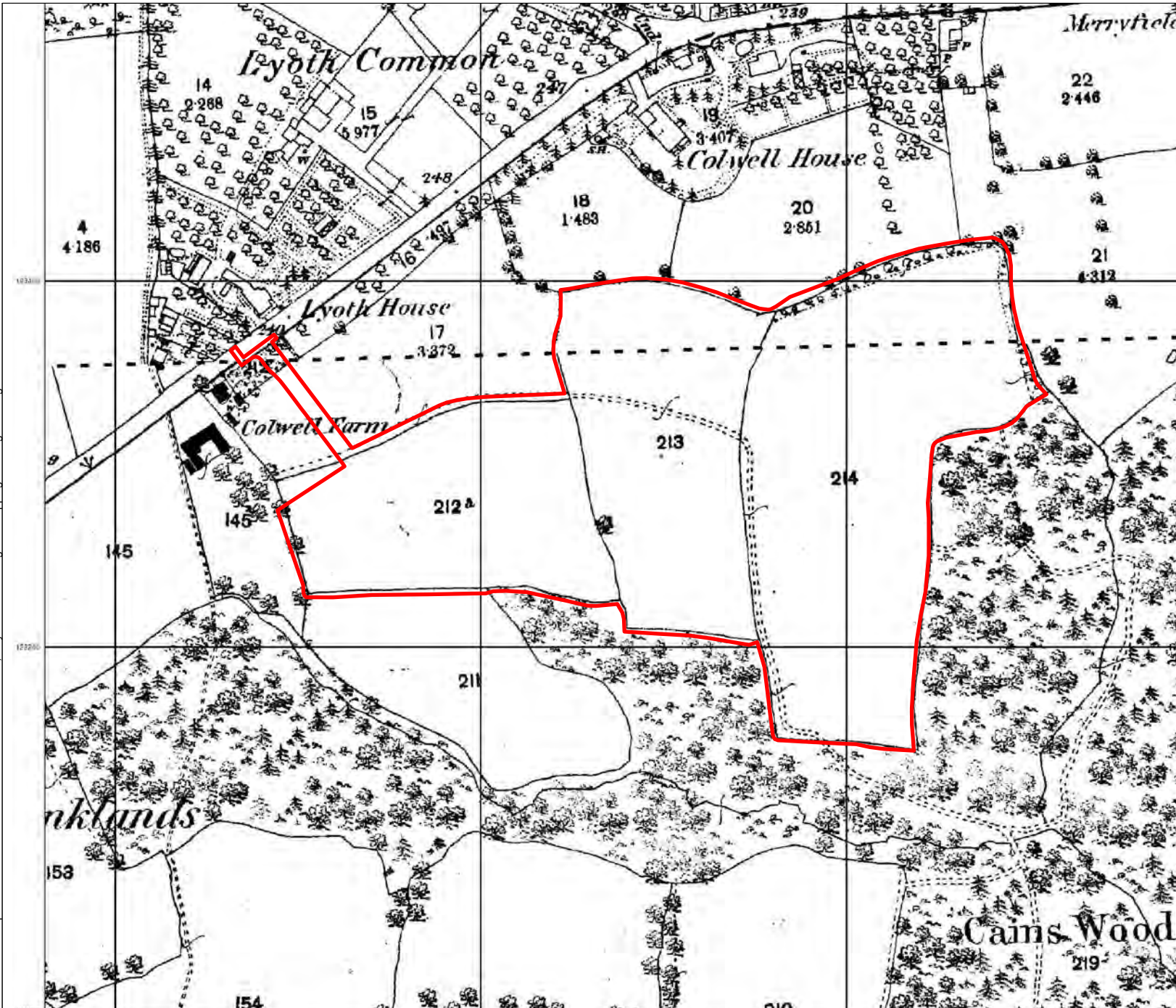


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Figure 2

HER Plot



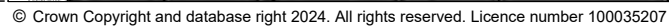
