

Land east of Lunces Hill, Hayward Heath  
Heritage Statement  
January 2025

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**Report**

Heritage Statement

**Site**

Land east of Lunces Hill, Haywards Heath

**Client**

Catesby Strategic Land Limited and Rurban Estates Limited

**Planning Authority**

Lewes District Council  
Mid Sussex District Council

**Grid reference**

TQ 33934 21816

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**Report Status**

Approved

**Date**

January 2025

**Orion Ref**

PN4161/HS/1

**Orion QA Ref**

RQA-00761-00739

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This heritage statement considers Land at Lunces Hill, Haywards Heath and the potential impact of the proposed development of the study site on the significance of those designated and non-designated built heritage assets located in its vicinity.

In accordance with Paragraph 207 of the National Planning Policy Framework (NPPF 2024) and local plan policies, this report first identifies and describes the historical development of the study site and outlines the significance of those designated and non-designated heritage assets located in the vicinity of the study site before going on to consider the impact of the proposals on that significance.

In summary, the proposal is compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF and relevant local heritage policies.

Located within the immediate vicinity of the study site are two grade II listed buildings, namely Cleavewater (NHLE 1286454) and The Olde Cottage (NHLE 1223019). Within the curtilage of Cleavewater are a barn and outbuilding, the former of which is located within the study site boundary and is proposed to be retained as part of the proposed development. These buildings have been assessed for their potential to be impacted in relation to the proposed development.

This assessment has concluded that, owing to sufficient distance and intervening natural screening and modern development, there will be no visual connections between the study site and The Olde Cottage. The study site does not form part of the setting of The Olde Cottage, which itself has been truncated by modern development in the vicinity. As such, the study site makes no contribution to the significance of The Old Cottage, and the proposed development will bring no harm to this significance.

This assessment has concluded that, despite the study site forming part of Cleavewater's setting, modern residential development in the surrounding landscape has limited the importance of this setting in relation to its contribution to the significance of Cleavewater. The inclusion of a landscape buffer between Cleavewater and the proposed new housing also ensures the legibility of the significance of the listed house within its more immediate surroundings along Ditchling Road. The proposed development will bring less than substantial harm to the significance of Cleavewater, and the considered design of the proposed development will ensure that this less than substantial harm is confined to the lowest levels possible. This less than substantial harm is to be weighed against the public benefits of the proposed development as set out in the submitted Planning and Affordable Housing Statement.

The proposed development involves the retention of the curtilage listed barn situated adjacent to Cleavewater. Retaining the barn will secure its long-term use and preservation within the site boundary, which in turn will ensure that the significance of Cleavewater will remain legible in the locality as a listed buildings

situated adjacent to the site and proposed development. In summary, the proposals directly preserve the historic fabric of the curtilage of Cleavewater, thereby preserving its significance.

Hurstwood House, Hurstwood Place and the Fox and Hounds Inn have been identified as potential non-designated heritage assets located in the vicinity of the study site. This assessment has concluded that the significance of these 19<sup>th</sup>-century buildings is best appreciated from within their historic plots and more immediate surroundings which form their settings. The study site, which lies beyond their settings, makes no contribution to the significance of these non-designated heritage assets. As such, the proposed development, which will be somewhat screened from each of these assets, will bear no impact on their significance.

## 1.0 Introduction

- 1.1 This heritage statement considers Land at Lunces Hill, Haywards Heath (Figure 1). The site (hereinafter referred to as “the study site”) is located at National Grid Reference TQ 33934 21816.
- 1.2 In accordance with the Paragraph 207 of the National Planning Policy Framework (NPPF 2024) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated and non-designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.3 A site visit was undertaken on 23<sup>rd</sup> January 2024 when the conditions were overcast with occasional rain showers, however visibility was clear.
- 1.4 The report enables relevant parties to assess the significance of designated and non-designated heritage assets within the vicinity of the study site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.

### Location and Description

- 1.5 The study site is located on the southern edge of Haywards Heath, between Lunces Hill and Hurstwood Lane (Figure 1). The study site straddles the border of East and West Sussex and also the planning authority district councils of Mid Sussex and Lewes. It consists of an irregular land parcel totalling 8.81ha at approximately 35m AOD. Pellingford Brook runs east to west through the centre of the study site. The study site comprises agricultural land bounded by hedgerows with further farmland to the south, woodland to the east, new development to the west and existing and approved residential areas of Haywards Heath to the north. The study site contains a non-designated barn associated with the Grade II listed Clearwater Farm (NHLE 1286454), this barn lies on the western site boundary.
- 1.6 The study site is shown at Plates 1-2.



**Plate 1** View of across the study site to the north



**Plate 2** View of across the study site to the west



## 2.0 Planning Background and Development Plan Framework

### Planning (Listed Building and Conservation Areas) Act 1990

**2.1** The *Planning (Listed Building and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

**2.2** Section 66(1) states:

*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

**2.3** Section 69 of the Act requires local authorities to define as conservation areas any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention *to the desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

### National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

**2.4** Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework 2024* (NPPF), entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- conservation of England's heritage assets in a manner appropriate to their significance; and
- recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

**2.5** Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

- 2.6** Paragraph 207 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 2.7** *Heritage Assets* are defined in Annex 2 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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.8** *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.9** *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10** *Setting* is defined 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. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11** The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.12** Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.13** The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic

connections that contribute or enhance the significance of one or more of the heritage assets.

**2.14** Paragraph 18a-013 concludes:

*The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time. When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.*

**2.15** The key test in NPPF paragraphs 212-215 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-018 of the NPPG provides additional guidance on substantial harm. It states:

*What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.*

*Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194 to 196) apply.*

*Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated. Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*

*While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example,*

*when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.*

*The National Planning Policy Framework confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional (see National Planning Policy Framework, paragraph 200).*

- 2.16** Paragraph 215 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

*Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefit.*

- 2.17** Paragraph 216 states:

*the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

- 2.18** 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.

### **Local Planning Policy**

- 2.19** The study site straddles Mid Sussex District Council and Lewes District Council.

- 2.20** The Mid Sussex District Plan 2014-2031 was adopted in March 2018 and 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.*

***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.*

- 2.21** The Core Strategy was adopted by Lewes District Council on 11 May 2016 and by the South Downs National Park Authority on 23 June 2016 and forms Part One of the Lewes Local Plan. Part One contains the following policies relevant to this assessment:

***Core Policy 11 – Built and Historic Environment and High Quality Design***

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

- i. Respects and, where appropriate, positively contributes to the character and distinctiveness of the district's unique built and natural heritage;*
- ii. Within the South Downs National Park is in accordance with the National Park purposes and outside the SDNP has regard to the setting of the National Park and its purposes;*

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

*The local planning authority will safeguard historic assets, including scheduled ancient monuments, listed buildings (both statutory and locally listed), registered parks and gardens, the Lewes Battlefield (1264), and archaeological remains. Proposals which conserve or enhance the historic environment, including the sensitive use of historic assets through regeneration, will be encouraged and supported. The local planning authority will seek opportunities to enhance the character and appearance of designated Conservation Areas, in accordance with the Conservation Area character appraisals.*

**2.22** Part Two of the Lewes Local Plan was adopted by Lewes District Council on 24<sup>th</sup> February 2020. Part Two contains the following policies relevant to this assessment:

