



BUILT HERITAGE STATEMENT

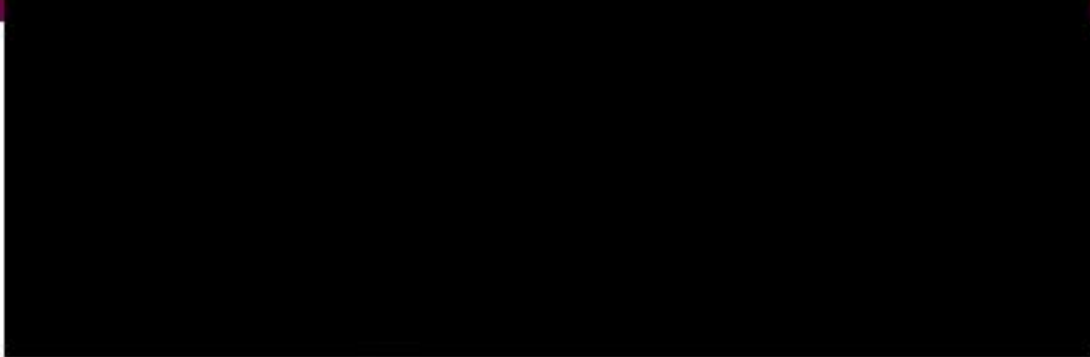
Land north of Burleigh Lane, Crawley Down, West Sussex



HER-01476
Built Heritage Statement
Land north of Burleigh Lane, Crawley
Down, West Sussex
May 2025

BUILT HERITAGE STATEMENT

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EXECUTIVE SUMMARY

This Built Heritage Statement has been prepared in accordance with paragraph 207 of the National Planning Policy Framework, which requires 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.

Land north of Burleigh Lane, Crawley Down, West Sussex, henceforth referred to as the 'Site', is proposed for residential development with associated access and landscaping. Please refer to the accompanying planning drawings and other submission documents for full details of the proposed development.

The proposed development will alter the appearance of the Site and so represents a change within the setting of one nearby built heritage asset. The relevant built heritage asset in this instance comprises a Grade II listed building, Burleigh Cottage (NHLE ref. 1354910). Burleigh Cottage lies to the southwest of the Site.

As a result of intervening distance and experiential barriers, the Site is not considered to form part of the settings within which any other built heritage asset is experienced or understood. No other built heritage assets have been identified as being relevant to this assessment.

This report includes an appraisal of the relevant legislative framework and planning policy at national and local levels, with special regard to policies that relate to developments affecting the setting and significance of built heritage assets. This report also provides a proportionate overview of the history of the Site and its surroundings, an appraisal of the Site's significance and contribution to the significance of any relevant built heritage assets, and an assessment of the potential impacts of the proposed development on that significance.

The proposed development will not remove or notably alter any existing opportunity to appreciate the intrinsic architectural or historic interest of the Grade II Burleigh Cottage, from which this building primarily derives its significance. The proposed development represents a limited erosion of the general edge of settlement or semi-rural wider setting of this listed building, which contributes positively to its significance in a limited way, and with which it has a historical functional relationship.

The proposed development is considered to incur no more than a low degree of less than substantial harm to the significance of the Grade II Burleigh Cottage. The degree of harm is not greater than low on the spectrum of less than substantial harm, as no element of the building's intrinsic architectural or historic interest will be changed, or any ability to appreciate those interests lost. The proposed development will be screened from those spaces on Sandhill Lane and Burleigh Lane from which this building is appreciated by substantial intervening wooded spaces. No change will occur to the positive contribution of the listed building to the street scene. It is considered that following the demolition of the other buildings of the former Sandhillgate Farm, which has left Burleigh Cottage an isolated survival, the legibility of the building's past farmstead use is derived only from documentary sources. The proposed development is not considered to further erode the legibility of this element of the building's historic interest.

In accordance with paragraph 215 of the NPPF, any degree of less than substantial harm, no matter how slight, must be weighed against the public benefits of the proposed development. Please refer to the accompanying Planning Statement for full details of the public benefits of the proposed development.

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1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by Edward Hawkins and reviewed by Janine Dykes of RPS Consulting Services Ltd, on behalf of Burleigh Lane Crawley Down Limited.
- 1.2 The Site comprises Land north of Burleigh Lane, Crawley Down, West Sussex. The Site does not lie within, or in the vicinity of any conservation area. The Site does not contain any designated or non-designated built heritage assets.
- 1.3 Figure 2 shows all designated built heritage assets within a 1km radius of the Site. This radius is considered proportionate to the nature of the proposed development to identify potentially relevant designated built heritage assets that may be affected by the proposals. Not all built heritage assets within this radius have the potential to be affected by the proposed development. No non-designated built heritage assets lie in the vicinity or wider surrounds of the Site.
- 1.4 The proposed development comprises residential development with associated access and landscaping.
- 1.5 This report includes an appraisal of the relevant legislative framework and planning policy at national, strategic and local levels, with special regard to policies that relate to developments affecting the significance of built heritage assets. This provides an overview of the history of the Site and its surroundings, an appraisal of the Site's significance and contribution to the significance of other relevant built heritage assets, and an assessment of the potential impacts of the proposed development on that significance.
- 1.6 This report satisfies the requirements of paragraph 207 of the NPPF and provides sufficient information to reach a decision in respect of built heritage matters.
- 1.7 This Built Heritage Statement should be read in conjunction with the other supporting documents that accompany this planning submission.
- 1.8 All photos, maps and plans are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states 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 setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within 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 (i.e. keeping from harm) the setting of listed buildings.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, December 2024)

- 2.6 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.7 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.
- 2.8 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*'.
- 2.9 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.
- 2.10 Under '*Considering potential impacts*' paragraph 212 states 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.
- 2.11 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 215 requires this harm to be weighed against the public benefits of the proposed development.

National Guidance

Planning Practice Guidance (DCLG)

- 2.12 The Planning Practice Guidance (PPG) has been adopted 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.
- 2.13 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.
 - 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.
- 2.14 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states 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.

Overview: Historic Environment Good Practice Advice in Planning

- 2.15 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

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

- 2.16 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; December 2017)

- 2.17 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.
- 2.18 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.
- 2.19 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.
- 2.20 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.
- 2.21 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.
- 2.22 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 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. 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;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and

5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.23 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.24 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.25 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Adopted Local Planning Policy

- 2.26 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 the relevant Local Plan and by other material considerations.

Mid-Sussex District Council Local Plan

- 2.27 Mid-Sussex District Council adopted its District Plan on 28th March 2018.
- 2.28 The Mid-Sussex District Council Local Plan contains the following policies relevant to this assessment:

DP34: Listed Buildings and Other Heritage Assets

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

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

Listed Buildings

- Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:*
- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- Special regard is given to protecting the setting of a listed building;*

- *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

Other Heritage Assets

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

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

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

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 This Section (3) provides an overview of the historical development of the Site and vicinity, and identifies the relevant built heritage assets. Subsequently, an assessment of the significance of any relevant built heritage assets, including the Site, is given, including an assessment of the contribution of their setting to that significance.
- 3.2 An assessment of the potential impacts of the proposed development on the significance of relevant built heritage assets is given in Section 4.