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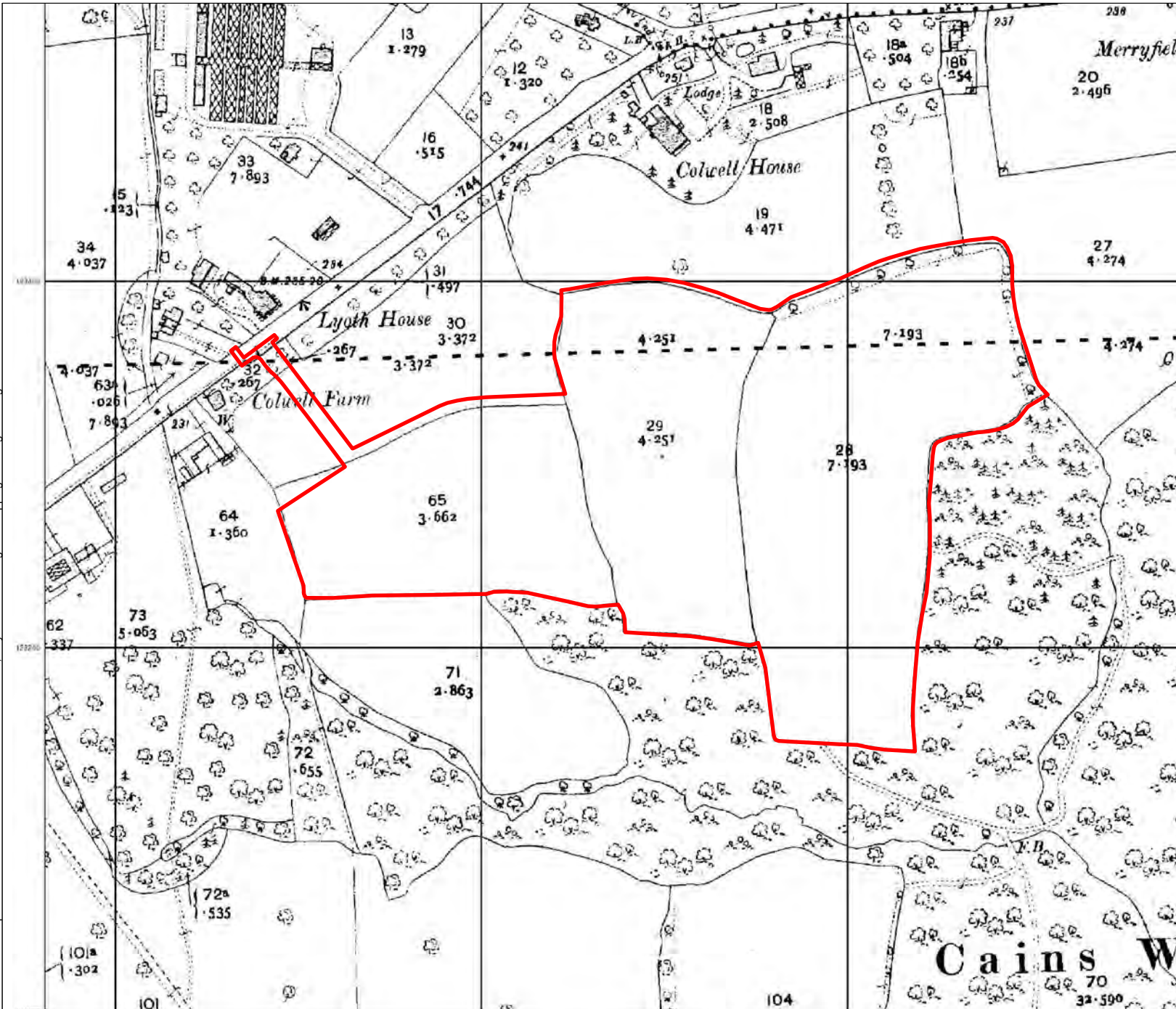


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Figure 3
1875 Ordnance Survey Map