***Policy DM33: Heritage Assets***

*Development affecting a heritage asset will only be permitted where the proposal would make a positive contribution to conserving or enhancing the significance of the heritage asset, taking account of its character, appearance and setting. All development proposals that affect a heritage asset or its setting will be required to submit supporting information proportionate to the significance of the asset, including:*

- a. *an assessment of the archaeological, architectural, historic or other significance of the affected asset, including any contribution made by its setting;*

- b. an assessment of the impact of the proposed development on the significance of the asset or its setting;*
- c. a statement of justification for the proposed development, together with details of any measures proposed to avoid, minimise or mitigate any harm to the significance of the asset.*

*Where the loss of the whole or part of a heritage asset can be justified, the Council will seek, by a legal agreement and/or condition, to ensure that the new development will proceed within a reasonable timescale after the loss has occurred.*

## Neighbourhood Plans

- 2.23** The study site straddles Lewes District Council and Mid Sussex District Council and falls across the designated areas of the Haywards Heath and Wivelsfield Neighbourhood Plans.
- 2.24** The Haywards Heath Neighbourhood Plan, adopted in 2016, contains the following policy relevant to this assessment:

### ***Policy E9:***

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

*...the scale, design and materials of the development (highways, footways, open space and landscape), and is sympathetic to the setting of any heritage asset...*

*Proposals affecting a listed building, conservation area, building of local interest or public park of historic interest or their setting should preserve or enhance their special interest and/or distinctive character.*

- 2.25** The Wivelsfield Neighbourhood Plan, adopted in 2016 and revised in 2021, contains the following policy relevant to this assessment:

### ***Policy 5:***

*The aim of this policy is to ensure that new development in the parish over the plan period is of a high quality design and respects the local built and natural environment. This policy builds on national (para 58 of the NPPF in particular) and local planning policy (policy ST1 of the 2003 Local Plan and Core Policy 11 of the JCS). The conservation and protection of the built environment and historical landscape features, and ensuring that new development respects these features, were key findings of community consultation and of the Environment and Countryside Focus Group (para 3.44 and 3.45 of the*



*neighbourhood plan) which fed into the neighbourhood plan's Environment Objectives.*

*Furthermore, the policy has changed significantly since the policy was appraised positively in the Draft SEA published in November 2015. It is therefore considered that alternatives to this policy have been appraised against the sustainability framework and the SEA has been influential in refining the policy to ensure it will bring about sustainable development over the plan period.*

*Given the intention of the policy, its conformity with national and local planning policy, the aspirations of the local community to include such a policy and the manner in which the policy will positively contribute to sustainable development as highlighted in the SEA policy appraisal, it is clear that there are no reasonable alternatives to consider and a 'do nothing' approach would not be reasonable.*

### Other Guidance

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

**2.26** The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

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

**2.27** Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.



**2.28** The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

**2.29** The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes

**2.30** The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

*Historic England Advice Note 10: Listed Buildings and Curtilage (Historic England 2018)*

**2.31** Historic England's Advice Note 10 provides guidance on assessing the curtilage of a listed building.

**2.32** The guidance states that the law provides that buildings and other structures that pre-date July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building.

**2.33** It reinforces section 1 (5) of *The Planning (Listed Buildings and Conservation Areas) Act 1990*, that the listed building also includes any ancillary object or structure within the curtilage of the building, which forms part of the land and has done so since before 1<sup>st</sup> July, 1948.

**2.34** The Advice Note sets out three key factors to be taken into account in assessing whether a structure or object is within the curtilage of a listed building:

- the physical layout of the listed building and the structure;

- their ownership, both historically and at the date of listing; and
- the use or function of the relevant buildings, again both historically and at the date of listing

### 3.0 Historical Context and Location of Heritage Assets

#### Introduction

- 3.1** The following section presents a historical development of the study site and wider area through the results of a map regression exercise and review of relevant background documentation.
- 3.2** The location of designated and non-designated heritage assets within and surrounding the study site are also discussed below; these are shown on Figure 3.

#### Historical Background

- 3.3** There are no settlements recorded in the area of the study site at the time of the Domesday survey (Open Domesday, 2024).
- 3.4** The 1838 Wivelsfield tithe survey lists the study site across the following plots of land (The Genealogist, 2024):

Plot No.	Plot Name	Owner	Occupier	Landuse
513	House Yard & Buildings	Anthony Tanner	John Cook	-
514	Cast Meadow	Anthony Tanner	John Cook	-
515	-	-	-	-
517	Upper Lag	Anthony Tanner	John Cook	-
584	Dunches Field	Anthony Tanner	John Cook	-
585	Round Meadow	Anthony Tanner	John Cook	-

- 3.5** Franklands Manor was acquired by Anthony Tanner in 1790. When he died in 1832 it was sold by trustees, and in the subsequent 50 years the property was split up and the manorial rights lapsed. Anthony Tanner also acquired the Manor of Lunces in 1812, and this was conveyed to the Reverend Charles Tufnell in 1833 (Salzman, 1940).
- 3.6** The 1797 Cuckfield Ordnance Survey drawing (Figure 4) shows the study site across open land to the east of what is now Ditchling Road. Cleavewater is shown on the edge of the western site boundary, with some of the farm buildings shown within the study site.
- 3.7** The 1838 Wivelsfield Tithe map (Figure 5) shows the study site across five parcels of land, with some farm buildings shown within the farmstead on the edge of the western site boundary, at that time referred to as 'Cleave Water Gate Farm'. The farm is likely to derive its name from the body of water depicted to its immediate east on this mapping.
- 3.8** The 1879 1:10,560 Ordnance Survey map (Figure 6) shows altered field boundaries within the study site, which is now situated across six parcels of

land. Cleavewater is labelled as 'Clevewaters Farm' at the time of this mapping. An area of woodland borders the eastern site boundary and further vegetation is shown along the field boundaries within the study site. The body of water and barn situated adjacent to Cleavewater are shown in detail.

- 3.9** The 1912 1:10,560 Ordnance Survey map (Figure 7) shows the study site to scale across the same six parcels of land. There is little change shown within the study site and its surroundings.
- 3.10** The 1947 1:10,560 Ordnance Survey aerial photograph (Figure 8) shows the study site with a similar layout as in historic mapping, with dense woodland to the east of the study site and vegetation situated along the field boundaries.
- 3.11** The 1969 1:10,000 Ordnance Survey map (Figure 9) shows the study site to scale over the same six parcels of land. The area to the north-west of the study site has undergone significant development, but the study site remains undeveloped.
- 3.12** The 2000 1:10,000 Ordnance Survey map (Figure 10) shows the study site to scale over the same six parcels of land, although the field boundaries have reduced. A brook is shown flowing eastward through the centre of the study site. New development at Cleavewater is shown along the western boundary.
- 3.13** The 2024 1:10,000 Ordnance Survey map (Figure 11) shows the study site over the same six parcels of land. Further residential development is shown to the north-west of the site and there are two footbridges shown within the east and the west of the study site.
- 3.14** A satellite image of the study site (Figure 12) shows the study site as undeveloped with vegetation along all boundaries but the western site boundary.

## Heritage Assets

### *Listed Buildings*

- 3.15** The study site does not contain any listed buildings. Within a 1km radius of the study site boundary there are 17 listed buildings or structures. These are shown in Figure 3. Only those assets most proximate to the study site, with historic ownership or visual connections to the study site, or with a higher listing denoting their increased sensitivity to change within their environs, require individual assessment. The following listed buildings will be considered for their potential to be impacted by the proposed development:
- Grade II listed Cleavewater (NHLE 1286454), located adjacent to the western site boundary;

- Grade II listed The Olde Cottage (NHLE 1223019), located c. 120m to the west of the study site.