Historic Development

Historic Map Regression Exercise

- 3.3 This section utilises the available historical mapping and aerial photography to understand the historical development of the Site and its surrounds.
- 3.4 The 1724 Budgen Map (Fig.3) illustrates the Site as lying within a rural landscape. The Site lies some distance south of a large but unnamed farmstead or residence. The area around the Site is shown to be generally wooded, but it is likely that the Site was in agricultural use at this time. The Site does not lie in the vicinity of any principal road.
- 3.5 The 1795 Gardner and Yeakell Map (Fig.4) shows the Study Site as lying across enclosed agricultural fields. Though thought to be of 17th Century origin, this map does not appear to show Burleigh Cottage, which lies to the west of the Site, on the north side of Sandhill Lane/Burleigh Lane, which is illustrated to the south of the Site.
- 3.6 The 1808 Ordnance Survey Drawing (Fig.5) is the first to illustrate Burleigh Cottage to the west of the Site. Other buildings are shown west of the now Grade II listed cottage and to the south of Sandhill Lane/Burleigh Lane. The Study Site is shown to be agricultural use and does not contain any buildings at this time.
- 3.7 The 1874 Ordnance Survey (OS) Map (Fig.6) shows the Site as lying across irregular enclosed fields north of Burleigh Lane. The Site boundaries are formed of dense treelines. To the west of the Site, the Grade II Burleigh Cottage is shown to form part of Sandhillgate Farm. Some distance north of the Study Site, a rail line has been constructed.
- 3.8 The 1895-96 OS Map (Fig.7) shows no notable change to the Site. To the west of the Site several buildings have been demolished, though the two that remain, which includes Burleigh Cottage, continue to be labelled as Sandhillgate Farm. A small house has been constructed to the south of the Site, on the south side of Burleigh Lane. Elsewhere to the west-northwest of the Site, a brick field has been opened. To the west of the brick field, there has been a notable increase in built development around Crawley Down Station.
- 3.9 The 1909-1910 OS (Fig.8) shows a brick works expanding to the immediate northwest of the Site. The northwestern edge of the Site lies within the area of the brick works and may have been subject to clay/brickearth extraction. To the west of the brick works there has been a further increase in the built area of Crawley Down. The agricultural fields that form the Site have undergone some removal or alteration of their field boundaries. No notable change is shown on the OS Map of 1910-1912 (Fig.9).
- 3.10 The OS Map of 1948 (Fig.10) shows a small but notable general increase in built development to the west and southwest of the Site, with several new residences constructed along Sandhill Lane. To the southeast of the Site, Rose Bungalow has been constructed on the southern side of Burleigh

Lane. No notable change is shown to the Site. A continued general increase in local built development is shown on the OS Map of 1963-1968 (Fig.11).

- 3.11 By 1974-1975 (Fig.12) Crawley Down had undergone a substantial built expansion, with suburban residential areas extending across the immediate northwest, west and southwest of the Site. The Site now clearly lies at the edge of a modern built area, with a single house and gardens included within the northwestern boundary of the Site. Several horticultural or nursery buildings have been constructed in the eastern half of the Site.
- 3.12 The aerial photograph of 2003 shows the Study Site as being comprised of a single residential building plot at the northeastern end, an enclosed pasture field and a highly enclosed area of horticultural/nursery buildings and a paddock. In the north and east the Site is bound by agricultural/pasture spaces. To the south of the Site, Sandhill Lane and Burleigh Lane is densely bound by trees. Beyond Sandhill Lane and Burleigh Lane to the south, are further enclosed pastoral spaces. Areas of 20th Century residential development lie to the west, northwest and southwest of the Site.
- 3.13 By 2018 (Fig.14), the immediate north of the Site had been subject to residential built development. No notable change is shown within the Site or to the south. No further notable change is shown on the aerial photograph of 2021 (Fig.15).

Site Assessment and Identification of Built Heritage Assets

Site Description

- 3.14 The Site (Plates 1, 2, 3 and 4) comprises a single modern residential building and associated grounds at its northwestern extremity. The majority of the western half of the Site is formed of an enclosed pasture field. The eastern half of the Site is comprised of wooded spaces around a group of horticultural buildings, with a small area of open pasture, possibly a paddock at its eastern end.
- 3.15 The Site is bound by modern residential development to the north and northwest. Elsewhere on the Site's western boundary, it is flanked by wooded spaces, including the grounds of the Grade II Burleigh Cottage. To the south of the Site is Sandhill Lane and Burleigh Lane, this route projects eastward from an area of suburban residential development formed of larger detached houses that are set within generally enclosed grounds. Sandhill Lane and Burleigh Lane is densely treelined.
- 3.16 The character of the southern and eastern vicinity of the Site is predominantly rural-agricultural.
- 3.17 The Site does not lie within or in the vicinity of any conservation area. The Site does not contain any designated or non-designated built heritage assets.



Plate 1: View approximately east, along northern boundary of Site.



Plate 2: View west-southwest along northern boundary of the Site.



Plate 3: View north along western boundary of the Site, from Burleigh Lane, looking along boundary with grounds of Burleigh Cottage.



Plate 4: View approximately east along the southern boundary of the Site with Burleigh Lane.

Identification of Built Heritage Assets

- 3.18 A plot of designated built heritage assets within an 1km radius of the Site is given as Figure 2. This radius was informed by a site visit and is proportionate to the scale of the proposed development and Site context to identify potentially relevant built heritage assets. Not all heritage assets shown on Figure 2 have the potential to be affected by the proposed development.
- 3.19 Built heritage assets that are not considered to have the potential to be affected by the proposed development are not carried forward for detailed assessment. Specifically, the proposed development is not considered to affect the significance of an asset where the proposals have been assessed as having no potential to change the way in which that asset is presently experienced or understood.
- 3.20 One listed building is located in the immediate vicinity of the Site, the Grade II Burleigh Cottage (NHLE ref.1354910), is considered relevant to this assessment because the proposed development represents a change to the setting of this listed building.
- 3.21 No other built heritage asset is considered relevant to this assessment due to the extent of intervening distance and experiential barriers. Only Burleigh Cottage is therefore carried forward for detailed assessment.

4 PROPOSALS AND ASSESSMENT OF SIGNIFICANCE AND IMPACT

Proposals

- 4.1 The Site is proposed for residential development with associate access and landscaping.



Plate 5: Proposed Development Layout.

Assessment of Significance and Potential Impacts

Significance and the Potential Impacts to the Significance of the Grade II Burleigh Cottage (NHLE ref. 1354910)

- 4.2 Burleigh Cottage (Plate 6) dates to the 17th Century and comprises a two-storey cottage, of which the ground floor is of brick and the first floor is weather boarded. The building has a tiled roof with pentice to the western end. The building has casement windows and has a large modern gabled porch to its south elevation.
- 4.3 This cottage historically formed part of a farmstead (Sandhillgate Farm) that is shown on historical mapping sources, and is likely to have a historical and functional relationship with the Site, which would probably have formed part of the landholdings of that farmstead. Burleigh Cottage is the only surviving building of this farmstead.