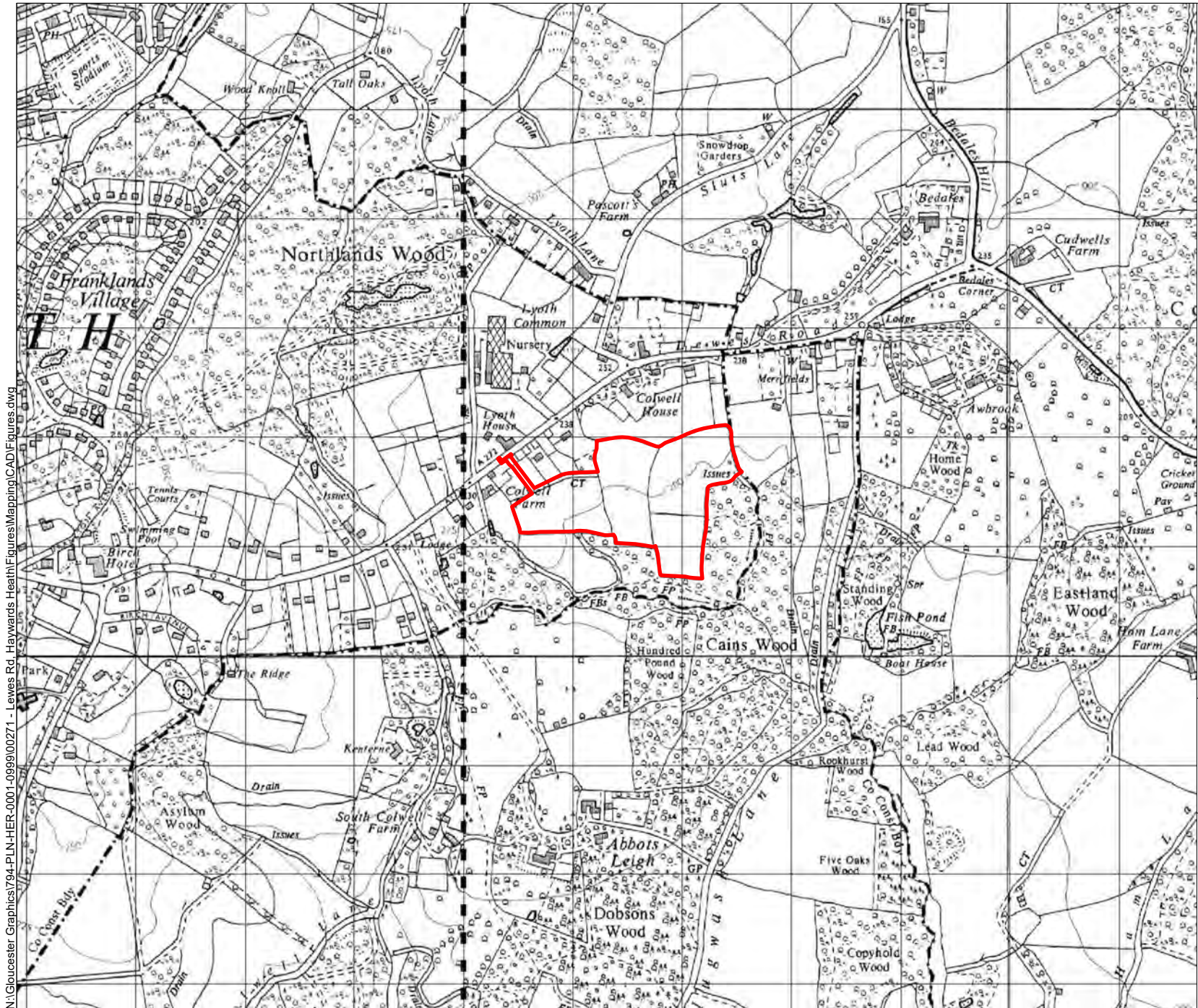
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Figure 5
1910 Ordnance Survey Map