**3.16** The barn located within the study site is considered to be within the curtilage of the Grade II listed Cleavewater owing to its proximity to the listed house and its age according to historic mapping dating to the 19<sup>th</sup> century, and will be treated as part of this listing.

**3.17** The remaining listed buildings within the 1km study area do not require individual assessment in relation to the proposed development. These listed buildings are as follows:

NHLE	Name	Grade
1025468	Hospital Farmhouse	II*
1222972	The Parish Church Of St Peter And St John The Baptist	II*
1025469	Barn At Hospital Farm Approximately 40 Metres North West Of Farmhouse	II
1025505	Main Block Of St Francis' Hospital	II
1192410	Chapel Of St Francis' Hospital	II
1222810	Clearwaters Farmhouse	II
1222814	More House	II
1222989	Vergers Cottage	II
1223010	Railing To Garden Of More House West Of Wall Of Gazebo	II
1223058	Roger's Farmhouse	II
1267498	Windham Cottage	II
1267610	Tapestry Cottage And Wren Cottage	II
1267611	Glebe Cottage And Chimney Cottage	II
1267614	Gazebo To South West Of More House, Garden Walls To The West And South Of Gazebo	II
1354959	Middlefield Cottage	II

**3.18** Due to their distance from the study site, the local topography, intervening built form and natural screening, the abovementioned listed buildings do not share a visual connection with the study site. Following a review of the 1838 Wivelsfield tithe map (Figure 5), it is considered that these assets do not share a historic link to the study site. The study site is considered to lie beyond the setting of each of these listed buildings, therefore they have been scoped out of further assessment in relation to the proposed development.

### *Conservation Areas*

**3.19** Within a 1km radius from the study site boundary there are two conservation areas: Wivelsfield Conservation Area, located c. 900m south of the study site boundary; and Lewes Road, Haywards Heath Conservation Area, located c. 1km to the north of the study site. The study site is sufficiently far from these conservation areas that they share no visual links, nor do they have any extant historic ownership or functional connections. The study site is considered to

lie beyond the setting of each conservation area, therefore the proposed development will bear no impact on their significance.

### *Registered Parks and Gardens*

- 3.20** There are no registered parks and gardens located within the vicinity of the study site boundary that require assessment in relation to the proposed development.

### *Non-Designated Built Heritage Assets*

- 3.21** The following buildings have been identified as potential non-designated heritage assets which merit assessment for their potential to be impacted by the proposed development:

- Hurstwood House, located at TQ 33941 22034;
- Hurstwood Place, located at TQ 33929 22091; and
- The Fox and Hounds Inn, located at TQ 33714 21919.

## 4.0 Proposed Development and Potential Impact on Heritage Assets

### Background

- 4.1** This section identifies and assesses the impacts of the proposal on the significance of the heritage assets located within the vicinity of the study site. In assessing the heritage impacts of the proposal, the relevant policies cited in section 2 have been referenced.

### The Proposed Development

- 4.2** The proposed development comprises a residential scheme with associated infrastructure and landscaping, including the retention of the existing barn for use as a flexible community and/or commercial space.

### Potential Impacts on Heritage Assets

- 4.3** There are a number of listed buildings located in the immediate and wider vicinity of the site. The proposed development has the potential to impact on the settings and significance of the heritage assets that have been identified as requiring further assessment in section 3.

### Listed Buildings

- 4.4** In order to understand how any new development could affect the significance of these heritage assets, it is important to understand the specific heritage values which combine to inform that significance. An understanding of the contribution setting makes to its significance is also considered.

#### Cleavewater (Grade II, NHLE 1286454)

- 4.5** Located adjacent to the western site boundary, the grade II listed Cleavewater is described as follows by the National Heritage List for England (NHLE):

*C16 or earlier Wealden hall-house with C18 remodelling and early to mid C19 additions at front to form a T plan. Rear part is partly timber framed and tile hung on first floor and red brick with grey headers and some ashlar to ground floor. Horsham slab roof with central massive C16 stepped stack and end chimney stack. T-wing to road front is early to mid C19 Sussex sandstone with plinth and discontinuous stringcourse. Hipped tiled roof with large panelled stack. 2 storeys, 2 windows. Front has 2 triple mid C19 sashes with broken stringcourse forming keystones over ground floor windows. Single central C19 4 panelled doorcase. Rear part has mixed C19 casements and sashes.*

- 4.6** The significance of this heritage asset derives principally from its date of construction and the retention of its historic built fabric which generates its special historic and architectural interest. Although there have been several

alterations and additions to the asset, most notably the 19<sup>th</sup>-century additions to form a T plan, the historic planform of the building is still legible.

- 4.7** The setting of Cleavewater is defined by both its location along Ditchling Road and within its historic farmstead plot, which has not changed significantly based on a review of the earliest available mapping. Its principal elevation is experienced when approaching along Ditchling Road from both the north and the south, owing to a lack of screening from vegetation or other built form in the vicinity of the house.
- 4.8** The study site forms part of the setting of Cleavewater as part of its agricultural historic surroundings. However, other aspects of the house's setting, including land to the west of Ditchling Road, have already been impacted by modern residential development. This is particularly the case where modern housing has been constructed directly opposite the western elevation of Cleavewater. While the study site makes a positive contribution to the significance of Cleavewater as part of its setting, the importance of this contribution has been limited by the impact of existing modern development in the surrounding landscape.
- 4.9** At the time of the 1838 Wivelsfield tithe survey (Figure 5), Cleavewater was recorded in the appointment details as being owned by Anthony Tanner and occupied by John Cook. This indicates a historic link to the land contained within the study site, which was recorded under the same ownership details. The acquisition of the study site for development will have severed any such links.

#### *Impact of Development Proposal*

- 4.10** The proposed development comprises the construction of new residential homes across land within the study site to the east of the grade II listed Cleavewater. While the listed building is located directly adjacent to the western boundary of the study site, the new buildings will be located at least 50m from the study site boundary owing to the inclusion of a landscape buffer. The proposed planting of trees in the vicinity of the proposed houses will bring a level of natural screening between the proposed development and Cleavewater, although they will still experience intervisibility. Where Cleavewater is experienced in views when travelling along Ditchling Road, there will not be any discernible change to the legibility of Cleavewater's significance owing to the setting back of the proposed houses from Ditchling Road. Although a matter to be determined at reserved matters stage, the considered colour pallet of expected facing materials that are to be used will also help to blend the massing of the new buildings within views of the landscape to the east of the study site. This will assist in the preservation of the long-term future of Cleavewater, as will retaining the ability for the public to experience the asset with a visual separation from the proposed development.



**4.11** The study site forms part of the setting of Cleavewater owing to their proximity and their historic agricultural context. However, existing modern residential development to the west of the site has already truncated the setting of Cleavewater, limiting the importance of the contribution made by setting to the significance of the listed house. The proposed development of the study site will cause less than substantial harm to the significance of Cleavewater as development within its setting. The abovementioned considered design of the proposed development ensures that levels of less than substantial harm are confined to the lowest levels possible.