Significance

- 4.4 This cottage is a good example of vernacular cottage construction locally in the 17th Century. The building is not shown on pre-19th Century mapping, but is unlikely to have been included as a result of its small size and its historically belonging to the lower end of the local social scale. The building evidences the design, materials and craftsmanship of such buildings in the period to which it belongs. The building is set back from the roadside by which it is approached and accessed, but makes a positive contribution to the street scene. The building derives historic interest from its role as the surviving element of a former named farmstead shown on historic mapping. The significance of this building is recognised in its listing at Grade II.



Plate 6: General view to Grade II Burleigh Cottage, looking northeast from Sandhill Lane in the direction of the western boundary of the Site.

Setting

- 4.5 The building's grounds are highly enclosed, except on their southern boundary and form a clearly demarked close setting around this listed building. The northern end of this listed building's grounds are densely planted with trees, as is the eastern boundary of its plot. Outside of these grounds to the north, west and south is the extended built area of Crawley Down. To the east is an enclosed pasture field that is included within the Site. The Site extends eastwards along the northern side of Burleigh Lane and includes wooded spaces and horticultural/nursery buildings at its eastern end.
- 4.6 This listed building is experienced as occupying an edge of modern settlement space that gives way beyond dense treelines to more rural and agricultural character spaces to the east of Crawley Down on the north and south sides of Burleigh Lane.



Plate 7: View west on Burleigh Lane, to the south of the Site, looking in direction of Grade II Burleigh Cottage, which is not visible.



Plate 8: General view west along southern boundary of the Site in direction of Burleigh Cottage, which is not visible.



Plate 9: View over eastern end of Sandhill Lane, which is characterised by larger, detached 20th Century residences set within enclosed grounds.

Contribution of Setting, Including the Site to Significance

- 4.7 The setting of this building has substantially changed in the 20th Century, historically having been part of a historically isolated farmstead, the building now sits at the edge of a large area of modern built development that extends to the north, northwest, west and south of its grounds. The demolition of the other buildings of Sandhillgate Farm, which has left Burleigh Cottage an isolated historical survival on Sandhillgate Lane, has much reduced the legibility of the cottage as once forming part of a farmstead, and as having had any specific relationship with the surrounding land, including the Site. It is considered that the legibility of the cottage's role within a working farmstead is now legible only from reference to historical mapping sources, yet this remains an element of its historic interest.
- 4.8 The listed building is appreciated and understood within its now edge of modern settlement context, with there being no views to the building taken from remaining agricultural character spaces to the east as a result of dense intervening treelines. It is considered however, that the semi-rural areas immediately east of the building's grounds, including the Site, contribute positively to its significance in representing its formerly prevailing rural-agricultural setting. The listed building is though seen and appreciated only in the context of later built development on Sandhill Lane, though this is considered to neither detract from, or diminish, the appreciation of the architectural interest from which the building's significance is primarily derived. The modern built setting elements of the listed building make no contribution to its significance.

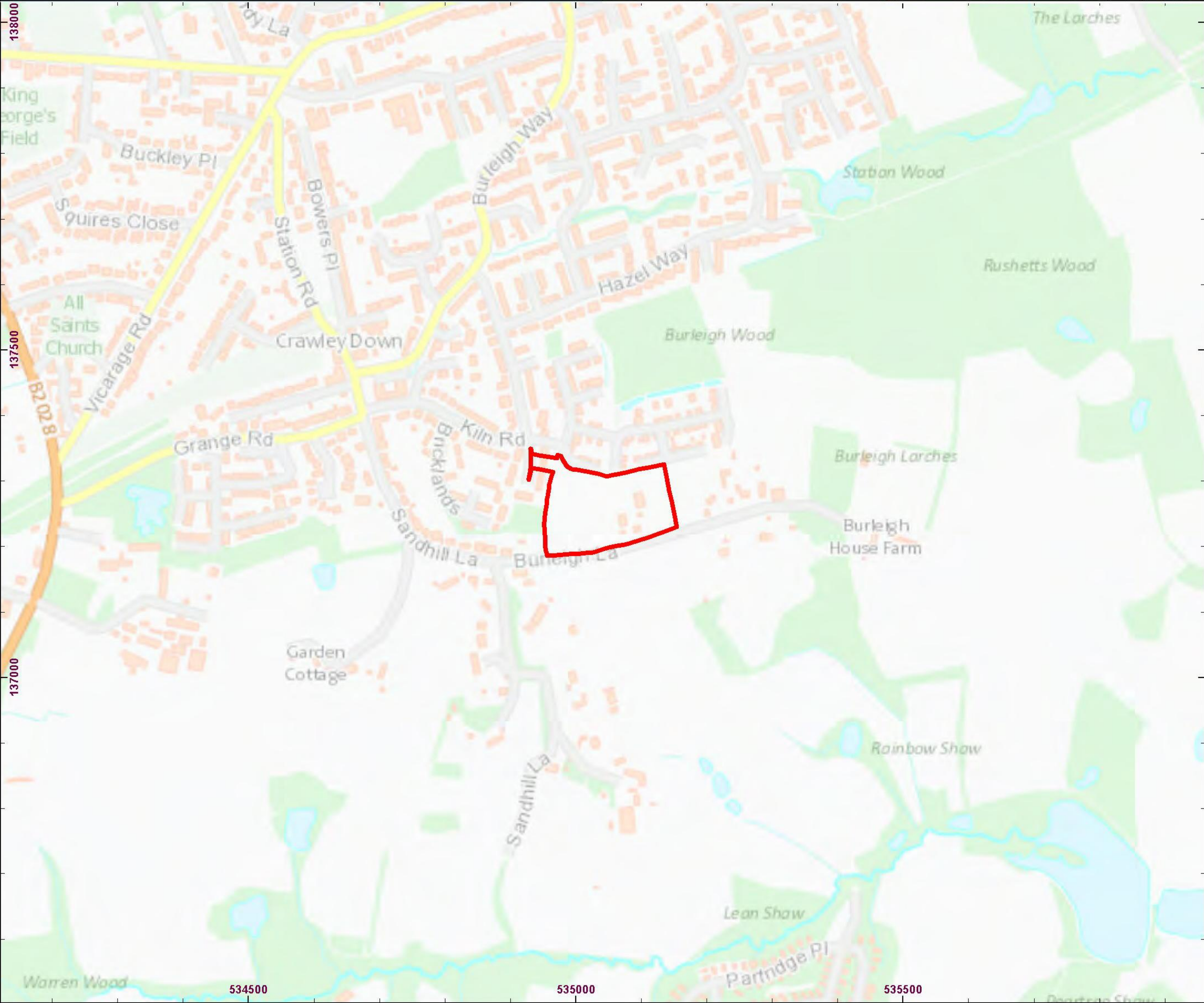
Potential Impacts of the Proposed Development on Significance of the Grade II Burleigh Cottage (NHLE ref. 1354910)

- 4.9 The proposed development will not change any element of this building's intrinsic architectural or historic interest. The proposals will not notably alter, erode or remove any existing opportunity by which the significance of this designated heritage asset is appreciated or understood. The proposals will also not diminish the positive contribution of this building to the streetscene.
- 4.10 The proposed development represents an erosion of the general edge of settlement or semi-rural immediate and wider setting of this listed building, which contributes positively to the building's significance. The proposed development is considered to incur no more than a low degree of less than substantial harm to the significance of the Grade II Burleigh Cottage. The degree of harm is not greater than low on the spectrum of less than substantial harm as no element of the building's intrinsic architectural or historic interest will be changed. The proposed development will also be screened from those spaces on Sandhill Lane and Burleigh Lane from which this building is appreciated or understood by intervening wooded spaces and so no existing opportunity to appreciate the building's significance will be lost. The provision of generous landscaping to the proposed development will be a key means of softening its overall effect within the setting of Burleigh Cottage.