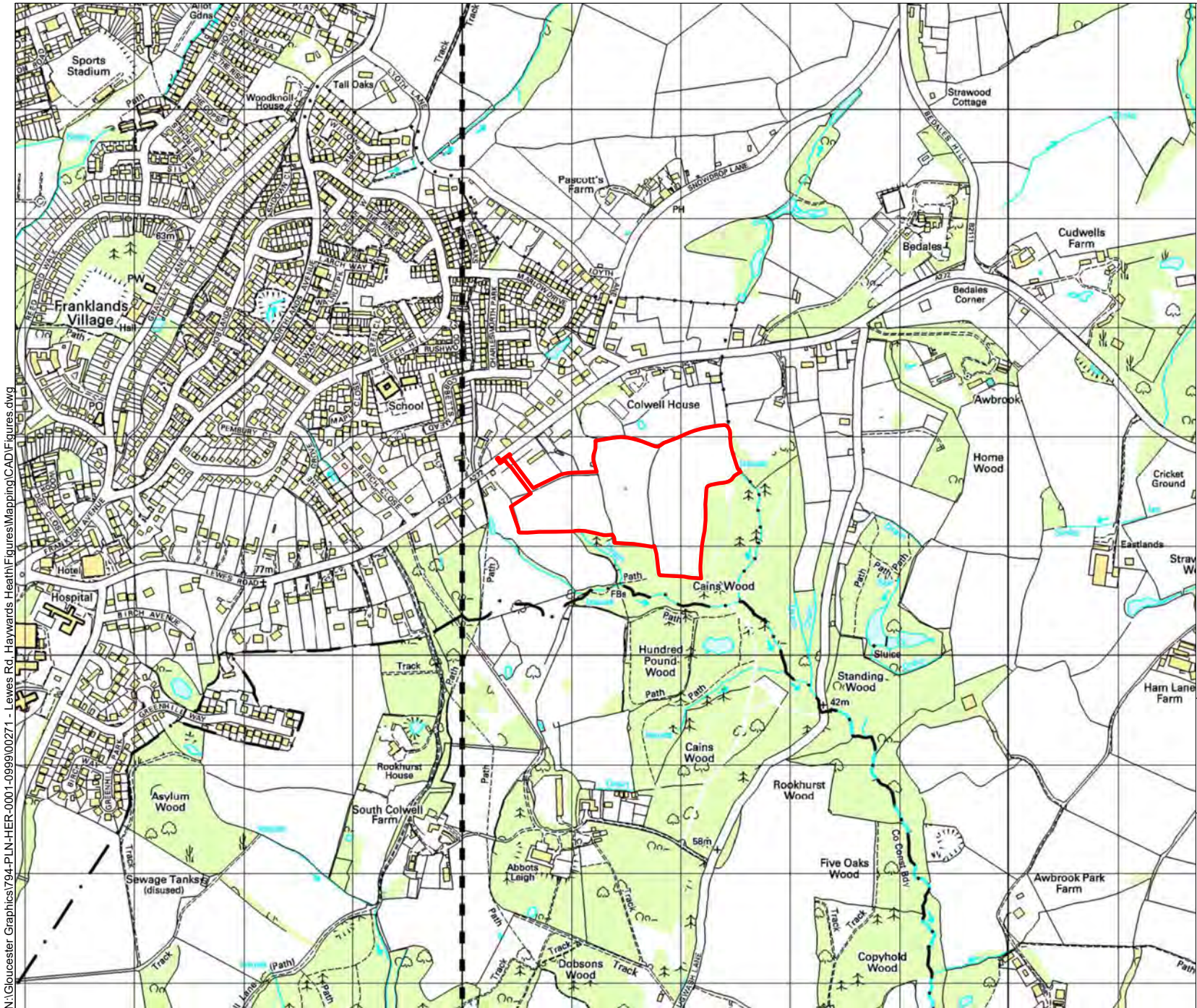
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Figure 6
1961-1963 Ordnance Survey Map