**4.12**



**Plate 3** View of Cleavewater along Ditchling Road from the north



**Plate 4** View of Cleavewater along Ditchling Road from the south



**Plate 5** View of Cleavewater from the study site

*Barn centred at TQ 33832 21734*

- 4.13** The barn centred at TQ 33832 21734 is located within the study site along its western boundary, and is located c. 20m to the south of the Grade II listed Cleavewater.
- 4.14** The barn appears on the 1838 tithe map of Wivelsfield, then appears consistently on historic maps thereafter. It is shown within the same plot of land (513) as Cleavewater in the 1838 tithe survey, demonstrating its historic ties to the listed house. Both the age of the barn and its proximity to the listed house mean it is considered to fall within its curtilage.
- 4.15** Despite the age of the barn and its proximity to Cleavewater, its historic value is lessened by its current condition; not all of its built fabric appears to be original and it is otherwise in a state of disrepair. The limited historic value of the barn relative to the listed house is further impacted by the fact that the barn holds little architectural value.
- 4.16** The study site falls within the setting of the barn as part of the curtilage of the listed house, though this setting is much more closely related to the listed house rather than the surrounding landscape.

*Impact of Development Proposal*

- 4.17** The proposed development includes the retention of the barn and the creation of a c. 50m buffer zone between the listed building and the onsite development. This buffer will also include limited natural screening along the edge of the new development.
- 4.18** As previously mentioned, the proposed development will bring a level of less than substantial harm to the significance of the Grade II listed Cleavewater as

development within its setting. In light of this, the retention of the barn within the study site as part of the proposed development ensures the legibility of the significance of the listed house within the locality by preserving the historic fabric of a building which forms its curtilage, which will preserve its long-term future.



**Plate 6** View of the curtilage listed barn from Ditchling Road



**Plate 7** View of the curtilage listed barn from the study site

#### *Outbuilding centred at TQ 33843 21798*

- 4.19** The outbuilding centred at TQ 33843 21798 is located due east of the Grade II listed Cleavewater, adjacent to the western site boundary.
- 4.20** The outbuilding appears on the 1838 tithe map of Wivelsfield, then appears consistently on historic maps thereafter. It is shown within the same plot of land (513) as Cleavewater in the 1838 tithe survey, demonstrating its historic ties to the listed house. Both the age of the outbuilding and its proximity to the listed house mean it is considered to fall within its curtilage.
- 4.21** Despite the age of the outbuilding and its proximity to Cleavewater, its historic value is lessened by its current condition; not all of its built fabric appears to



be original and it is otherwise in a state of disrepair. The limited historic value of the outbuilding relative to the listed house is further impacted by the fact that it holds little architectural value.

- 4.22** The study site falls within the setting of the outbuilding as part of the curtilage of the listed house, though this setting is much more closely related to the listed house rather than the surrounding landscape.

#### *Impact of Development Proposal*

- 4.23** The proposed development includes the creation of a c. 50m buffer zone between the Cleavewater farmstead and the onsite development. The outbuilding's location beyond the study site boundaries secures its retention in parallel with the curtilage listed barn, ensuring the legibility of the significance of the listed building within the locality which will preserve its long-term future.
- 4.24** As previously mentioned, the proposed development will bring a level of less than substantial harm to the significance of the Grade II listed Cleavewater as development within its setting. However, existing modern residential development to the west of the site has already truncated the setting of Cleavewater, limiting the importance of the contribution made by setting to the significance of the listed house and any buildings within its curtilage. Although a matter to be determined at reserved matters stage, the considered design of the proposed development ensures that levels of less than substantial harm are confined to the lowest levels possible.



**Plate 8** View of the curtilage listed outbuilding from the study site

#### **The Olde Cottage (Grade II, NHLE 1223019)**

- 4.25** Located c. 120m to the west of the site boundary, the Grade II listed The Olde Cottage is described as follows in its NHLE listing:

*C17 or earlier timber-framed cottage refaced with red brick, now painted, on ground floor and tile-hung above. Tiled roof hipped at west end. Casement windows. Two storeys. Two windows.*

- 4.26** The significance of The Olde Cottage derives principally from its date of construction and the retention of its historic built fabric which generates its special historic and architectural interest. However, this significance has been eroded by modern additions to the house.
- 4.27** The setting of the house is confined to its historic plot and more immediate agricultural surroundings. The house is set back from Ditchling Road and is accessible by a lane to the west of the study site. Intervisibility with the study site. The recent residential development of land directly to the north-east of the house has already truncated the asset's setting. The study site does not form part of the setting of The Olde Cottage, and makes no contribution to its significance.
- 4.28** At the time of the 1838 Wivelsfield tithe survey (Figure 5), The Olde Cottage was recorded in the appointment details (479) as being owned by Anthony Tanner and Henry Butcher, and occupied by John Cook. This indicates a historic link to the land contained within the study site, which was recorded under the same ownership details. However, the acquisition of the study site for development, and the modern development that lies between the study site and The Olde Cottage, will have severed any such historic ownership or functional links.

#### *Impact of Development Proposal*

- 4.29** The proposed development includes the development of new residential homes c. 120m to the west of the Grade II listed The Olde Cottage. The distance from the proposed housing, combined with the intervening natural screening and modern development, means there will be no visual connections between the two. Furthermore, the study site is not considered to lie within the setting of the asset and makes no contribution to its significance. As such, the proposed development will bring no harm to the significance of The Olde Cottage.

#### **Non-Designated Heritage Assets**

##### **Hurstwood House, located at TQ 33941 22034**

- 4.30** Hurstwood House is a Victorian mansion situated to the east of Hurstwood Lane c. 50m from the northern site boundary. The house was first marked and labelled on the 1879 Ordnance Survey map (Figure 6). The age of the house is reflected in its presence and consistent footprint across historic mapping from this time onwards.

- 4.31** The potential significance of Hurstwood House is principally derived from its age and the retention of its historic fabric. The footprint of buildings adjoining Hurstwood House has changed over time, with the demolition of adjacent structures shown between the 1961 and 2000 Ordnance Survey maps (Figures 9-10). The demolition of these buildings may potentially have resulted in the removal of some original historic fabric associated with Hurstwood House, which would impact its significance.
- 4.32** Hurstwood House is set in its historic plot to the east of Hurstwood Lane. The setting of the house is comprised of its immediate surroundings. Removal of historic buildings within this setting and the construction of new dwellings to the east will have truncated the setting of the house, limiting the importance of this setting in relation to the significance of the house. There is limited intervisibility between the house and the study site which is hindered by intervening mature vegetation. The house is experienced alongside more modern built form to the east when views are taken within the study site.
- 4.33** Hurstwood House is primarily of significance for its historic value as a house dated to the late 19<sup>th</sup> century. This value will be best appreciated from within its historic plot and immediate surroundings. The study site is not considered to form part of the setting of the house owing to the truncation of this setting through development in its vicinity across the later 20<sup>th</sup> century. While the study site experiences limited intervisibility with the house, any views are framed by existing modern dwellings and structures which have already re-characterised the house's surroundings. As the proposed new housing will be a sufficient distance from the house, the significance of the house will not be impacted by the proposed development; this significance will remain legible within the more immediate surroundings of the house.



**Plate 9** View of Hurstwood House from the study site

#### **Hurstwood Place, located at TQ 33929 22091**

- 4.34** Hurstwood Place is a mansion situated along Colwell Road c. 90m from the northern site boundary. The house was first marked and labelled on the 1879 Ordnance Survey map (Figure 6). The age of the house is reflected in its

presence and consistent footprint across historic mapping from this time onwards.