5 CONCLUSION

- 5.1 This Built Heritage Statement has been prepared by RPS Consulting Services Ltd, on behalf of Burleigh Lane Crawley Down Limited to assess the potential built heritage impacts arising from the proposed development at Land north of Burleigh Lane, Crawley Down, West Sussex.
- 5.2 This Built Heritage Statement has been prepared in accordance with paragraph 207 of the National Planning Policy Framework.
- 5.3 The proposed development will alter the appearance of the Site and so represents a change within the setting one nearby built heritage asset. The relevant built heritage asset comprises a Grade II listed building, Burleigh Cottage (NHLE ref. 1354910). Burleigh Cottage lies to the southwest of the Site.
- 5.4 As a result of intervening distance and experiential barriers, the Site is not considered to form part of the setting within which any other built heritage asset is experienced or understood. No other built heritage assets have been identified as being relevant to this assessment.
- 5.5 The proposed development will not remove or notably alter any existing opportunity to appreciate the architectural or historic interest of the Grade II Burleigh Cottage, from which this building primarily derives its significance. The proposed development represents a limited erosion of the general edge of settlement or semi-rural wider setting of this listed building, which contributes positively to its significance. The proposed development is considered to incur no more than a low degree of less than substantial harm to the significance of the Grade II Burleigh Cottage. The degree of harm is not greater than low on the spectrum of less than substantial harm, as no element of the building's intrinsic architectural or historic interest will be changed. The proposed development will be screened from those spaces on Sandhill Lane and Burleigh Lane from which this building is appreciated or understood by intervening wooded spaces. No change will occur to the positive contribution of the listed building to the streetscene.
- 5.6 In accordance with paragraph 215 of the NPPF, any degree of less than substantial harm, no matter how slight, must be weighed against the public benefits of the proposed development. Please refer to the accompanying Planning Statement for full details of the public benefits of the proposed development.

FIGURES



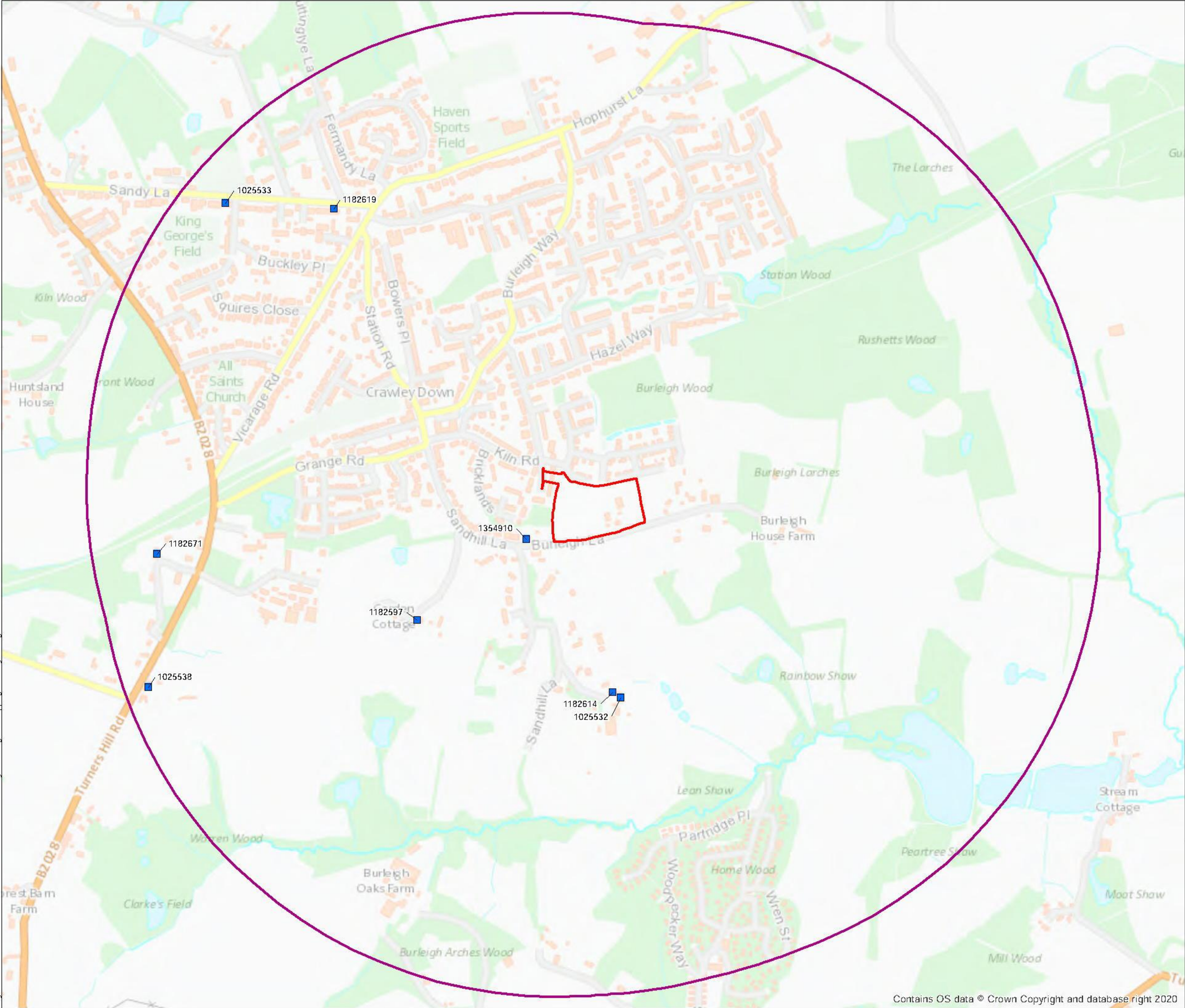
 Site Boundary



0 100 200m
Scale at A4: 1:10,000



Figure 1
Site Location



Legend

- Site Boundary
- 1 km Search Area

Designated Heritage Assets:

