

Heritage Statement

Project Address:	East Lodge Farm, Malthouse Lane, West Sussex BN6 9LA
Proposal:	7 new dwellings with associated parking and landscaping.
Prepared for:	Mid Sussex Local Authority Full Planning application
Prepared by:	O Moune
Project number:	1739
Date:	20.05.25

Heritage Statement

This Heritage Statement identifies the heritage asset(s) that have the potential to be affected by the proposal and its setting.

Site name

East Lodge Farm, Malthouse Lane

Address of site
(including postcode)

East Lodge Farm, Malthouse Lane, Hurstpierpoint, West Sussex
BN6 9LA

1. Schedule of Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

Erection of 7 new dwellings (C3 Residential) and associated parking.

Please list the works proposed e.g. replacement windows, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

Construction of 7 new build dwellings: 3 detached and 4 semi-detached dwellings with 3 car port structures and associated hard and soft landscaping.

2. Pre Application Advice

Have you consulted the West Sussex Historic Environment Record, as the minimum requirement of the NPPF?

X Yes ☐ No

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If no, please provide the reasons why not below, including any correspondence with the HER/LPA archaeological advisor or LPA validation team:

If Yes, please attach any correspondence to this Heritage Statement in Appendix 1 (including the HER Consultation Report)

Have you sought pre-application heritage advice from the relevant local planning authority?

X Yes ☐ No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

Please see attached correspondence from case officer Andy Watt on 25.03.2025 for pre-app DM/25/0172 for ten new dwellings.

Have you sought pre-application heritage advice from Historic England?

☐ Yes X No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

3. What heritage asset(s), including their setting, are potentially affected by the proposals?

1. Scheduled Monument (SM)	<input type="checkbox"/>
2. Listed Building (LB)	X
3. Conservation Area (CA)	<input type="checkbox"/>
4. Registered Park and Garden (RPG)	<input type="checkbox"/>

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5. Historic Battlefield (HB)	<input type="checkbox"/>
6. Locally Listed Heritage Asset (LLHA)	<input type="checkbox"/>
7. Archaeological Notification Area (ANA)	<input type="checkbox"/>
8 Other Non-Designated Heritage Asset (including below ground archaeology)	X

4. What is known about the affected heritage asset(s)?

4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change. Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening. Please include / attach any research material as an addendum to this Statement after Appendix.

1.

The site comprises a large cleared field edged with trees and hedgerows in a semi rural location on the western outskirts of Burgess Hill. The northern boundary is shared with the Contego industrial storage unit and a battery storage facility to the west. To the south of the site are agricultural fields and just beyond these to the south west is a Grade II Listed building, Kent's Farmhouse. The site borders a rural lane that runs on a north-south axis and there is an existing access to the site from Malthouse Lane on the north eastern corner of the site.

A large poultry shed was previously housed on the site. This has been demolished and the site cleared as a result of the recently approved planning application for the 'Erection of Class E (Office) building with carpark, new vehicle access onto Malthouse Lane and associated landscaping'. REF: DM/21/1118. This consent is for a large industrial style shed that occupies a similar profile and volume to the previous poultry shed but will be for E1 use rather than agricultural use. The extant consent also allows for 83 car parking spaces on the site.

Other than the adjacent commercial site of Contego and the battery storage facility, the nearest developments to the site are all residential dwellings:

- Crowpot Cottage approximately 60m away to the north-east, on the opposite side of Malthouse Lane (Early 20th Century).
- Eastlands Farm, historic farmstead approximately 180m further to the east, beyond East Lodge Farm - Non Designated Heritage Asset (Late 19th Century)
- Kent's Farm Cottages approximately 140m away to the south of the site (Late 20th century)
- Kent's Farmhouse, approximately 210m away beyond fields and hedgerows to the south west of the site. Grade II Listed (17th Century).

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4 (b) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

HER	<input checked="" type="checkbox"/>
The Keep (East Sussex Record Office)	<input type="checkbox"/>
Map regression (historic maps)	<input checked="" type="checkbox"/>
Local Planning Authority sources	<input type="checkbox"/>
Historic England sources	<input checked="" type="checkbox"/>
Museum or Library (please provide details)	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

(Please include / attach any research material as an addendum to this Statement after Appendix 1.)

5. What is important about the affected heritage asset(s) ('the significance')?

Use this space to describe the significance of the heritage asset(s) including their setting (and any below ground archaeology) identified in Section 3. Please see the guidance notes on page 9 on what a heritage asset is and how to define significance.

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- Kent's Farmhouse: Grade II Listed
List Entry 1354849 - listed in May 1983:

C17. Two storeys. Three windows. Ground floor painted brick, above tile-hung. Tiled roof. Casement windows. Red brick chimney breast on south wall. Later addition of one window bay and slightly higher elevation to north.