- 4.35** The potential significance of Hurstwood Place is principally derived from its age and the retention of its historic fabric as a house built on the site of a tarn yard which operated between the 14<sup>th</sup> and 19<sup>th</sup> centuries. Various ponds within the vicinity of the house are former tarn pits.
- 4.36** Hurstwood Place is set in its historic plot to the south of Colwell Road. The setting of the house is comprised of its immediate surroundings. There is limited intervisibility between the house and the study site which is hindered by intervening mature vegetation. The house is experienced alongside more modern built form to the east when views are taken within the study site.
- 4.37** Hurstwood Place is primarily of significance for its historic value as a house dated to the late 19<sup>th</sup> century. This value will be best appreciated from within its historic plot and immediate surroundings, especially those surroundings from within which the historic use of the former tarn yard that the house is built upon is legible through features such as ponds on the sites of former tarn pits. The study site is not considered to form part of the setting of the house. While the study site experiences limited intervisibility with the house, any views are framed by existing modern dwellings and structures which have already re-characterised the house's surroundings. As the proposed new housing will be a sufficient distance from the house, the significance of the house will not be impacted by the proposed development; this significance will remain legible within the more immediate surroundings of the house.



**Plate 10** View of Hurstwood Place from the study site





**Plate 11** View of Hurstwood Place from Colwell Lane

### **Fox and Hounds Inn, located at TQ 33714 21919**

- 4.38** The Fox and Hounds Inn is a public house situated along Ditchling Road c. 170m from the western site boundary. The public house was first marked and labelled by the 1838 tithe survey (Figure 5). The age of the public house is reflected in its presence across historic mapping from this time onwards.
- 4.39** The potential significance of the public house is principally derived from its age and the retention of its historic fabric, as well as the maintenance of its original intended use as a public house. The footprint of the public house has changed over time, with additions visible across 20<sup>th</sup> century Ordnance Survey mapping. These additions reflect the potential for alterations to the historic fabric of the public house, which would impact its significance.
- 4.40** The public house is set in its historic plot along Ditchling Road. The setting of the house is comprised of its immediate surroundings. Construction of more modern buildings in the vicinity will have truncated the setting of the public house, limiting the importance of this setting in relation to the significance of the public house. The study site does not experience intervisibility with the public house, though they experience co-visibility when views are taken along Ditchling Road in the vicinity of the Cleavewater farmstead. This co-visibility does not involve key views of the public house, which is experienced alongside more modern built form in these views.
- 4.41** The Fox and Hounds Inn is primarily of significance for its historic value as a public house dated to the 19<sup>th</sup> century which remains in use. This value will be best appreciated from within its historic plot and immediate surroundings. The study site is not considered to form part of the setting of the public house. While the study site experiences limited co-visibility with the public house, any views are framed by existing modern dwellings and structures which have already re-characterised the public house's surroundings. As the proposed new housing will be located a sufficient distance from the public house, and will be well-screened from the public house, the significance of the public



house will not be impacted by the proposed development; this significance will remain legible within the more immediate surroundings of the public house.



**Plate 12** View of the Fox and Hounds Inn from Ditchling Road

## 5.0 Summary and Conclusions

- 5.1** In summary, the proposal is compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2024 and relevant local planning policy (as noted in section 2).
- 5.2** Located within the immediate vicinity of the study site are two grade II listed buildings, namely Cleavewater (NHLE 1286454) and The Olde Cottage (NHLE 1223019). Within the curtilage of Cleavewater are a barn and outbuilding, the former of which is located within the study site boundary and is proposed to be retained as part of the proposed development. These buildings have been assessed for their potential to be impacted in relation to the proposed development.
- 5.3** This assessment has concluded that, owing to sufficient distance and intervening natural screening and modern development, there will be no visual connections between the study site and The Olde Cottage. The study site does not form part of the setting of The Olde Cottage, which itself has been truncated by modern development in the vicinity. As such, the study site makes no contribution to the significance of The Old Cottage, and the proposed development will bring no harm to this significance.
- 5.4** This assessment has concluded that, despite the study site forming part of Cleavewater's setting, modern residential development in the surrounding landscape has limited the importance of this setting in relation to its contribution to the significance of Cleavewater. The inclusion of a landscape buffer between Cleavewater and the proposed new housing also ensures the legibility of the significance of the listed house within its more immediate surroundings along Ditchling Road. The proposed development will bring less than substantial harm to the significance of Cleavewater, and the considered design of the proposed development will ensure that this less than substantial harm is confined to the lowest levels possible. This less than substantial harm is to be weighed against the public benefits of the proposed development as set out in the submitted Planning and Affordable Housing Statement.
- 5.5** The proposed development involves the retention of the curtilage listed barn situated adjacent to Cleavewater. Retaining the barn will secure its long-term use and preservation within the site boundary, which in turn will ensure that the significance of Cleavewater will remain legible in the locality as a listed buildings situated adjacent to the site and proposed development. In summary, the proposals directly preserve the historic fabric of the curtilage of Cleavewater, thereby preserving its significance.
- 5.6** Hurstwood House, Hurstwood Place and the Fox and Hounds Inn have been identified as potential non-designated heritage assets located in the vicinity of the study site. This assessment has concluded that the significance of these 19<sup>th</sup>-century buildings is best appreciated from within their historic plots and

more immediate surroundings which form their settings. The study site, which lies beyond their settings, makes no contribution to the significance of these non-designated heritage assets. As such, the proposed development, which will be somewhat screened from each of these assets, will bear no impact on their significance.

## Sources

### General

The National Archives  
 East Sussex Historic Environment Record  
 West Sussex Historic Environment Record

### Cartographic

Site Location  
 Designated Heritage Assets  
 1797 Cuckfield Ordnance Survey Drawing  
 1838 Wivelsfield Tithe Map  
 1879 1:10,560 Ordnance Survey Map  
 1912 1:10,560 Ordnance Survey Map  
 1947 1:10,560 Ordnance Survey Aerial Photograph  
 1969 1:10,000 Ordnance Survey Map  
 2000 1:10,000 Ordnance Survey Map  
 2024 1:10,000 Ordnance Survey Map  
 Satellite Image of the Site