- Listed Buildings
- Grade II

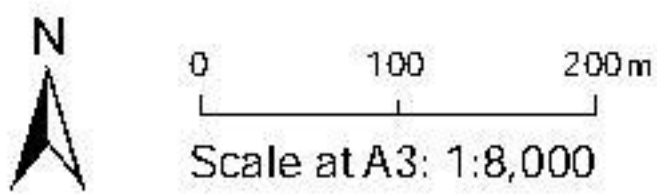
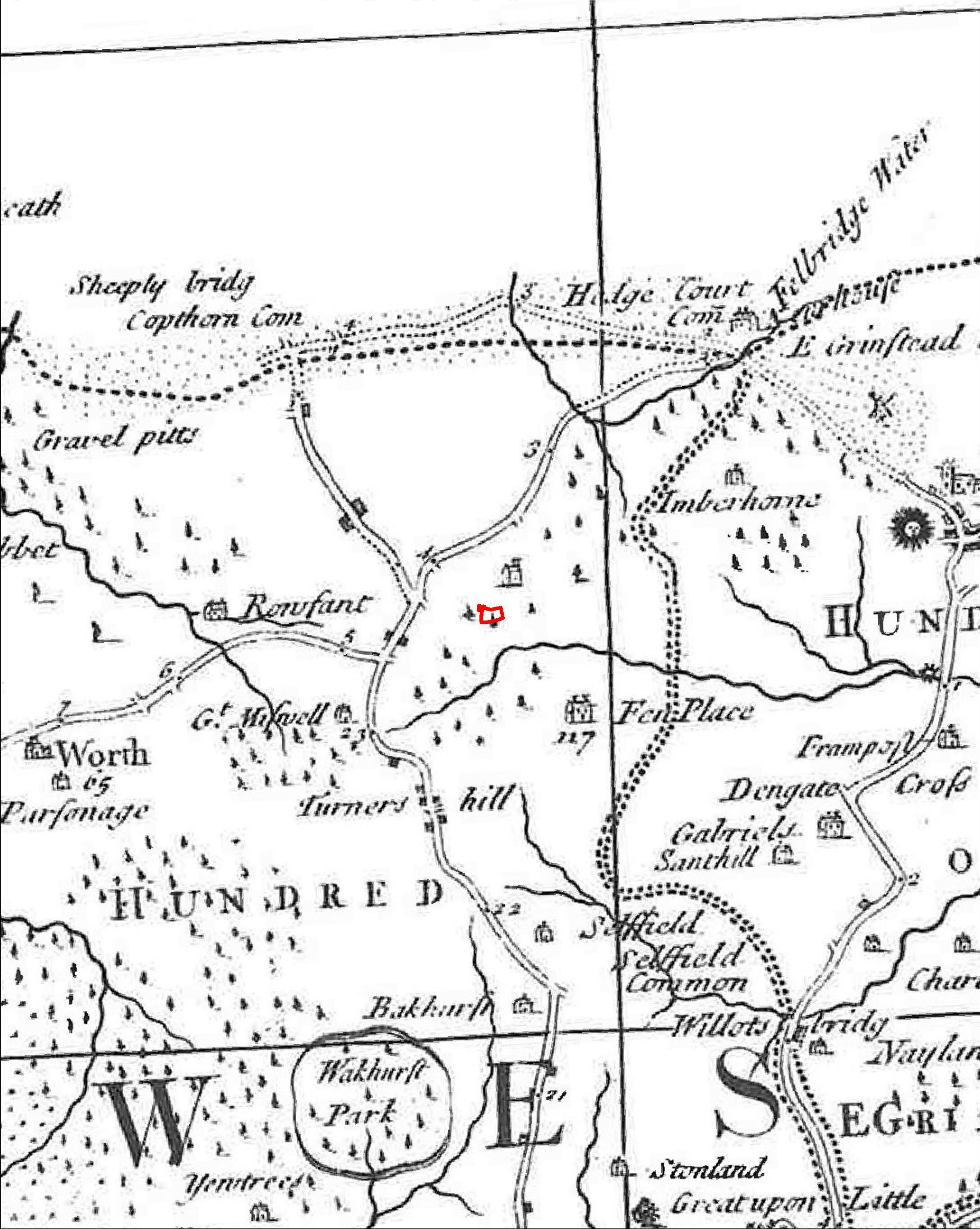



Figure 2
Built Heritage Assets Plot



 Site Boundary (approximate location)




0 500 1,000m
Scale at A4: 1:50,000
(approximately)



Figure 3
1724 Budgen Map



 Site Boundary (approximate location)




0 250 500m
Scale at A4: 1:25,000
(approximately)



Figure 4
1795 Gardner and Yeakell Map



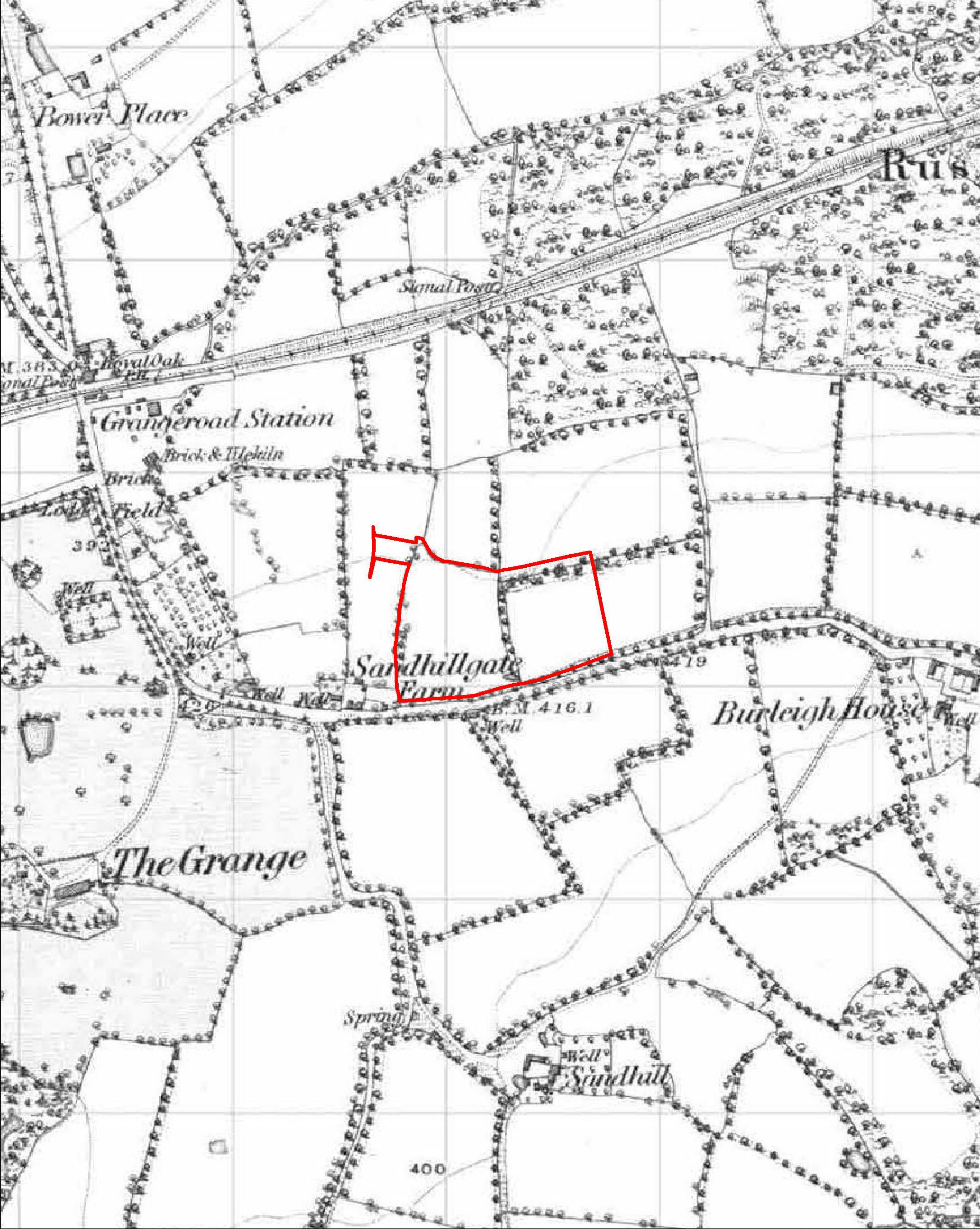
 Site Boundary (approximate location)