Kent's Farmhouse would have originally been the farmhouse of a wider farmstead with land that extended far beyond the present curtilage, including the application site. The setting of the Listed Building has slowly evolved with the land around it having been sold and developed (cottages, former poultry shed, battery storage facility and the Contego commercial site to the north and the large livery yard sheds to the south. The relationship of the farmhouse to its historic setting as a farmstead with extensive land has changed considerably and is no longer evident as the land ownership and use has evolved since the Listing was originally made. The northern boundary of Kent's Farmhouse does not adjoin the application site and is now made up mature vegetation and trees that screen the view to the North, with farm cottages, hedgerows and agricultural fields between the application site and the heritage asset.

- Eastlands Farm: Non Designated Heritage Asset due to the layout being an example of a historic rural farmstead, with a range of buildings set in an L-shape. The curtilage of the farm extends to the west, abutting Malthouse Lane and is screened by the mature trees and hedgerows along the lane.

6. How will the proposals impact on the significance of the heritage asset(s) including their setting?

Please discuss what impact the proposals have on the heritage asset(s) i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale.

The proposal would not impact the Grade II Listed heritage asset of Kent's Farmhouse or its setting as the application site has no adjoining boundary nor is it visible from the site due to the mature vegetation and various dense hedgerows surrounding the adjoining agricultural fields. The setting of the Heritage asset has changed considerably since the Listing was made with the wider farmstead being divided and developed with commercial and residential structures and uses now surrounding the original farmhouse. The original curtilage has been subsumed and it could be argued that the relationship of the farmhouse to its wider setting is no longer evident and therefore of the same significance.

The proposal would not impact the significance of the NDHA of Eastlands Farm due to the distance between the application site and the NDHA, and the separation of the road, the dense hedgerows and mature trees forming a visual barrier between the two.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) including their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

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The extant consent on the site is for a large industrial style building and 83 parking spaces for Class E office use. The current proposal of 7 new residential dwellings arranged in a historic farmstead style with 3 outbuildings to serve as garages would have considerably less visual, acoustic, traffic and overall impact on the site and it's surroundings.

The proposed materials, scale and layout of the proposal aims to reflect traditional historic styles of building and farmstead layouts, thus following the local vernacular architectural language and respecting the rural setting of the site and the neighbouring heritage assets. The cluster of varied buildings with pitched roofs in a pastoral setting is in keeping with the rural character of the Eastern Low Weald.

The proposed acoustic fence and additional native planting and landscaping proposals aim to further reduce the impact of the proposed development on the amenity and character of the surrounding properties as well as provide improved amenity for future occupiers of the site. The existing access crossover to the site would be retained, therefore eliminating the potential loss of established hedgerows and vegetation to form a new access point to the site, as consented under the previous office scheme.

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Contact details:

County Archaeology Team
County.archaeology@eastsussex.gov.uk

Historic Environment Record
County.HER@eastsussex.gov.uk

Historic England
www.historicengland.org.uk

Local Planning Authority

Brighton & Hove City Council: <http://www.brighton-hove.gov.uk/content/planning/heritage>

Appendix 1

To be completed by the applicant – please tick the relevant box Please note one of these boxes must be ticked or your application will not be valid For further help contact County.HER@eastsussex.gov.uk	
HER Consultation report attached	<input type="checkbox"/>
HER Consultation report not considered necessary as confirmed in attached email from HER	<input type="checkbox"/>
HER Consultation report not relevant for reasons indicated by the Local Planning Authority. These reasons are: <ul style="list-style-type: none"> - The site is not located in an Archaeological Notification Area and is not a major development - The site is located in an Archaeological Notification Area but no below ground works or demolition works are proposed - The application is for change of use 	X <input type="checkbox"/> X

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Guidance Notes

The Heritage Statement should identify all heritage assets potentially affected and their settings; describe their significance; and assess the potential impact of the proposal on that significance, including direct physical change and change to their setting.

Heritage assets include designated and non-designated assets, as well as both buildings and below ground archaeology.

The National Planning Policy Framework (NPPF) (Department for Communities and Local Government, July 2018) sets out the government's planning policies for England and how these are expected to be applied. The relevant section which relates to heritage is: Section 189 which states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

National Planning Policy Framework: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

For further information on assessment of significance and assessing the potential impact of a proposal on that significance, including setting, can be found in (or their future updates):

- CLG (2012) National Planning Policy Framework (NPPF) (especially paragraph 17, Section 12 and Annex 2 Glossary)
- CLG (2014) Planning Policy Guidance (PPG) (especially 18a, paragraph 001-063)
- Historic England (2015) Good Practice Advice (GPA) note 2 Managing Significance in Decision Taking in the Historic Environment
- Historic England (2015) Good Practice Advice (GPA) note 3 The Setting of Heritage Assets

The NPPF and PPG also include a Glossary and explanation of terms, such as 'heritage asset', 'setting' and 'significance':

Heritage asset: 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 asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Setting of a heritage asset: 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.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. (NPPF Annex 2: Glossary)