### Websites

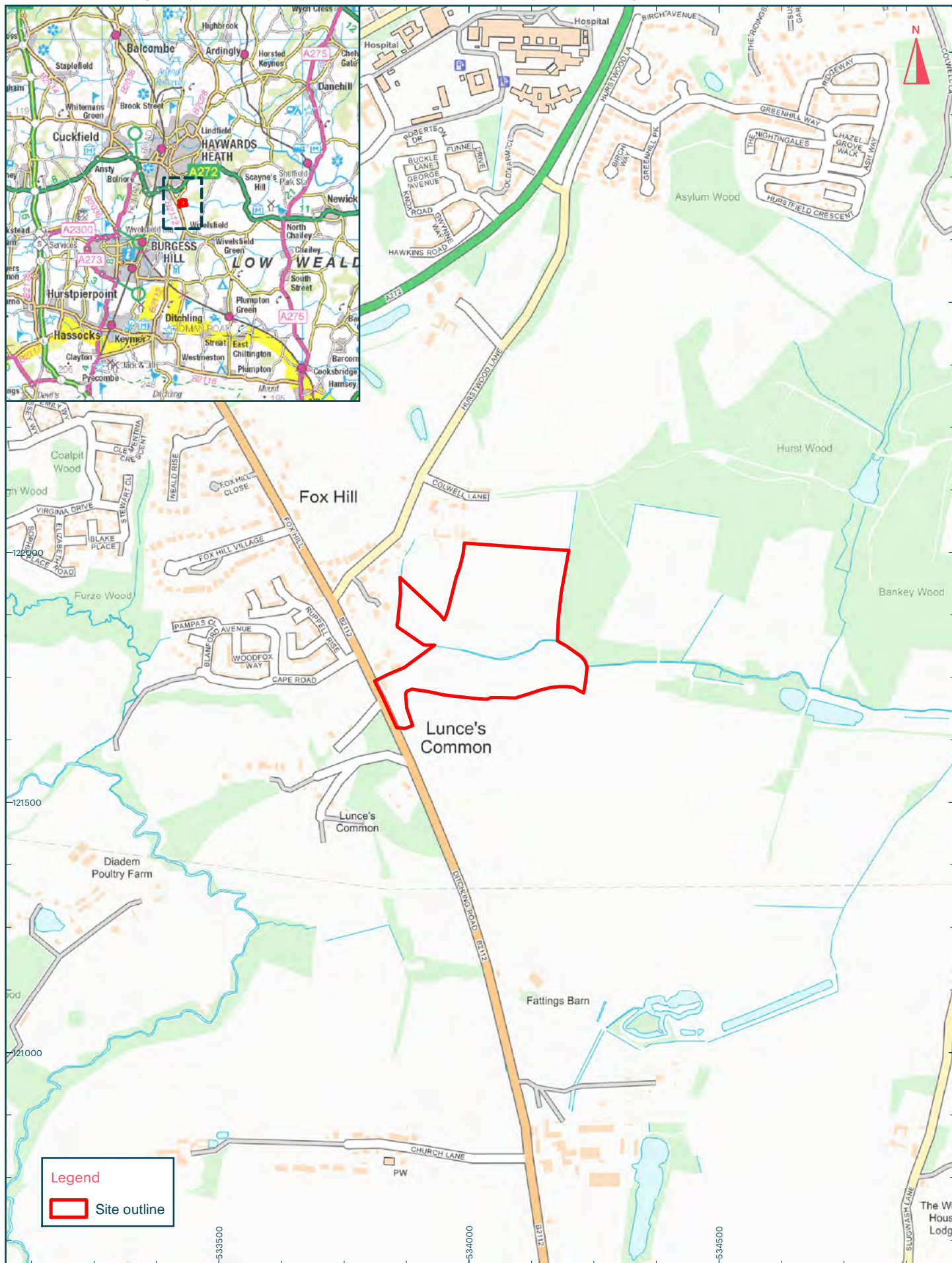
British History Online – [www.british-history.ac.uk](http://www.british-history.ac.uk)  
 Historic England National Heritage List for England –  
[www.historicengland.org.uk/listing/the-list](http://www.historicengland.org.uk/listing/the-list)  
 Heritage Gateway - [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)  
 Open Domesday – [www.opendomesday.org](http://www.opendomesday.org)  
 The Genealogist - [www.thegenealogist.co.uk](http://www.thegenealogist.co.uk)

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- Salzman, L.F. 1940. A History of the County of Sussex: Volume 7, the Rape of Lewes.





**Title:**  
Figure 1: Site Location

**Address:**  
Land at Lunces Hill, Haywards Heath





**Do not scale from this drawing.**  
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## PLANNING

- Site boundary (8.88ha)
- - - Public Right of Way (PRoW)
- - - Historic byway
- 1 Proposed point of vehicular, cycle and pedestrian access
- 2 Proposed primary street with 2m footpaths
- 3 Proposed shared space street
- 4 Proposed private drive
- 5 Stream crossing area
- 6 Proposed recreational footpaths
- 7 Proposed attenuation basin
- 8 Existing vegetation and trees retained and enhanced
- 9 Proposed boundary planting
- 10 Proposed LEAP
- 11 Proposed wildflower meadow
- 12 Public Open Space buffer from Ancient Woodland
- 13 Proposed farmstead style dwellings and courtyard
- 14 Flexible commercial and/or community use – retention and restoration of existing barn
- 15 Proposed puffin crossing

Rev.	Date	Description
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Land east of Lunce's Hill  
HAYWARDS HEATH

Illustrative Masterplan

Job ref: 604	Drawing number: P01	Revision:
Scale: 1:2000 @ A3	Date: February 2025	