0 250 500m
Scale at A4: 1:15,000
(approximately)



Figure 5
1808 Ordnance Survey Drawing



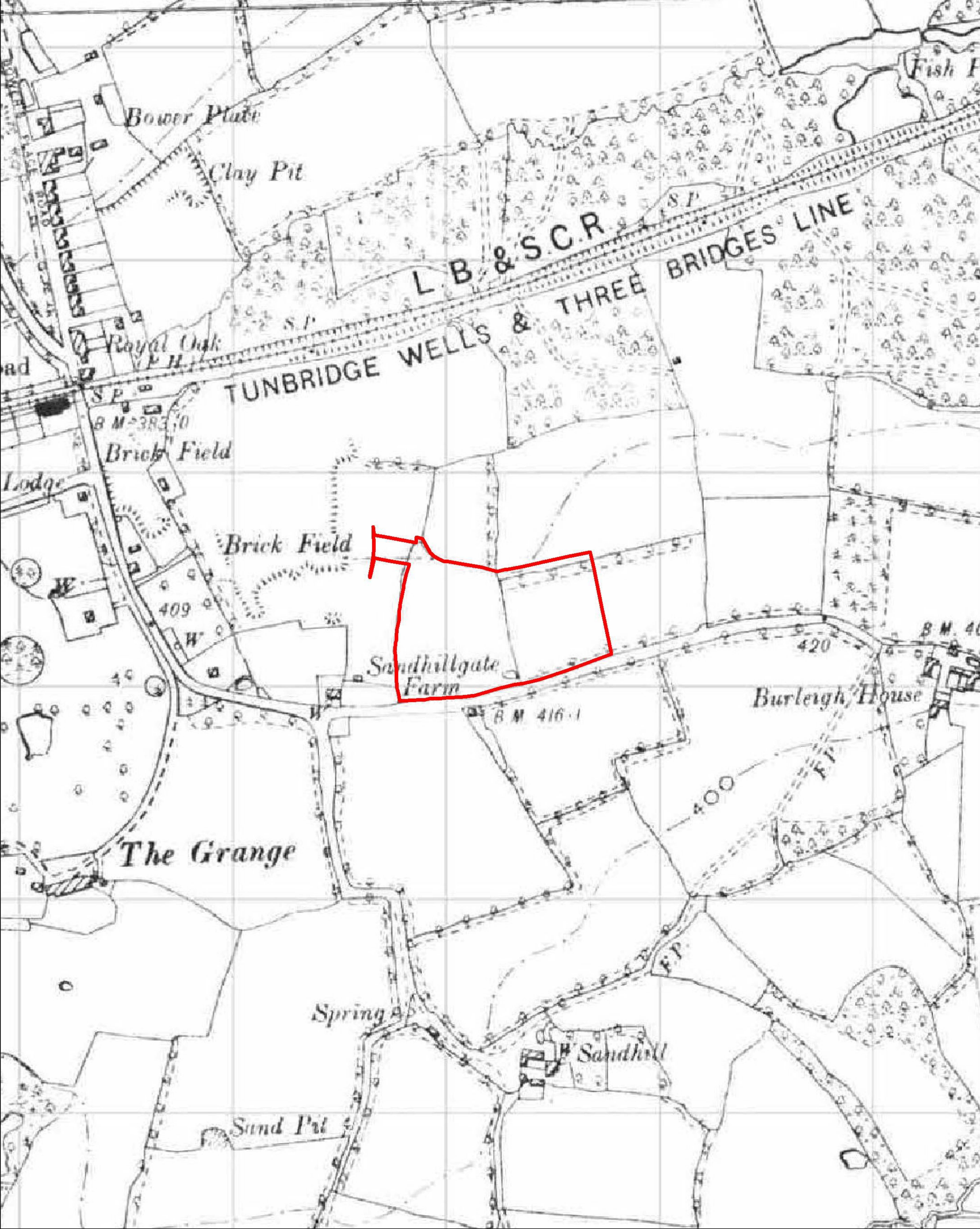
 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 6
1874 Ordnance Survey 1:10,560



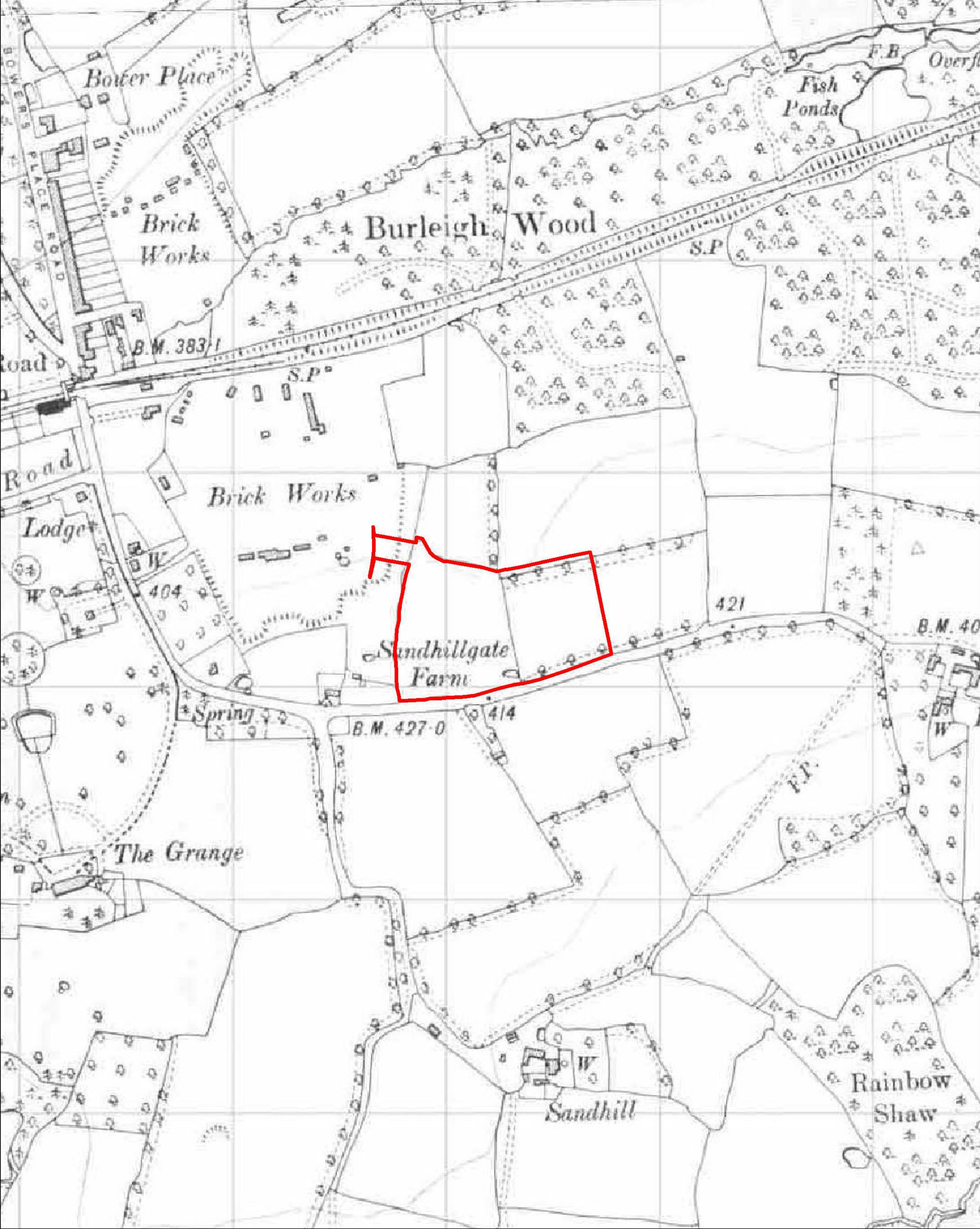
 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 7
1895-1896 Ordnance Survey
1:10,560