 Site Boundary

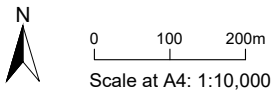
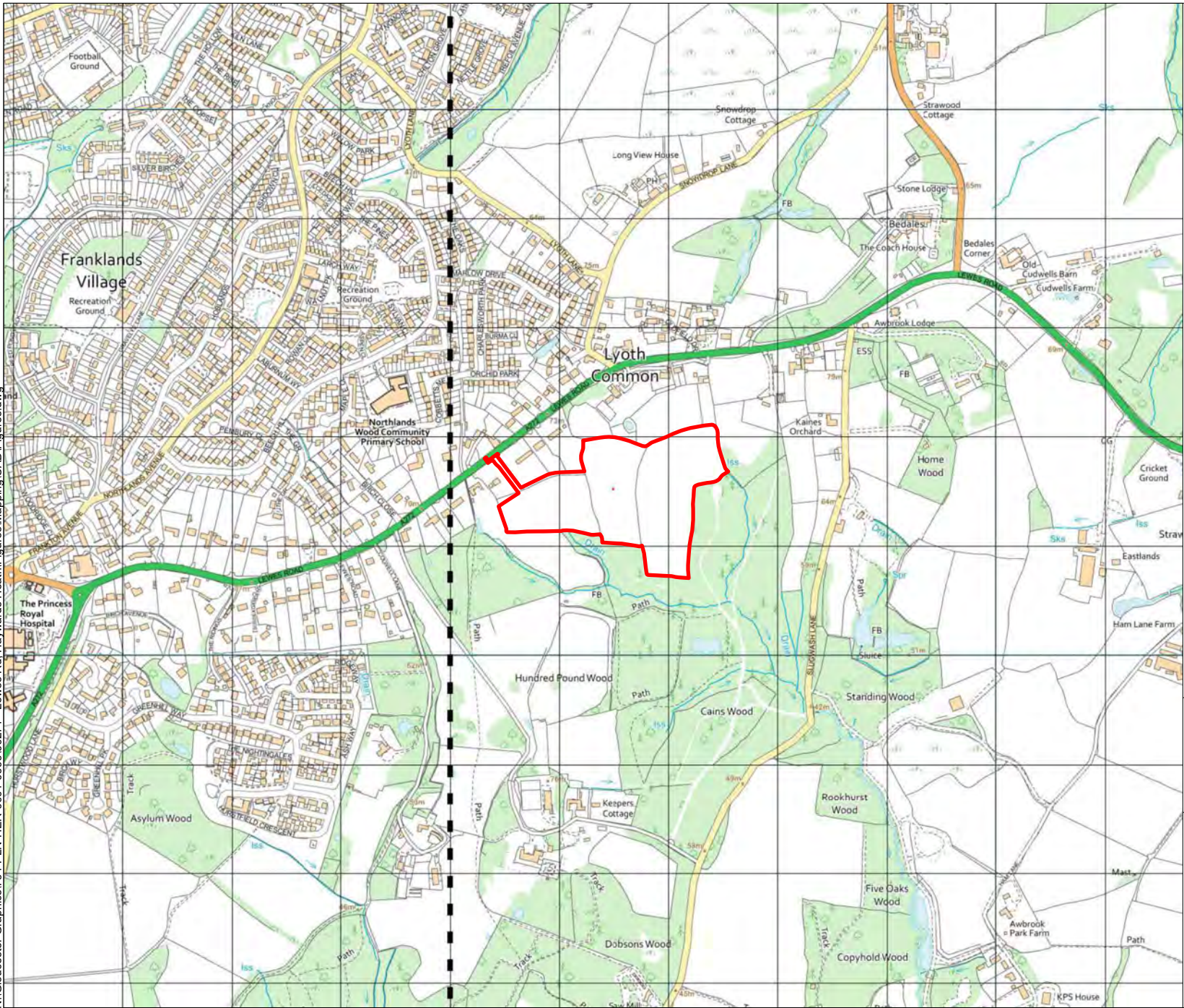


Figure 7
2000 Ordnance Survey Map

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 Site Boundary



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Scale at A4: 1:10,000



Figure 8
2021 Ordnance Survey Map



rpsgroup.com