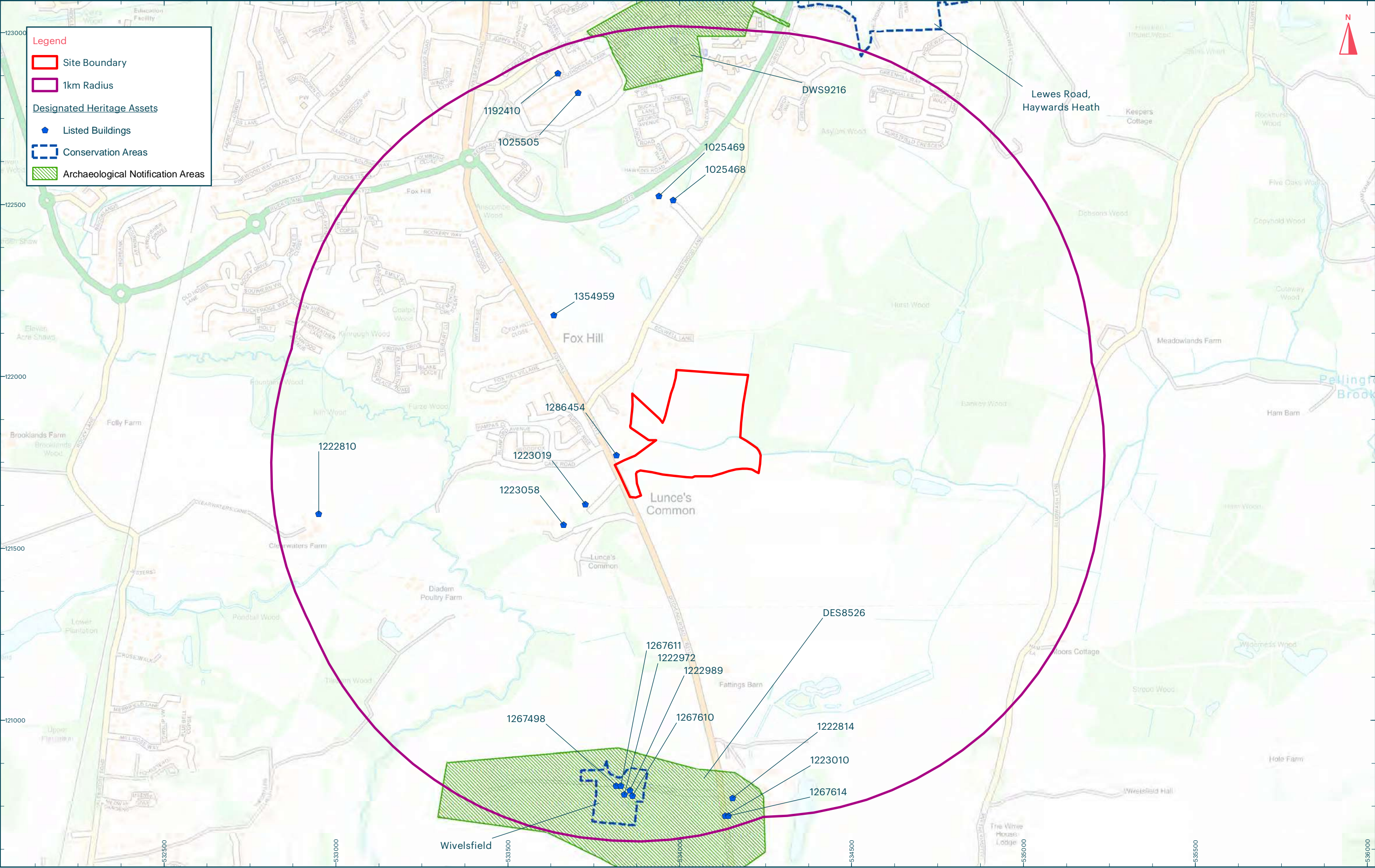


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 www.edgeUD.co.uk





**Title:**  
Figure 3: Designated Heritage Assets

**Address:**  
Land at Lunces Hill, Haywards Heath







**Title:**  
Figure 4: 1797 Cuckfield Ordnance Survey Drawing

**Address:**  
Land at Lunces Hill, Haywards Heath

Scale at A3: 1:6,000

0 200m







122000

121500

533500

534000

534500

**Title:**  
Figure 5: 1838 Wivelsfield Tithe Map

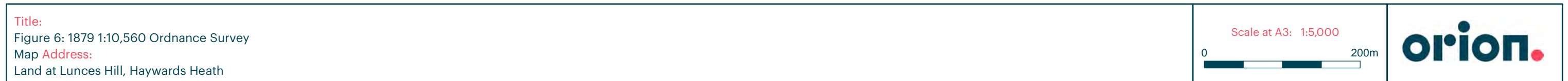
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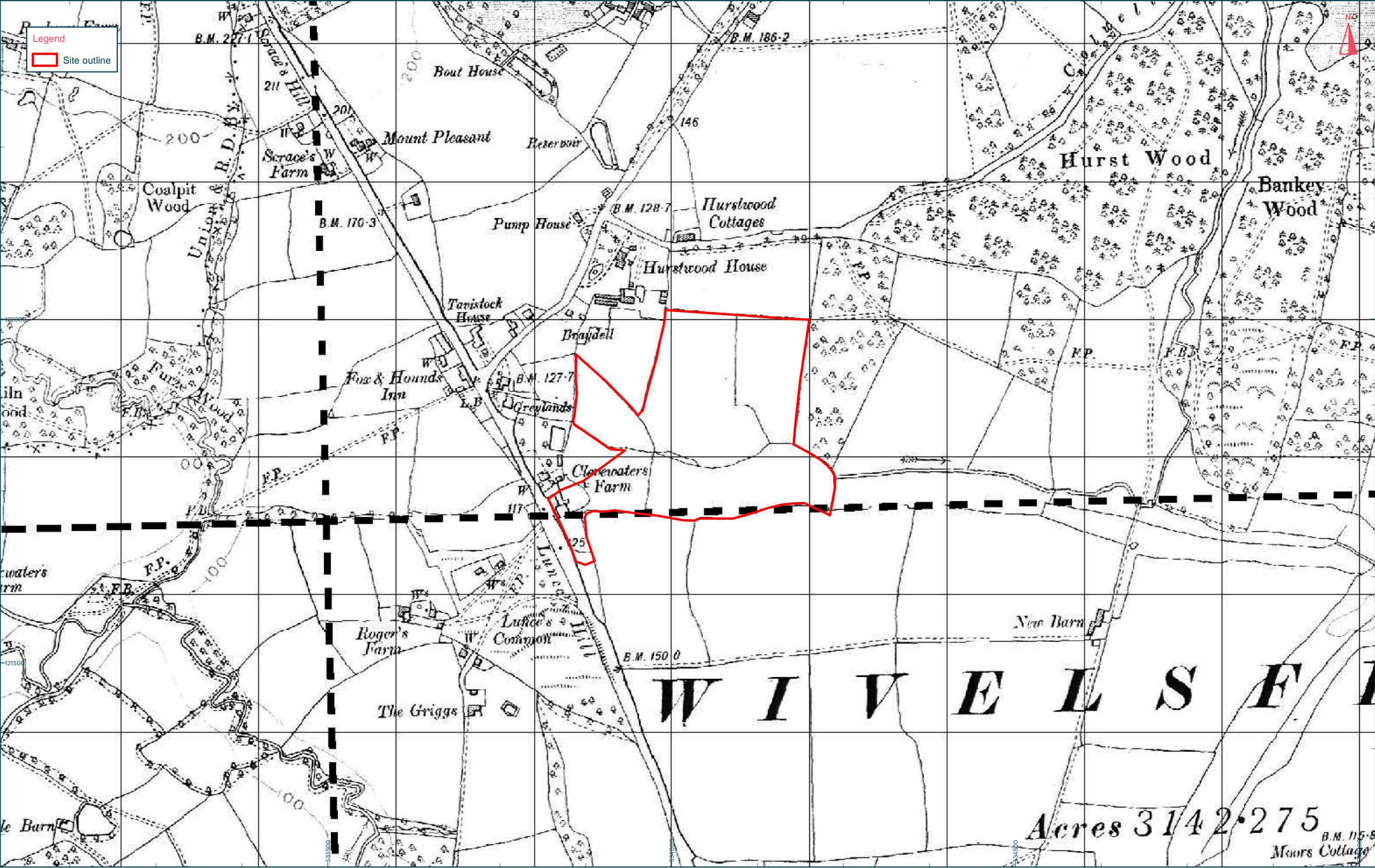
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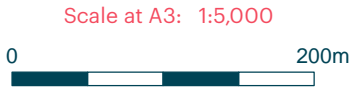






**Title:**  
Figure 7: 1912 1:10,560 Ordnance Survey Map

**Address:**  
Land at Lunces Hill, Haywards Heath







**Title:**  
Figure 8: 1947 1:10,560 Ordnance Survey Aerial  
Photograph **Address:**  
Land at Lunces Hill, Haywards Heath