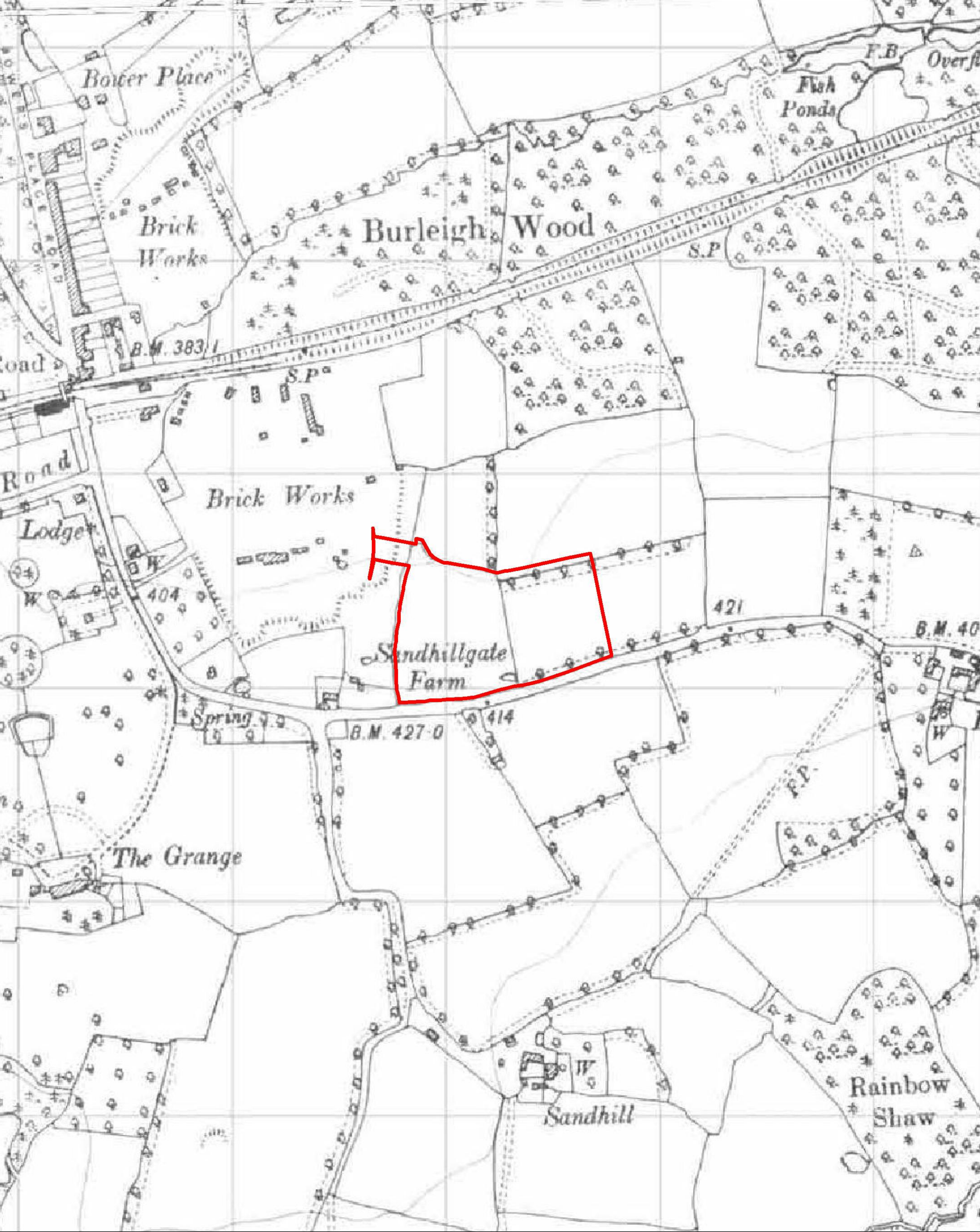
 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 8
1909-1910 Ordnance Survey
1:10,560



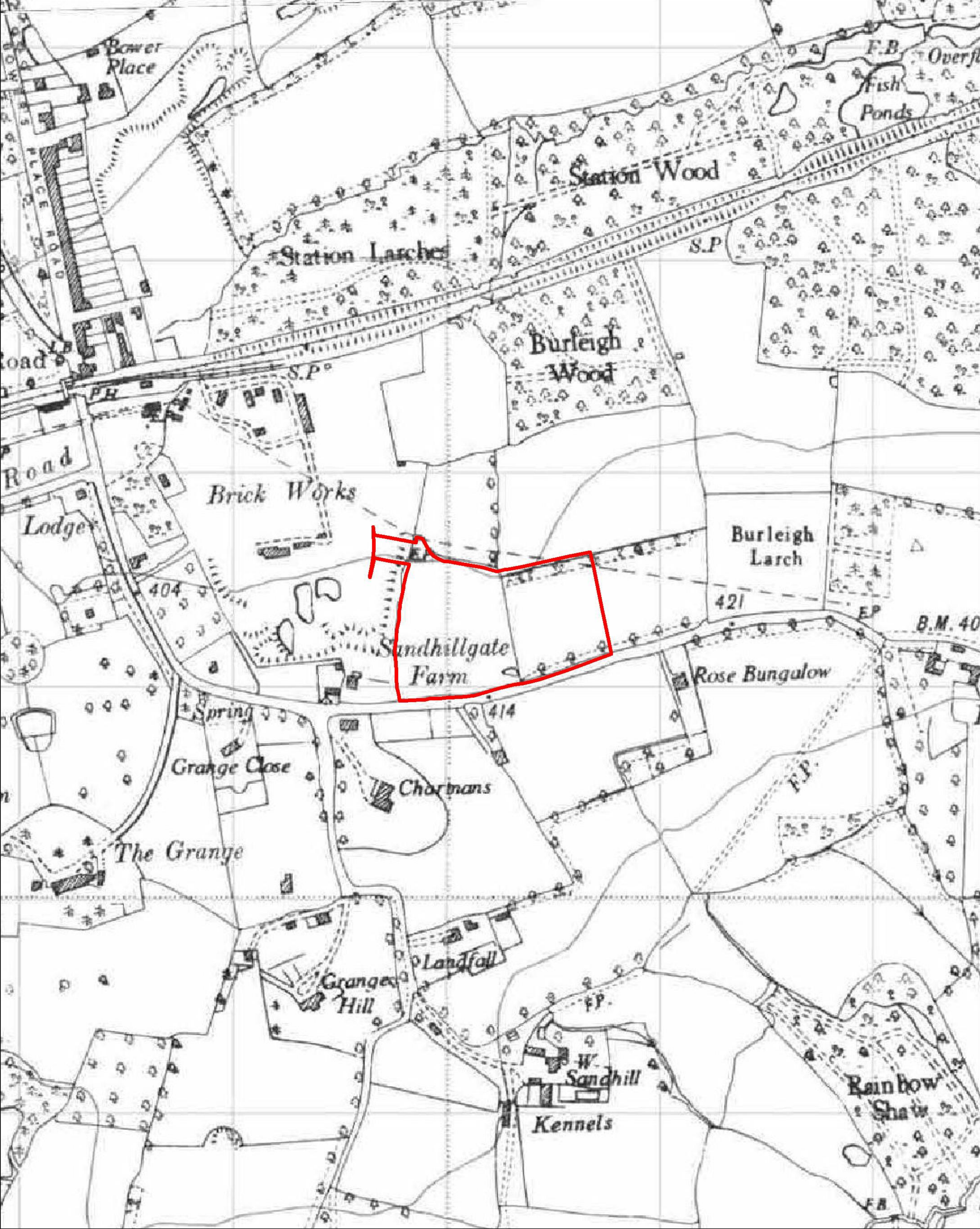
 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 9
1910-1912 Ordnance Survey
1:10,560