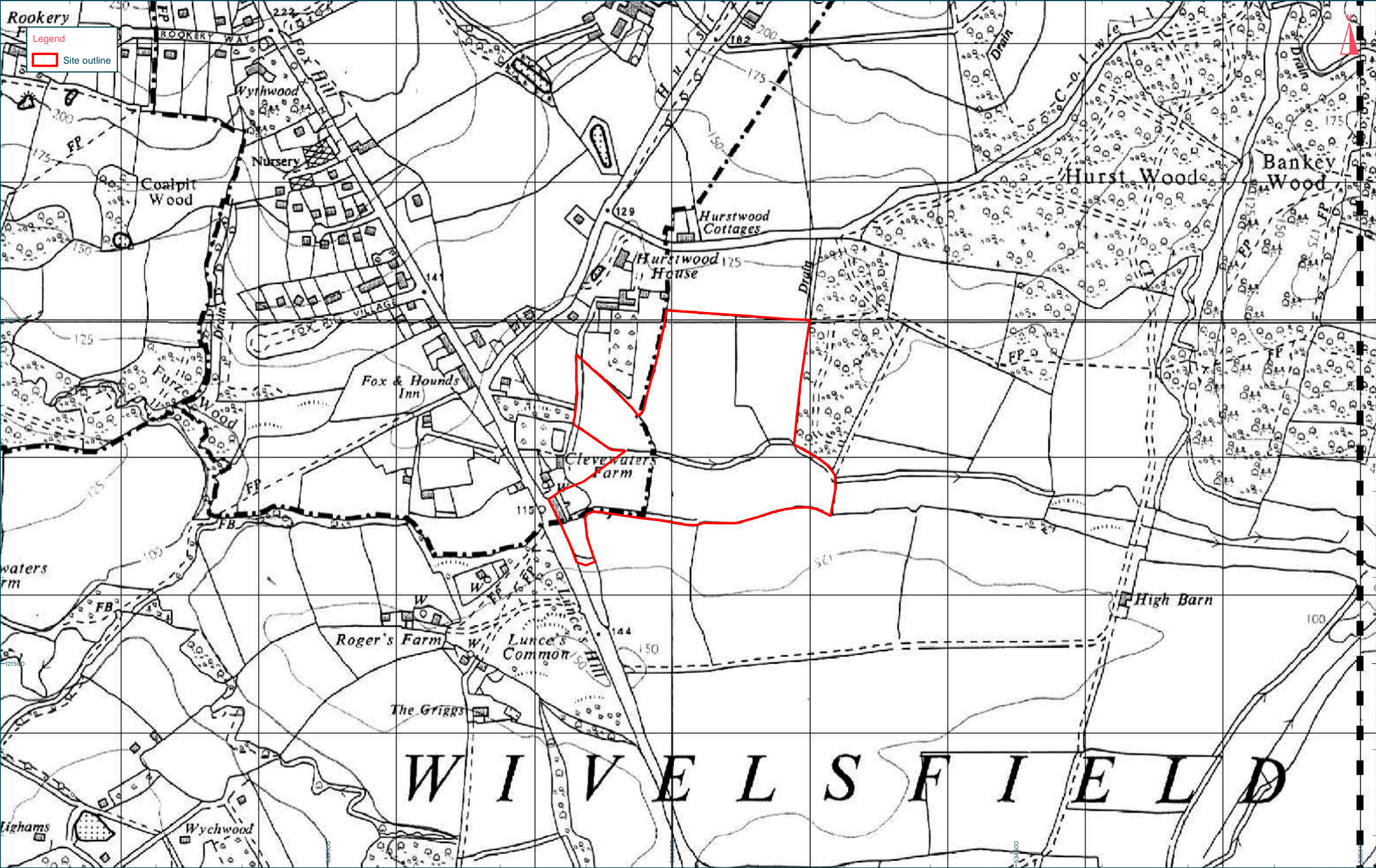
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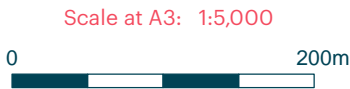




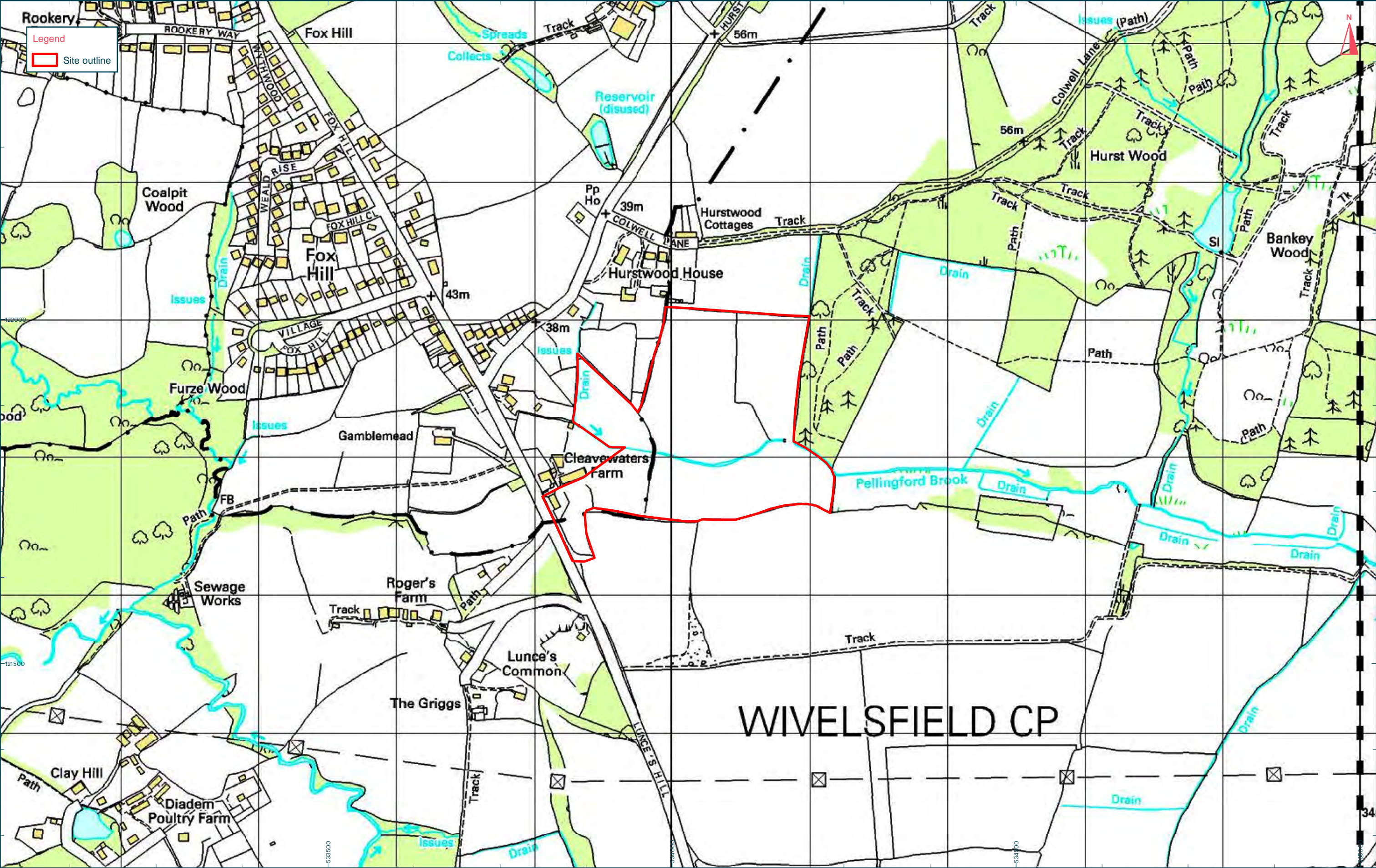


**Title:**  
Figure 9: 1961 1:10,000 Ordnance Survey Map

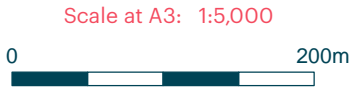
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Land at Lunces Hill, Haywards Heath



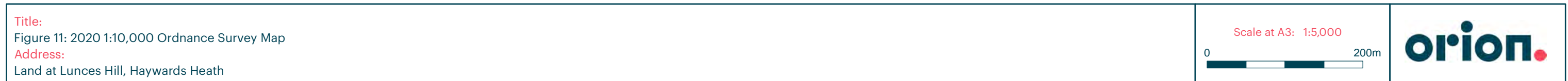




**Title:**  
Figure 10: 2000 1:10,000 Ordnance Survey  
**Map Address:**  
Land at Lunces Hill, Haywards Heath











**Title:**  
Figure 12: Satellite Image of the Study Site (Google Earth  
2022) **Address:**  
Land at Lunces Hill, Haywards Heath

Scale at A3: 1:5,000

0 200m