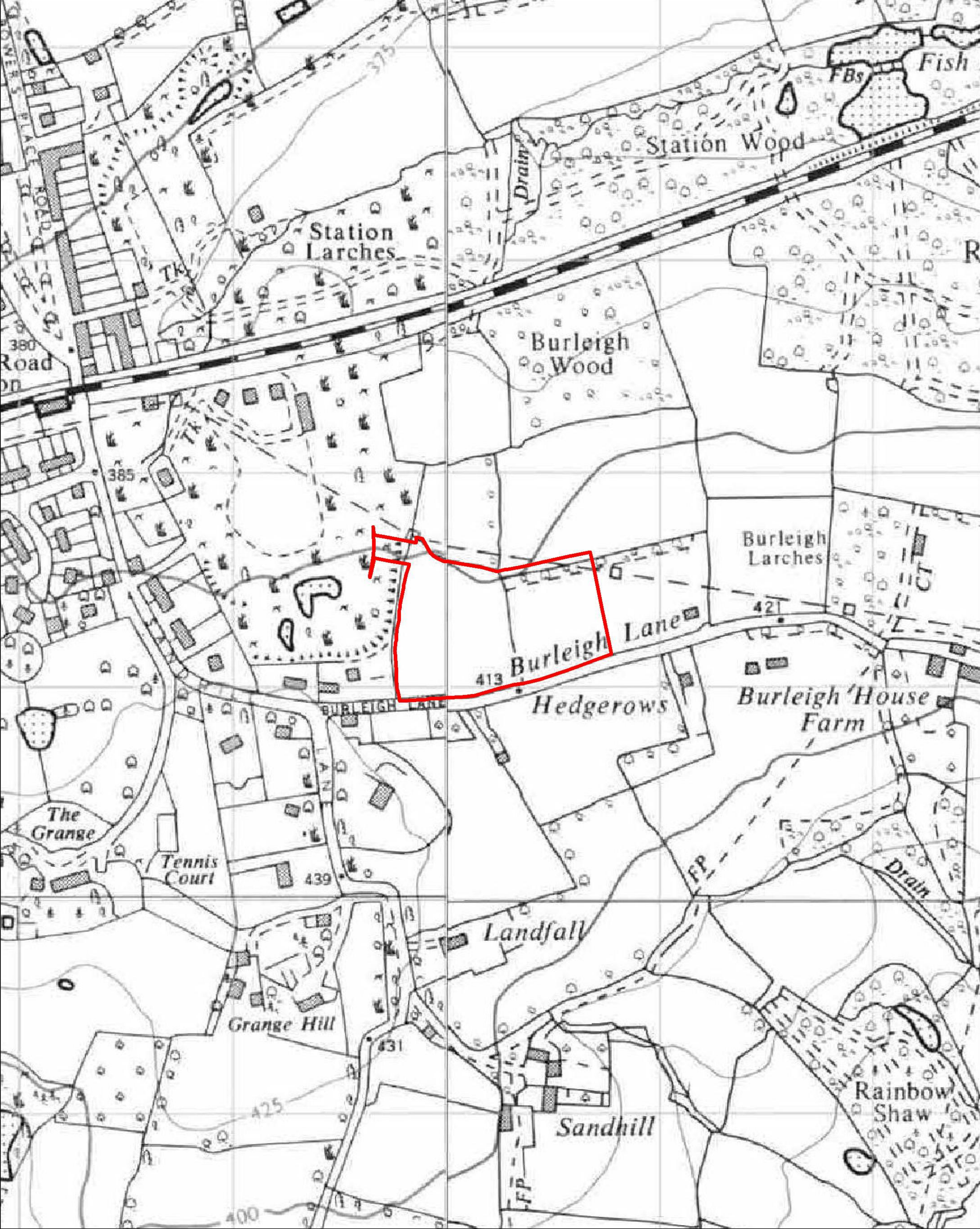
 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 10
1948 Ordnance Survey 1:10,560



 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 11
1963-1968 Ordnance Survey
1:10,560



 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 12
1974-1975 Ordnance Survey
1:10,000



 Site Boundary



0 25 50m
Scale at A4: 1:2,000



Figure 13
2003 Aerial Photograph (Google Earth Image)



 Site Boundary



0 25 50m
Scale at A4: 1:2,000



Figure 14
2018 Aerial Photograph (Google Earth Image)



 Site Boundary



0 25 50m
Scale at A4: 1:2,000



Figure 15
2021 Aerial Photograph (Google Earth Image)

Appendix A
References

Ordnance Survey
Historic England

Appendix B

Statutory List Entries

BURLEIGH COTTAGE, SANDHILL LANE

<https://historicengland.org.uk/listing/the-list/list-entry/1354910?section=official-list-entry>

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1354910

Date first listed: 11-May-1983

List Entry Name: BURLEIGH COTTAGE

Statutory Address 1: BURLEIGH COTTAGE, SANDHILL LANE

Location

Statutory Address: BURLEIGH COTTAGE, SANDHILL LANE

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Worth

National Grid Reference: TQ 34894 37192

Details

WORTH SANDHILL LANE, 1. 5405 Crawley Down Burleigh Cottage TQ 33 NW 2/559 II

2. C17. Two storeys. Two windows. Ground floor painted brick, above faced with tarred weather-boarding. Tiled roof with pentice to west. Casement windows. Large modern gabled porch. Tall brick end stack.

Listing NGR: TQ3489437192

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 302890

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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